



## CITY OF MIDWEST CITY MEETINGS

FOR APRIL 25, 2023

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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 of MWC 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](mailto: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, and/or postponements.

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**

**CITY COUNCIL AGENDA**

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

April 25, 2023 – 6:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Susan Eads

Ward 2 Pat Byrne

Ward 3 Megan Bain

Ward 4 Sean Reed

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.

🌐 Invocation by Assistant City Manager Vaughn Sullivan

🌐 Pledge of Allegiance by Carl Albert High School ROTC Cadets

🌐 Mayoral Certificates and Automated Building Systems (ABS) Prize Money Awarded for the Mid-Del 5th Grade Arbor Day Poster Winners:

- 1st Place (\$150) - Lillian Teel from Schwartz Elementary
- 2nd Place (\$100) - Kaitlyn Hunnicutt from Tinker Elementary
- 3rd Place (\$75) - Sophia Rodriguez from Del City Elementary
- Special thanks to ABS for donating the prize money

🌐 Mayoral Proclamations:

Retiree Police Captain Darrell Miller

Retiree Fleet Services' Eva Deen

Compost Awareness Week

Retiree Police Sargent Lonnie Bray

Firefighter Appreciation Day

Honoring Maury Hardy

🌐 Community-related announcements and comments

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

1. Discussion, consideration and possible action of approving the March 28, 2023 meeting minutes. (City Clerk - S. Hancock)

2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2022-2023, increase: Animals Best Friend Fund, revenue/Miscellaneous (00) \$20,075; expenditures/Animal Welfare (10) \$12,000. Police Federal Projects Fund, expenditures/Transfers Out (62) \$23. Police Fund, revenue/Transfers In (00) \$23. General Fund Capital Outlay Reserve Fund, expenditures/Transfers Out (14) \$996. General Gov't Sales Tax Fund, revenue/Transfers In (00) \$996. Street & Alley Fund, expenditures/Street (09) \$100,000. General Gov't Sales Tax Fund, expenditures/General Gov't (14) \$50,000. Decrease: Reimbursed Projects Fund, expenditures/Grants Management (39) \$470,664; expenditures/Economic (87) \$35,772. (Finance - T. Cromar)
3. Discussion, consideration and possible action of approving a contract with Arledge & Associates, P.C. to perform the FY 2022-2023 audit of Midwest City's financial statements for the audit fee of \$57,700. (Finance - T. Cromar)
4. Discussion, consideration, and possible action of voting for 1) Incumbent, Tim Lyon City Manager of Midwest City, and 2) Incumbent, Pam Polk City Manager of City of Collinsville to serve on the Oklahoma Municipal Assurance Group Board as the official vote of the City of Midwest City. (City Manager - T. Lyon)
5. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055230140 from the State Department of Environmental Quality for the Glenhaven subdivision, Midwest City, Oklahoma. (Engineering & Construction Services - P. Menefee)
6. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055230141 from the State Department of Environmental Quality for the Glenhaven subdivision, Midwest City, Oklahoma. (Engineering & Construction Services, P. Menefee)
7. Discussion, consideration, and possible action of the acceptance of maintenance bonds from FT Construction Company, Inc. in the amount of \$4,568.91 and \$7,997.79 respectively. (Engineering & Construction Services - P. Menefee)
8. Discussion, consideration, and possible action of 1) declaring various obsolete computer equipment and other miscellaneous items of city property on the attached surplus list; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary. (Information Technology - A. Stephenson)
9. Discussion, consideration, and possible action of declaring two microwaves, eight round tables, three rectangle tables, one paper towel dispenser, two hand soap dispensers, seven hand soaps, and four mop buckets, as surplus and authorizing their disposal by public auction, sealed bid or destruction, if necessary. (Communications and Marketing - J. Ryan)

D. DISCUSSION ITEMS.

1. Public Hearing discussion, consideration, and possible action on a Resolution approving the Heritage Park Mall Area Urban Renewal Plan. (City Attorney - D. Maisch)
2. (PC-2138) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District and a resolution to amend the Comprehensive Plan from LDR, Low-Density Residential to OR, Office/Retail for the property described as the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Lot 009, Block 001, also addressed as 401 N. Douglas Blvd., Midwest City, OK 73130. (Community Development - E. Richey)
3. (PC-2139) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from PUD, Planned Unit Development to Amended PUD, Planned Unit Development governed by C-4, General Commercial District and I-2, Moderate Industrial District for the property described as ± 11.73 acres located in the North Half (N/2) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, more accurately described as Lots 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 3F, and 3G of Soldier Creek Industrial Park also addressed as 7500 NE 23rd St., Midwest City, OK 73141. (Community Development - E. Richey)
4. (PC-2140) Discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low-Density Residential to MDR, Medium Density Residential for the property described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, also addressed as 8610 – 8620 (13) 8700 E. Main St., Midwest City, OK 73130. (Community Development - E. Richey)

