



CITY OF MIDWEST CITY MEETINGS FOR March 25, 2025

All Council/Authority/Commission meetings of the City of Midwest City (MWC) elected officials will be held in the Council Chamber located at 100 N. Midwest Blvd., Midwest City, OK 73110, Oklahoma County, Oklahoma, unless notified otherwise.

Regularly scheduled meetings of the elected officials will be streamed live and recorded on the MWC YouTube channel: [Bit.ly/CityofMidwestCity](https://bit.ly/CityofMidwestCity) with the recorded videos available there within 48 hours.

Special Assistance for a Meeting: Send request via email to tanderson@midwestcityok.org or call 405-739-1220 no less than 24 hours prior to the start of a meeting. If special assistance is needed during a meeting, call 739-1388.

Please note that the elected officials will informally gather at or after 5:00 PM in the City Manager's Conference room for dinner for evening meetings; however, no business will be discussed or acted upon. Meals will only be provided to the City Council and staff. Doors to the Council Chamber will be open to the public fifteen minutes prior to the start of a meeting.

For the purposes of all meetings of the MWC elected and/or appointed officials, the term "possible action" shall mean possible adoption, rejection, amendments, postponements, and/or recommendation to the City Council and/or Authorities.

Pursuant to Midwest City Resolution 2022-50, the following rules of conduct and engagement are in effect for all meetings of the MWC elected and/or appointed officials:

1. Only residents of the City, and/or identifiable business doing business in or with the City, or where it is required by statute during public hearings may speak during a public meeting, unless by majority vote of the City Council, non-residents may be permitted to comment on agenda items that impact them. To verify this new requirement, speakers must state their name and City residential/business address or provide/present proof of residential/business address to the City Clerk before addressing the elected officials.
2. There will be a 4 (four) minute time restriction on each speaker, which can be extended by a vote of the City Council, only if it benefits and/or clarifies the discussion at hand. The City Clerk, or designee, will be the timekeeper and will notify the chair when time has expired.
3. The Mayor/Chair reserves the right to remove individuals from the audience if they become disorderly. If the Mayor/Chair asks a disruptive individual to leave and the individual refuses to leave, the meeting will be recessed and appropriate law enforcement action will be taken.
4. Agenda items requesting action of the elected officials shall include:
 1. Presentation by City Staff and/or their invited guest speaker;
 2. If a public hearing is required, questions and discussion by and between the elected officials, City Staff, and the public;
 3. Questions and discussion by and between the elected officials and City Staff, invited guest speaker, and/or public during a public hearing; and
 4. Motion and second by the elected officials.
 5. If a motion is to be amended, the one who made the motion may agree and restate the motion with the amendment; however, if the maker of the motion does not agree to the amendment, the motion may be voted on as it stands.
 6. Final discussion and possible action/amended motion by the elected officials.



CITY OF MIDWEST CITY COUNCIL AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

March 25, 2025 – 6:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Susan Eads

Ward 3 Rita Maxwell

Ward 5 Sara Bana

Ward 2 Pat Byrne

Ward 4 Marc Thompson

Ward 6 Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. OPENING BUSINESS.

- Invocation by Assistant City Manager Vaughn Sullivan
- Pledge of Allegiance by High School ROTC Cadets
- Mayoral Proclamations: Gene Holland
- Community-related announcements and comments

C. CONSENT AGENDA. These items are placed on the Consent Agenda so the Council members, by unanimous consent, can approve routine agenda items by one motion. If any Council member requests to discuss an item(s) or if there is not unanimous consent, then the item(s) will be removed and heard in regular order.

1. Discussion, consideration and possible action to approve the February 25, 2025 minutes. (City Clerk - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Park & Recreation Fund, revenue/Charges for Services (20) \$25,000; expenditures/Communications (20) \$25,000. Reimbursed Projects Fund, expenditures/Neighborhood Services (15) \$15,000. Activity Fund, revenue/Miscellaneous (78) \$5,000; expenditures/Recreation (78) \$5,000. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055240752 from the State Department of Environmental Quality for the CNP New West Elementary School Water Line Improvements, Midwest City, Oklahoma. (Public Works - P. Menefee)
4. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055240894 from the State Department of Environmental Quality for the N.E. 23rd Street and Midwest Boulevard Sanitary Sewer Improvements, Midwest City, Oklahoma. (Public Works - P. Menefee)

