CITY OF MIDWEST CITY MEETINGS

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** with the recorded videos available there within 48 hours.

Special Assistance for a Meeting: Send request via email to dyoung@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.

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 COUNCIL AGENDA

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

September 22, 2026 - 3:00 PM

Presiding members: Mayor Rick Rice
Ward 1 Brian Triger | Ward 2 Pat Byrne
Ward 3 Raymond Melton | Ward 4 Marc Thompson
Ward 5 Sara Bana | 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.

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 August 25, 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: Emergency Operations Fund, revenue/Transfers In (00) $27,958. Grants, revenues/Intergovernmental (21) $27,958; expenditures/Transfers Out (21) $27,958. General Government Sales Tax, revenues/Transfer In (06) $10,768; expenditures/Equipment (06) $10,768. Grants, revenues/Intergovernmental (42) $1,000,000; expenditures/Transfers Out (42) $1,000,000. 2018 Election GO Bonds, expenditures/Contractual (09) $60,000. Park & Recreation, expenditures/Infrastructure (06) $83,000. Capital Improvements, expenditures/Infrastructure (57) $3,200,000. Grants, revenues/Intergovernmental (21) $37,133; expenditures/Transfers Out (21) $37,133. Emergency Operations Fund, revenues/Transfers In (21) $37,133; expenditures/Software (21) $34,100; expenditures/Equipment (21) $3,033. General Government Sales Tax, expenditures/Small Tools & Equipment (03) $3000. Grants, revenues/Intergovernmental (62) $55,712; expenditures/Overtime (62) $51,753; expenditures/Social Security (62) $ 3959. Park & Recreation Fund, expenditures/Remodel (06) $60,750. Grants, revenues/Intergovernmental (90) $10,000,000; expenditures/Transfers Out (90) $10,000,000. (Finance- T. Cromar)

3. Discussion, consideration, and possible action of accepting a Grant of Permanent Easement from the Avalon Lakes and Mill Creek Pond Estates Homeowners Association, Inc. across property located in Common Area “A” as shown on the plat for Avalon Lakes, Section 1, within the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma within the municipal corporate boundaries of Midwest City. (Public Works - R. Paul Streets)

4. Discussion, consideration, and possible action of approving; 1) entering into a grant agreement with the U.S. Department of War for the Defense Community Infrastructure Program (DCIP) award administered by the Office of Local Defense Community Cooperation (OLDCC); and 2) authorization of the City Manager, and/or his designee to enter into the necessary contracts/documents to implement said agreement. (Grants Management – A. Stephenson) (Ward 4)

5. 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)

6. Discussion, consideration, and possible action of approving a contract between Freese and Nichols, Inc., and the City of Midwest City in the amount of $125,310.00 for the completion of a citywide traffic signal asset inventory and condition assessment. (Public Works - R. Paul Streets)

7. Discussion, consideration, and possible action of the acceptance of maintenance bonds from 4M Trenching, LLC in the amount of $7,068.90 and $5,978.30 for Radford Addition Water and Sewer Improvements. (Public Works - R. Paul Streets)

8. Discussion, consideration, and possible action of approving a contract amendment between the City of Midwest City and Tarkett Sports in the amount of $82,565.00 to provide additional professional services necessary to rehabilitate and renovate the Joe B. Barnes Regional Park Tennis Facility to include pickleball courts. (Public Works - R. Paul Streets)

9. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055260655 from the Oklahoma Department of Environmental Quality for the construction of a waterline to serve the Midwest City High School Multi-Purpose Facility, Midwest City, Oklahoma. (Public Works - R. Paul Streets)

10. Discussion, consideration, and possible action of declaring miscellaneous equipment 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)

11. Discussion, consideration, and possible action to declare (1) Chevrolet Tahoe and its contents as surplus and authorizing disposal by public auction, sealed bid, or other necessary means. (G. Wipfli-Police Chief)

12. Discussion, consideration, and possible action to declare the following 24 department owned semi-automatic firearms and rifles as surplus and authorizing disposal by public auction, sealed bid, or other necessary means. (G. Wipfli-Police Chief)

D. DISCUSSION ITEMS.

1. (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)

