



CITY COUNCIL AGENDA

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

August 25, 2026 - 3:00 PM

Presiding members: Mayor Rick Rice

Ward 1 Brian Triger

Ward 3 Raymond Melton

Ward 5 Sara Bana

Ward 2 Pat Byrne

Ward 4 Marc Thompson

Ward 6 Rick Favors

City Staff:

Asst. City Manager Vaughn Sullivan

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. OPENING BUSINESS.

1. Invocation
2. Pledge of Allegiance
3. 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 meeting minutes for July 28, 2026. (City Clerk - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2026-2027 increase: Reimbursed Projects, expenditures/Remodel (61) \$11,895; expenditures/Return of Grant Proceeds (47) \$1,280; expenditures/Return of Grant Proceeds (14) \$2,058. revenues/Intergovernmental (39) \$36,884; expenditures/Supplies (06) \$1,191; expenditures/Contractual (10) \$3,863; expenditures/Christmas Basket Supplies (15) \$5,639; expenditures/Food Drive (15) \$1394; expenditures/Other Expenses (37) \$404; expenditures/Supplies (55) \$3,664; expenditures/Contractual (87) \$49,443. General Gov't Sales Tax, expenditures/Supplies (14) \$35,000. Comm Dev Block Grant, expenditures/Housing Rehab Admin (39) \$1020; expenditures/Gen Admn (39) \$1331; expenditures/Housing Rehab Admin (39) \$2332; expenditures/Gen Admn (39) \$2522; expenditures/Contingency (39) \$29,231; expenditures/Primary System Home Repair (39) \$54,281; expenditures/Housing Svcs Home Prog (39) \$1650. Grants/Various, revenues/Intergovernmental (57) \$500,000; expenditures/Transfer Out (57) \$500,000. Capital Improvements, revenues/Transfers In (00) \$500,000; expenditures/Infrastructure (57) \$500,000. (Finance- T. Cromar)

3. Discussion, consideration, and possible action to reappoint Tammy Cook to the Board of Adjustment for a three-year term to expire on June 13, 2029. (Community Development - M. Summers)
4. Discussion, consideration and possible action of approving the nomination of Phyllis Bennett, Ward 4 and Avis Bonner, Ward 5, to the Midwest City Historical Society, for a three (3) year term. (T. Lyon – City Manger).
5. Discussion, consideration and possible action of approving the nomination of A.J. Bailey to the Midwest City Tree Board, representing Ward 3, for a three (3) year term. (T. Lyon – City Manger).
6. Discussion, consideration and possible action of approving the nomination of Shane Barnard to the Midwest City Arts Council, representing Ward 5, for a three (3) year term. (T. Lyon – City Manger).
7. Discussion, consideration and possible action of approving a contract with Arledge & Associates, P.C. to perform the FY 2025-2026 audit of Midwest City and all the Authorities, pursuant to Title 60 of the Oklahoma Statutes, wherein the City is beneficiary. Audit fee of \$56,900, Single Audit Fee of \$7,000 and major programs \$5,000 each. (Finance Director - T. Cromar)
8. Discussion, consideration, and possible action of approving; 1) Modification Number 01 to Grant Agreement 40-01256.1 between the Oklahoma Department of Tourism and Recreation and the City of Midwest City for Phase II Improvements to Mid America Park; and 2) authorization of the Mayor and City Manager to enter into the necessary contracts/documents to implement said agreement. (Grants Management – T. Craft) (Ward 5)
9. Discussion, consideration, and possible action of accepting a Grant of Temporary Easement from Shaw Investment Properties, LLC, across property located at 2917 South Douglas Boulevard within the Southeast Corner of the Southeast Quarter (SE/4) of Section Eleven (11), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma within the municipal corporate boundaries of Midwest City. (Public Works - R. Paul Streets)
10. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055260569 from the Oklahoma Department of Environmental Quality for the construction of the 10361 Le Jean Drive Sewer Extension project, Midwest City, Oklahoma. (Public Works - R. Paul Streets)
11. Discussion, consideration, and possible action of approving a project agreement for State Job Number 38725(04), with the Oklahoma Department of Transportation (ODOT) to receive \$728,000.00 in federal funds for the Crutch Creek Connector South project. (Public Works - R. Paul Streets)
12. Discussion, consideration, and possible action of approving a resolution authorizing an application for financial assistance from the Outdoor Recreation Legacy Partnership (ORLP) Program for the Spirit Playground Renovation Project. (Public Works - R. Paul Streets)

13. Discussion, consideration, and possible action declaring (74) 2022 Yamaha model DR2EW1XAC golf carts, as surplus and authorizing disposal by public auction, sealed bid or other means as necessary. (Director of Operations - R. Rushing)
14. 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)
15. Discussion, consideration, and possible action declaring (1) Piano, (1) Cabinet, (4) Bookshelves, (2) Media Shelves, (2) End Tables, (3) Love Seats, as surplus and authorizing disposal by public auction, sealed bid or other means as necessary. (Assistant City Manager-V. Sullivan)
16. Discussion, consideration and possible action of 1) declaring the below listed items as obsolete, defective, or replaced; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary. (Neighborhood Services - M. Stroh)