5. Discussion, consideration and possible action of approving a resolution between the City of Midwest City and Oklahoma County for the purpose of adopting a partnership for a Hazard Mitigation Plan where the City of Midwest City will accept the Plan developed by the County as outlined in Section 9 of the Oklahoma County Hazard Mitigation Plan 2024 Update. (Emergency Management -D. Wagner)
6. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Arrow Contracting & Utilities, LLC in the amount of \$11,621.70 and \$14,297.10 respectively. (Public Works - P. Menefee)
7. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Turning Point Industries, Inc. in the amount of \$24,415.00 respectively. (Public Works - P. Menefee)
8. Discussion, consideration, and possible action of the approval of Change Order 3 for the 2018 Bond Asphalt Phase 4 project with Silver Star Construction Co., Inc. in the decreased amount of \$5,725.62 respectively. (Public Works - P. Menefee)
9. Discussion, consideration, and possible action of 1) declaring various computer equipment and other miscellaneous items of City property as obsolete, defective, or replaced; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary. (Information Technology - A. Stephenson)

D. DISCUSSION ITEMS.

1. Public hearing with discussion, consideration, and possible action to approve a resolution declaring the structure(s) located at **820 Askew Dr.** a dilapidated building(s) as defined in Midwest City Ordinance "Section" 9-3 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site. (Neighborhood Services - M. Stroh)
2. (PC-2204) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development ("PUD"), to Simplified Planned Unit Development ("SPUD") for the property described as a tract of land located in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Two (2) West, I.M., Block Four (4), Lots One (1) through Six (6) in Midtown Office Park Section II, Midwest City, Oklahoma County, Oklahoma, located at 1644-1650-1656-1662-1668-1674 Midtown Place, Midwest City, Oklahoma. (Community Development- M. Summers)
3. (PC-2208) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Eagle Landing for the property described as a tract of land lying in the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Community Development- M. Summers)
4. (MP-00020) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Sooner Rose II 2nd Addition for the property described as all of Lot Two (2) in Block Two (2) of Sooner Rose II Addition, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof. (Community Development - M. Summers)

5. (PC-2206) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”) to Medium Density Residential District (“R-MD”), for the property described as a tract of land located in the West Half (W/2) of the West Half (W/2) of the Northwest Quarter (NW/4) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 2222 N. Douglas Blvd., Midwest City, Oklahoma. (Community Development- M. Summers)
6. (PC-2207) Public hearing, discussion, consideration, and possible action to consider a Special Use Permit (SUP) to allow Eating Establishments: Sit-Down, Alcoholic Beverages Permitted in the (C-3) Community Commercial District for the property described as a part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 2113 S. Air Depot Blvd. (Community Development- M. Summers)
7. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Innovative Mechanical for \$245,000 to replace HVAC equipment AHU7 and AHU11 at City Hall, with the project expected to be completed in 220 Calendar Days. The City Council authorizes the City Manager to sign and execute the contract. (Community Development - M. Summers)
8. Discussion, consideration, and possible action of awarding a bid to and approving a contract with Aquatic Renovation Systems, Inc. (RenoSys), in an amount not to exceed \$237,135.00 for the installation of new liner systems in the large and small pools at Reno Swim & Slide. (Parks & Recreation – J. Ryan)
9. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 12, Community Center And Senior Center; Article I, In General; Section 12-2, Deposit; Section 12-17, Services Furnished By City; Permittee Required to Hire And Pay Employees; Section 12-23, Security To Be Furnished; Section 12-26, Sale of Alcoholic Beverages and/or Beer; Article II, Rental Rates and Charges; Section 12-40, Classification and Time Of Usage For Community Center; Section 12-41, Rental Fees; Section 12-45, What Rent Includes; Section 12-46, Holding Reservations; Section 12-47, Refund of Deposits; Section 12-49, Charges for Special Facilities and Extra Services; Section 12-59, Move-In, Move-Out Time; Rates; Section 12-60, Overtime Use – Fees; Approval by City Required; and Section 12-62, Advanced Bookings; and Providing for Repealer and Severability. (J. Ryan)
10. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 38 Subdivision Regulations, Article VII, Relief from Subdivision Standards, Section 38-62, Fees Subsection 38-62.4, Computation of Fees; and providing for a repealer, and severability. (D. Maisch – City Attorney).
11. Discussion, consideration and possible action approving an ordinance amending the Midwest City Municipal Code, Chapter 9, Building and Building Regulations, Article I, In General, Section 9-7, Code amended – International Residential Code; Chapter 20, Housing Code, Article I, Existing Structures, Section 20-2, Code amended; and providing for a repealer, and severability. (D. Maisch – City Attorney).