- 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 City Manager's Report for the month of March 2023. (Finance - T. Cromar)
- [2.](#) Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager. (Human Resources - T. Bradley)
- [3.](#) Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager. (Human Resources - T. Bradley)
- [4.](#) Monthly Residential and Commercial Building report for March 2023 Building Report (Engineering & Construction Services - B. Bundy)
- [5.](#) Code Enforcement report for first quarter of 2023. (Neighborhood Services - M. Stroh)
- [6.](#) Review of the March 7, 2023 Planning Commission Meeting Minutes. (Community Development - E. Richey)

G. ADJOURNMENT.



CONSENT AGENDA



Notice for the Midwest City Council meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityok.org).

## Midwest City Council Minutes

March 28, 2023

This meeting was held in the Midwest City Court at City Hall, 100 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Mayor Matt Dukes called the meeting to order at 6:00 PM with following members present:

Ward 1 Susan Eads	Ward 4 Sean Reed	City Manager Tim Lyon
Ward 2 Pat Byrne	Ward 5 Sara Bana	City Clerk Sara Hancock
Ward 3 Megan Bain	Ward 6 Rick Favors	City Attorney Don Maisch

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by Carl Albert High School ROTC Cadets Copple and Wagner. Mayor Dukes and City Manager Lyon presented proclamations to Gail Fry, PWA Susan Mason, Fire Major Jerimy Meek, Becky Bruce, Karen Denton, and Debi Wagner for Telecommunicator Recognition Week, and read the April Fair Housing Month proclamation. City Manager Tim Lyon made community-related announcements and comments.

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Bana. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

1. Discussion, consideration and possible action of approving the February 28, 2023 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2022-2023, increase: Police Federal Projects Fund, expenditures/Police (62) \$41. Reimbursed Projects Fund, revenues/Intergovernmental (05) \$50,000; revenues/Intergovernmental (24) \$69,306; revenues/Intergovernmental (47) \$100,000; revenues/Intergovernmental (62) \$29,837; revenues/Intergovernmental (64) \$95,000; expenditures /Community Development (05) \$50,000; expenditures/Engineering & Construction Services (24) \$69,306; expenditures/John Conrad Golf (47) \$100,000; expenditures/Police (62) \$29,837; expenditures/Fire (64) \$95,000. Police Federal Projects Fund, expenditures/Transfers Out (62) \$43,783. Police Fund, revenues/Transfers In (00) \$43,783. General Fund Capital Outlay Reserve Fund, expenditures/ Transfers Out (14) \$736,361. General Government Sales Tax Fund, revenues/Transfers In (00) \$736,361. General Government Sales Tax Fund, expenditures/General Government (14) \$387,255. Fire Capitalization Fund, expenditures/Fire (64) \$3,600. Decrease: General Fund Capital Outlay Reserve Fund, expenditures/General Government (14) \$387,255.
3. Discussion, consideration, and possible action of approving Change Order #03 with the Oklahoma Department of Transportation for TAP-255D(330)AG / SRS-255E, State Job Number 31437(04), Palmer Loop Trail for *-\$15,929.08*.
4. Discussion, consideration, and possible action of approving Change Order #01 with the Oklahoma Department of Transportation for TAP-255D(510)AG, State Job Number 33269(04), Rail with Trail for \$6,000.00.

5. Discussion, consideration, and possible action of change order #01 amending the contract with Mid-America Golf & Landscape, Inc. to construct the Midwest City Soccer project by adding \$52,306.72 with no additional days.
6. Discussion, consideration, and possible action of entering into a design contract for the Sooner Rose Development Sanitary Sewer Upgrade and Rehabilitation with LMRK Engineering, for a total amount of \$155,000.
7. Discussion, consideration, and possible action of appointing Mr. John Manning (Ward 6) and Mr. Marc Thompson (Ward 4) to the Midwest City Park & Recreation Board. Mr. Manning would be serving a fifth consecutive term that expires January, 10, 2025. Mr. Thompson would fill a vacated term that expires on April 22, 2025.
8. Discussion, consideration, and possible action of declaring (2) Chevrolet Caprices and (3) Chevrolet Impalas and their contents, as surplus and authorizing disposal by public auction, sealed bid or other means necessary.
9. Discussion, consideration, and possible action of 1) declaring various obsolete computer equipment and other miscellaneous items of city property on the attached list as surplus; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary.