D. DISCUSSION ITEMS.

1. (MP-35) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property located at 111 Richards Avenue, Midwest City, Oklahoma. (Community Development - M. Summers) (Ward 3)
2. (PC-2249) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”) for Timber Ridge Pointe Addition, described as part of the Southwest Quarter (SW/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Community Development - M. Summers) (Ward 6)
3. (PC-2250) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) for the property described as part of the Northwest Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Community Development - M. Summers) (Ward 6)
4. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 32 Peddlers and Solicitors; Article II, Permits; 32-25 Fees; Health Certificates; providing for a repealer, and severability. (D. Maisch – City Attorney).
5. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 38 Subdivision Regulations, Article VIII, Definitions, Section 38-65, Definitions, Subsection 38-65.120, Park Land Review Committee; providing for a repealer, and severability. (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. Review of the July 7, 2026 Planning Commission Minutes (Community Development - M. Summers)
2. (PC-2254) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Local Commercial to Neighborhood Medium to High Density; and an ordinance to redistrict the subject property from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”) for the property described as part of the Southeast Quarter (SE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Community Development - M. Summers) (Ward 6)
3. Monthly Residential and Commercial Building reports for July 2026 (Community Development, M. Summers)
4. Monthly report on the City of Midwest City Employees’ Health Benefits Plan by the City Manager. (Human Resources Director - T. Bradley)
5. Review of the monthly report of the Delta Hotel at the Reed Center. (Director of Operations - R. Rushing)
6. Review of the City Manager's Report for the month of July 2026. (Finance - T. Cromar)

G. **ADJOURNMENT.**



MUNICIPAL AUTHORITY AGENDA

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

August 25, 2026 - 3:01 PM

Presiding members: Chairman Rick Rice

Trustee Brian Triger

Trustee Pat Byrne

Trustee Raymond Melton

Trustee Marc Thompson

Trustee Sara Bana

Trustee Rick Favors

City Staff:

Asst. City Manager Vaughn Sullivan

Secretary Sara Hancock

Authority Attorney Don Maisch

A. CALL TO ORDER.

B. 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 meeting minutes for July 28, 2026. (Secretary - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2026-2027 increases: Golf Courses, expenditures/Vehicles (48) \$469,234. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of approving Amendment No. 1 to Work Order No. 2503099 with Garver, LLC, in the amount of \$119, 232.00 to provide additional engineering services related to Water Master Plan Project GW-1: Well Rehabilitation. (Public Works - R. Paul Streets)
4. Discussion, consideration, and possible action of approving a contract with Garver, LLC, in the amount of \$200,000.00 to provide engineering services related to Water Master Plan Project WTP-11: Top-end SCADA System Installation. (Public Works - R. Paul Streets)
5. Discussion, consideration, and possible action on Amendment No. 1 to a contract with BKL, Inc., in the amount of \$30,000.00, to conduct a needs assessment, site evaluation, and concept design for the Public Works Facility located at 8730 SE 15th Street, Midwest City, OK. (Public Works - R. Paul Streets)
6. Discussion, consideration, and possible action of declaring various equipment, vehicles and materials from the Public Works Department as surplus and authorizing their disposal by sealed bid, public auction or by other means as necessary. (Public Works - R. Paul Streets)

- C. **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.”
- D. **ADJOURNMENT.**



HOSPITAL AUTHORITY AGENDA

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

August 25, 2026 - 3:02 PM

Presiding members: Chairman Rick Rice

Trustee Brian Triger

Trustee Pat Byrne

Trustee Raymond Melton

Trustee Marc Thompson

Trustee Sara Bana

Trustee Rick Favors

City Staff:

Asst. City Manager Vaughn Sullivan

Secretary Sara Hancock

Authority Attorney Don Maisch

A. CALL TO ORDER.

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1. Discussion, consideration and possible action to approve the meeting minutes for July 28, 2026. (Secretary - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2026-2027 increases: Hospital Authority, revenue/Miscellaneous (90) \$1,280; revenue/Miscellaneous (90) \$2,058. (Finance - T. Cromar)

C. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives. (Finance Director - T. Cromar)
2. Discussion and consideration of entering into a contract to purchase 600 National AV (a/k/a a certain 3.26-acre parcel located in the Southeast Quarter of Section 34, Township 12 North, Range 2 West, I.M.) from the University of Oklahoma Board of Regents for an amount not to exceed One Million, Four Hundred and Forty-Five Dollars (\$1,445,000) plus Closing costs; to authorize payment for the purchase price and Closing costs from the Midwest City Memorial Hospital Authority Compounded Principal Funds; and to authorize the Chairman and/or General Manager to execute all documents associated with the transaction. (City Manager - T. Lyon)

D. **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.”

E. **ADJOURNMENT.**