2. (PC-2251) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Timberridge Pointe Section 5, for the property described as a tract of land located in 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-2257) Public hearing, discussion, consideration, and possible action on an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 4, Use Unit Classifications and Regulations, Part 4.5., Industrial Use Unit Classifications and Regulations, by adding Subpart 4.5.12., Data Center; Part 4.9., Use Regulations Of Land and Buildings, Subpart 4.9.2., Use Chart; Part 4.10., Regulations of Specific Uses, by adding Subpart 4.10.7., Data Center; Section 5, Supplemental Regulations, Part 5.2., Screening and Landscaping; Subpart 5.2.3., Fencing and Screening; Section 7, Development Review Procedures, Part 7.10., Administrative and Enforcement Procedures, Subpart 7.10.1., Violations and Penalties; and providing for repealer and severability. (Community Development - M. Summers)

4. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Innovative Mechanical in an amount of $493,342.88 to replace Air Handler Units 1 & 2 at the Community Center, with the project expected to be completed in 200 Calendar Days. The City Council authorizes the City Manager to sign and execute the contract. (Parks & Recreation - J. Ryan)

5. Discussion, consideration and possible action of approving a resolution concerning Fair Housing and language contained in Restrictive Covenants. (T. Lyon – City Manger).

E. 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 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. Monthly Residential and Commercial Building Reports for August 2026 (Community Development - M. Summers)

2. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager. (Human Resources Director - T. Bradley)

3. Review of the August 4, 2026 Planning Commission Minutes (Community Development - M. Summers)

4. Review of the monthly report of the Delta Hotel at the Reed Center. (Director of Operations - R. Rushing)

5. Annual Report for the City of Midwest City Tax Increment Finance Districts.

G. ADJOURNMENT.

MUNICIPAL AUTHORITY AGENDA

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

September 22, 2026 - 3:01 PM

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 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 August 25, 2026. (Secretary - S. Hancock)

2. Discussion, consideration, and possible action of approving a State ARPA Interest Earnings Grant Agreement between the Midwest City Municipal Authority and the Oklahoma Water Resources Board in the amount of $1,000,000.00. (Public Works - R. Paul Streets)

3. 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)

4. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2026-2027 increases: Construction Loan Payment, revenues/Transfers In (00) $1,000,000; expenditures/Utility Improvements (42) $1,000,000. Utilities Capital Outlay, revenues/Miscellaneous (00) $578,051. (Finance- T. Cromar)

5. Discussion, consideration, and possible action of approving the purchase of (74) Yamaha Golf Carts from Yamaha Golf Car Company per Oklahoma Statewide Contract # SW0196M, in an amount not to exceed $469,234.00. (Director of Operations-R.Rushing)

C. 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 Trustees on any subject not scheduled on the regular agenda. The Trustees shall make no decision or take any action, except to direct the General Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Trustees will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE TRUSTEES ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE TRUSTEES."

D. ADJOURNMENT.

HOSPITAL AUTHORITY AGENDA

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

September 22, 2026 - 3:02 PM

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 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 August 25, 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, expenditures/Utility Improvements (90) $3,000,000; revenues/Transfer In (90) $10,000,000; expenditures/Building (90) $10,000,000; expenditures/Building (90) $5,108,392. (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)

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 Trustees/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 Trustees on any subject not scheduled on the regular agenda. The Trustees shall make no decision or take any action, except to direct the General Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Trustees will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE TRUSTEES ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE TRUSTEES."

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 for: (a) the Plaza 62 “YMCA”, and (b) the Authority’s right of first refusal for the sale of 2400 S. Air Depot (Schlotzsky’s); and 2) in open session: (c) authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session; and/ or (d) to take possible action concerning the right of first refusal. (General Manager - T. Lyon)

F. ADJOURNMENT.

SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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

September 22, 2026 - 3:03 PM

Presiding members: Chairman Rick Rice		City Staff:
Trustee Brian Triger	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Raymond Melton	Trustee Rick Favors	Authority Attorney Don Maisch

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 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 fund for FY 2026-2027, decrease: Economic Development Authority, expenditures/Utility Improvements (95) $110,000. (Finance-T. Cromar)

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 General 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.