#### DISCUSSION ITEMS.

1. **Public Hearing to provide information and answer questions concerning the proposed Heritage Park Mall Area Urban Renewal Plan.** No Action.

Don Maisch addressed Council and stated this was the first public hearing and that the second public hearing will be held at the next Council Meeting on April 25, 2023. Emily Pomeroy presented information. Ahmad Bahreini, Dwight Wilson of 2045 NE17th St, Lisa Janloe of 9001 NE 36<sup>th</sup> St, Echo Phillip of 2525 NW Expressway, Frank Wade of 3200 Glenvalley, Alexandria Muel, Brian Black of 3416 Glenvalley, and AB Abernathy of 816 W Idlywild addressed the Council.

2. **(PC-2137) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District to C-3, Community Commercial District and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to COM, Commercial, for the property described as part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Block 003, Lots 001 and 002, also addressed as 1226 and 1224 Jet Drive, Midwest City, OK 73130.**

Richey and Bundy addressed the council. After Staff and Council discussion, Eads made a motion to approve Ordinance 3503 and Resolution 2023-02, seconded by Favors. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

At 7:34 PM Council recessed and returned at 7:44 PM.



- 3. Discussion, consideration, and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 8, Animals and Fowl; Article II, Impoundment of Livestock; Section 8-22, Disposition of Impounded Animals; and Providing for Repealer and Severability.**

Eads made a motion to approve Ordinance 3504, seconded by Reed. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

- 4. Discussion, consideration, and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 8, Animals and Fowl; Article VIII, Animal Welfare Shelter Operation; Section 8-162, Fees; and Providing for Repealer and Severability.**

Eads made a motion to approve Ordinance 3505, seconded by Reed. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried

- 5. Discussion, consideration, and possible action to approve an ordinance amending Midwest City Code, Chapter 9, Buildings and Building Regulations, Article I, Section 9-4, Reserved; Article III, Section 9-31, Code Adopted; Section 9-35, International Residential Code Adopted; Section 9-37, Manufactured Homes; Section 9-39, Existing Structures Code; Section 9-41, Roofing Registration Code; Article V, Section 9-196 to 9-199, Reserved; Section 9-201, Code Adopted; Section 9-205, Separate Permits; Section 9-236, Code Amended; Article VI, Section 9-301, Code Adopted; 9-371, Code Amended; and providing for repealer and severability.**

Eads made a motion to approve Ordinance 3506, seconded by Reed. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

- 6. Discussion, consideration, and possible action of an ordinance amending Midwest City code, Chapter 9, Buildings and Building Regulations, Article IV, Section 9-90, National Electric Code Adopted; Section 9-103 Unsafe equipment and usage; Section 9-161 Code Amended; and providing for repealer and severability.**

Eads made a motion to approve Ordinance 3507, seconded by Reed. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

- 7. Discussion, consideration, and possible action of an ordinance amending Midwest City code, Chapter 9, Buildings and Building Regulations, Article V, Section 9-190, *Plumbing, gas and mechanical board created; composition; terms; meetings*; and providing for repealer and severability.**

Eads made a motion to approve Ordinance 3508, seconded by Favors. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried

- 8. Discussion, consideration, and possible action to adopt an ordinance amending the Midwest City Municipal Code, Chapter 15, Fire Protection and Prevention, Article III, Sec. 15-61, adopted; and providing for repealer and severability.**

Reed made a motion to approve Ordinance 3509, seconded by Eads. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

9. **Discussion, consideration and possible action approving an ordinance amending the Midwest City Municipal Code, Chapter 28, Offenses - Miscellaneous; Article IV, Offenses Against Property; Section 28-77 to cover wrongful use of credit or debit cards, Reserved; and providing for repealer and severability.**

Eads made a motion to approve Ordinance 3510, seconded by Reed. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

10. **Discussion, consideration, and possible action of approving an ordinance amending Midwest City Code, Chapter 37, Streets and Sidewalks, Article III, Section 37-65(A), Street Improvements Required by Developers; and providing for repealer and severability.**

Eads made motion to approve Ordinance 3511, seconded by Reed. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

11. **Discussion, consideration, and possible action of 1) approving a list of candidates for Municipal Judges consisting of Gary Bachman, Adam Bush, David Howell, and Joel Porter; and 2) approving Farley Ward as an alternative.**

After Council discussion, Reed made a motion to approve the candidates, seconded by Eads. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

7:52 PM Reed made a motion to recess, seconded by Eads. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none.