12. Discussion, consideration and possible action of approving an Ordinance amending the Midwest City Municipal Code, Chapter 9 Building and Building Regulations; Article I, In General; Sections 9-6, Code Amended – International Building Code; 9-7 Code Amended – International Residential Code; and Section 9-48, Reserved; Article II, Building; Division 3, Permits and Inspections, Section 9-88, Appeals; Article III, Electrical; Division 3, Permits and Inspections, Section 9-159, Appeals; Article IV, Mechanical; Division 3, Permits and Inspections; Section 9-228, Appeals; Article V, Fuel Gas; Division 3, Permits and Inspections; Section 9-294, Appeals; Article VI, Plumbing; Division 3, Permits and Inspections; Section 9-344, Appeals; Chapter 15, Fire Protection and Prevention; Article III, Fire Prevention Codes and Standards; Division 3, NFPA National Fire Codes; Section 15-65, Appeals; and Repealing and Placing into Reserve Sections 9-115 thru 9-120, 9-185 thru 9-190 and 9-255 thru 9-260; providing for Repealer and Severability and establishing a process for future action on Boards, Committees and Commissions. (D. Maisch – City Attorney).

E. NEW BUSINESS/PUBLIC DISCUSSION. “In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Council on any subject not scheduled on the regular agenda. The Council shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Council will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE COUNCIL ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE COUNCIL.”

F. FURTHER INFORMATION.

1. Project update for the Comprehensive Plan for March 2025. (Community Development - M. Summers)
2. Monthly Residential and Commercial Building report for February 2025 Building Report (Community Development—M.Summers)
3. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for February 2025. (Human Resources - T. Bradley)
4. Review of the February 4, 2025 Planning Commission Meeting Minutes. (Planning and Zoning - E. Richey)
5. Review of the City Manager's Report for the month of February 2025. (Finance - T. Cromar)

G. ADJOURNMENT.



SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

March 25, 2025 – 6:01 PM

Presiding members: Chairman Matthew Dukes	City Staff:
Trustee Susan Eads	General Manager Tim Lyon
Trustee Pat Byrne	Secretary Sara Hancock
Trustee Rita Maxwell	Authority Attorney Don Maisch
Trustee Marc Thompson	
Trustee Sara Bana	
Trustee Rick Favors	

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion, consideration and possible action to approve the December 10, 2024 meeting minutes. (Secretary- S. Hancock)
2. Discussion, consideration, and possible action of awarding the bid to Donoley Construction LLC and entering into a contract with the Midwest City Municipal Hospital Authority and Donoley Construction LLC for \$846,691.88 and 90 Calendar Days for the Centrillum RailRoad Spur Project. The Economic Development Authority delegates the Chairman to sign and execute the contract. (P. Menefee – Engineering)

- C. PUBLIC DISCUSSION. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.

D. ADJOURNMENT.



MEMORIAL HOSPITAL AUTHORITY AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

March 25, 2025 – 6:02 PM

Presiding members: Chairman Matthew Dukes	City Staff:
Trustee Susan Eads	General Manager Tim Lyon
Trustee Pat Byrne	Secretary Sara Hancock
Trustee Rita Maxwell	Authority Attorney Don Maisch
Trustee Marc Thompson	
Trustee Sara Bana	
Trustee Rick Favors	

A. CALL TO ORDER.

B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item/s will be removed and heard in regular order.

1. Discussion, consideration and possible action to approve the February 25, 2025 minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of approving Amendment No. 1 to the Construction Manager at Risk (CMAR) services for the Plaza 62 revitalization district with Willowbrook, Inc. originally approved August 27, 2024. (Assistant City Manager - V. Sullivan)
4. Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2024 Grant approval for Ring cameras for all of Leah's Hope homes. (D. Maisch – City Attorney).
5. Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2024 Grant approval for Tree Giveaway. (D. Maisch – City Attorney).

C. DISCUSSION ITEM.

1. Discussion, consideration, and possible action of entering into a contract with The Midwest City Economic Development Authority and Donoley Construction LLC for \$846,691.88 and 90 Calendar Days for the Centrillum RailRoad Spur Project. The Hospital Authority delegates the Chairman to sign and execute the contract. (P. Menefee - Engineering)

- D. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statue Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.**
- E. EXECUTIVE SESSION.
1. Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, concerning Project "Adam"; and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session. (Economic Development - R. Coleman)
- D. DISCUSSION ITEM CONTINUED.
2. Discussion, consideration, and possible action to approve an agreement to provide professional predevelopment services for ± 15.03 acres lying between 8800 – 8920 SE 29th Street (a/k/a lying in the NE/4, NE/4; Sec. 14, T11N, R02W, I.M, Oklahoma County); and to authorize the General Manager/Administrator to spend up to \$508,000 in development-related expenses for Project “Adam.” (R. Coleman - Economic Development)
- F. ADJOURNMENT.