8:06 PM Reed made a motion to reconvene, seconded by Eads. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none.

EXECUTIVE SESSION.

1. **Discussion, consideration, and possible action to 1) entering into executive session, as allowed under Title 25 Section 307 (B)(4) to discuss confidential communications between a public body and its attorney concerning a pending investigation, claim, or action of the public body with the advice of its attorney, determines that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest regarding Opioid litigation; and 2) authorizing the City Manager to take action as appropriate based on discussion.**

AT 8:07 PM Eads made a motion to enter into executive session, seconded by Favors. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none.

AT 8:30 PM Eads a made motion to return to open session, seconded by Reed. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none.

DISCUSSION ITEMS CONTINUED.

12. **Discussion, consideration, and possible action of approving Participation in the CVS Settlement Agreement dated December 9, 2022, and the Retailer State-Subdivision Agreement and Addendum as it pertains to the CVS Settlement Agreement, and the State Back-Stop Agreement applicable to the CVS Settlement Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. 2023-03, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the CVS Settlement Agreement.**

Eads made a motion to approve Resolution 2023-03, seconded by Byrne. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

13. **Discussion, consideration, and possible action of approving Participation in the Teva Settlement Agreement dated November 22, 2022, and the Teva State-Subdivision Agreement and Addendum and the Teva State Back-Stop Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. 2023-24, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Teva Settlement Agreement.**

Eads made a motion to approve Resolution 2023-24, seconded by Bana. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

14. **Discussion, consideration, and possible action of approving Participation in the Walgreens Settlement Agreement dated December 9, 2022, the Retailer State-Subdivision Agreement and Addendum as it pertains to the Walgreens Settlement Agreement, and the State Back-Stop Agreement applicable to the Walgreens Settlement Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. 2023-05, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Walgreens Settlement Agreement.**

Eads made a motion to approve Resolution 2023-05, seconded by Favors. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

15. **Discussion, consideration, and possible action of approving Participation in the Walmart Settlement Agreement November 22, 2022, the Retailer State-Subdivision Agreement and Addendum as it pertains to the Walmart Settlement Agreement, and the State Back-Stop Agreement applicable to the Walmart Settlement Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. 2023-06, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Walmart Settlement Agreement.**

Eads made a motion to approve Resolution 2023-06, seconded by Favors. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

- 16. Discussion, consideration, and possible action of approving Participation in the Allergan Settlement Agreement dated November 22, 2022, and the Allergan State-Subdivision Agreement and Addendum and the Allergan State Back-Stop Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. 2023-07, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City’s participation in the Allergan Settlement Agreement.**

Eads made a motion to approve Resolution 2023-07, seconded by Favors. Voting aye: Eads. Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 8:31 PM.

ATTEST:

\_\_\_\_\_  
MATTHEW D. DUKES II, Mayor

\_\_\_\_\_  
SARA HANCOCK, City Clerk



**Finance Department**  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
tcromar@midwestcity.org  
Office: 405-739-1245  
www.midwestcityok.org

TO: Honorable Mayor and City Council

FROM: Tiatia Cromar, Finance Director

DATE: April 25, 2023

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2022-2023, increase: Animals Best Friend Fund, revenue/Miscellaneous (00) \$20,075; expenditures/Animal Welfare (10) \$12,000. Police Federal Projects Fund, expenditures/Transfers Out (62) \$23. Police Fund, revenue/Transfers In (00) \$23. General Fund Capital Outlay Reserve Fund, expenditures/Transfers Out (14) \$996. General Gov't Sales Tax Fund, revenue/Transfers In (00) \$996. Street & Alley Fund, expenditures/Street (09) \$100,000. General Gov't Sales Tax Fund, expenditures/General Gov't (14) \$50,000. Decrease: Reimbursed Projects Fund, expenditures/Grants Management (39) \$470,664; expenditures/Economic (87) \$35,772.

The first supplement is needed to budget annual payment from City of Spencer for rental of old animal shelter facility and estimated upkeep of property expenses for shelter to be paid for by rental income. The second and third supplements are needed to budget transfer out of remaining fund balance in Police Federal Projects Fund to Police Fund. The fourth and fifth supplements are needed to budget transfer out of remaining fund balance in General Fund Capital Outlay Reserve Fund to General Government Sales Tax Fund. The sixth supplement is needed to budget repair of SE 29<sup>th</sup> Street between Air Depot and Midwest Blvd. The seventh supplement is needed to increase budget for utilities/communications and contractual expenses to end of fiscal year. The decrease is needed to eliminate duplicated budget in Reimbursed Projects Fund.

*Tiatia Cromar*

Tiatia Cromar  
Finance Director

# SUPPLEMENTS

**April 25, 2023**

Fund ANIMALS BEST FRIEND (220)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
0	Miscellaneous	20,075			
10	Animal Welfare			12,000	
		<u>20,075</u>	<u>0</u>	<u>12,000</u>	<u>0</u>

**Explanation:**  
To budget annual payment from City of Spencer for rental of old animal shelter and estimated upkeep of property expenses for shelter to be paid for by rental income.

Fund POLICE FEDERAL PROJECTS (033)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
62	Transfers Out			23	
		<u>0</u>	<u>0</u>	<u>23</u>	<u>0</u>

**Explanation:**  
To budget transfer out of remaining fund balance to Police Fund in order to close out the fund.

Fund POLICE (020)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
00	Transfers In	23			
		<u>23</u>	<u>0</u>	<u>0</u>	<u>0</u>

**Explanation:**  
To budget transfer in of remaining fund balance in Police Federal Projects Fund to close out that fund.

Fund GENERAL FUND CAPITAL OUTLAY RESERVE (011)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
14	Transfers Out			996	
		<u>0</u>	<u>0</u>	<u>996</u>	<u>0</u>

**Explanation:**  
To budget transfer out of remaining fund balance to General Gov't Sales Tax Fund in order to close out the fund.

## SUPPLEMENTS

**April 25, 2023**

Fund GENERAL GOV'T SALES TAX (009)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
0	Transfers In	996			
		<u>996</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Explanation:</b>					
To budget transfer in of remaining fund balance in General Fund Capital Outlay Reserve Fund to close out that fund.					

Fund STREET & ALLEY (013)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
9	Street			100,000	
		<u>0</u>	<u>0</u>	<u>100,000</u>	<u>0</u>
<b>Explanation:</b>					
To budget street repair for SE 29th Street between Air Depot and Midwest Blvd. Funding to come from fund balance.					

Fund GENERAL GOV'T SALES TAX (009)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
14	General Gov't			50,000	
		<u>0</u>	<u>0</u>	<u>50,000</u>	<u>0</u>
<b>Explanation:</b>					
To increase budget for utilities and communications (\$40,000) and contractual (\$10,000) to meet estimated expenses to end of fiscal year. Funding to come from fund balance.					

## DECREASE

Fund REIMBURSED PROJECTS (016)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
39	Grants Management				470,664
87	Economic				35,772
		<u>0</u>	<u>0</u>	<u>0</u>	<u>506,436</u>
<b>Explanation:</b>					
To eliminate budget that was duplicated during budget roll forward from fiscal year 2021-2022 to 2022-2023.					



**Finance Director**  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
TCromar@MidwestCityOK.org  
Office: 405-739-1245  
www.MidwestCityOK.org

TO: Honorable Mayor and City Council

FROM: Tiatia Cromar, Finance Director

DATE: April 25, 2023

SUBJECT: Discussion, consideration and possible action of approving a contract with Arledge & Associates, P.C. to perform the FY 2022-2023 audit of Midwest City's financial statements for the audit fee of \$57,700.

Per Article IV, Sec. 7 of the City Charter, the council shall designate a qualified public accountant or accountants who shall make an independent annual audit. The Finance Department Staff spent months vetting different companies. Based upon, Arledge & Associates (Arledge) credentials and thoroughness witnessed last audit year, it would be prudent to contract with them to perform the Midwest City audit for Fiscal Year 2022-2023 in the financial statements audit fee of \$57,700.

Arledge's credentials and information can be found at [www.Arledge.CPA/team](http://www.Arledge.CPA/team). Jake Winkler, CPA/Partner and/or LaDonna Sinning, CPA, CFE/Partner, both would be overseeing the Midwest City audit.

I am also happy to address any questions or concerns as well. Please call or email me anytime Monday through Thursday from 7:30 AM to 5:00 PM or Fridays from 7:30 AM to 11:00 AM.

Tiatia Cromar  
Finance Director  
Office: 405-739-1245  
TCromar@MidwestCityOK.org





## Audit Engagement Letter—Single Audit

January 17, 2023

To City Council and Management of the City of Midwest City, Oklahoma

We are pleased to confirm our understanding of the services we are to provide for the City of Midwest City, Oklahoma (the “City”) for the year ended June 30, 2023.

### Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of the City as of and for the year ended June 30, 2023. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the City’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management’s Discussion and Analysis.
- 2) Budgetary Comparison Schedule
- 3) GASB required supplementary pension and OPEB reporting

We have also been engaged to report on supplementary information other than RSI that accompanies the City’s financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a separate written report accompanying our auditor’s report on the financial statements:

- 1) Schedule of expenditures of federal awards

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor’s report will not provide an opinion or any assurance on that other information.

- 1) Static Information
- 2) Combining statements for non-major funds

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material

if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objective also includes reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the City Council and Management of the City. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse. Because the determination of waste and abuse is subjective, auditors are not required to perform specific procedures to detect waste or abuse in financial audits. However, auditors may consider whether and how to communicate such matters if they become aware of them. Auditors may discover that waste or abuse are indicative of fraud or noncompliance with provisions of laws, regulations, contract, and grant agreements.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential.



We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of



the City's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on the City's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

### **Management Responsibilities**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted accounting principles and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making all financial records, and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review on June 30, 2023. With regard to including the auditor's report in an exempt offering document, you agree that the aforementioned auditor's report, or reference to Arledge & Associates, P.C., will not be included in any such offering document without our prior permission or consent. Any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains, and indicates that we have reported on, the schedule of



expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information. With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

In connection with this engagement, we may communicate with you or others via email transmission. As emails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that emails from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.



The audit documentation for this engagement is the property of Arledge & Associates, P.C. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to AICPA or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Arledge & Associates, P.C. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Oversight Agency. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jake Winkler, CPA is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately October 15, 2023 and to issue our reports no later than December 15, 2023.

Our fee for these services will be \$50,700. For a required single audit engagement, an additional \$5,000 fee will exist for the first major program and \$3,000 for each additional major program as required. For any other unanticipated reasons resulting in significant additional time, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. This fee includes our miscellaneous charges, such as travel and meals. Our fixed prices also includes an electronic PDF copy of the report for distribution to your City Council and others and 1 bound copy. Additional bound copies are available for \$.50 per page. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out of pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

Because our Engagement Letter provides ongoing access to the accounting and business advice you need on a fixed-price basis, you are not inhibited from seeking timely advice from us. While the fixed price entitles you to unlimited consultation with us, if your questions or issues require additional research and analysis beyond consultation, that work will be subject to an additional price negotiation before the service is to be performed, an Addendum to the Engagement Letter will be issued before delivery of the additional services is to be performed, with payment terms agreed to in advance. By virtue of signing this document, you have indicated that your reporting entity has been appropriately defined, all trial balances will be reasonably adjusted, your key accounts will be reconciled, unusual transactions, significant financial estimates and disclosures have been communicated to us prior to the date at the top of this letter. Also, you have indicated that the entity has competent personnel in key financial positions and there has been no turnover in the accounting/finance department. If we find that the facts are different for any of the preceding assumptions, we will negotiate an Addendum to the Engagement Letter and negotiate a new engagement fee before we issue our final report.

## **Reporting**

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the City Council and Management of the City of Midwest City, Oklahoma. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance,



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and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the City and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Sincerely,

Arledge & Associates, P.C.

RESPONSE:

This letter correctly sets forth the understanding of the City of Midwest City.

Management signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Governance signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





**City Manager**  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
tlyon@midwestcityok.org  
[www.midwestcityok.org](http://www.midwestcityok.org)  
Office: 405.739.1201

## MEMORANDUM

To: Honorable Mayor and Council

From: Tim Lyon, City Manager

Date: April 25, 2023

Subject: Discussion, consideration, and possible action of voting for 1) Incumbent, Tim Lyon City Manager of Midwest City, and 2) Incumbent, Pam Polk City Manager of City of Collinsville to serve on the Oklahoma Municipal Assurance Group Board as the official vote of the City of Midwest City.

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Midwest City is a member of Oklahoma Municipal Assurance Group (OMAG) and participates in the Municipal Liability Protection Plan and the Municipal Property Protection Plan; therefore, we have voting privileges for the Board members.

As you may recall on the March 28, 2023 City Council agenda, you voted to nominate me to continue participating on the OMAG Board. We have three votes as a City. This action is your vote for me to remain on the Board, and I'd also recommend voting for Pam Polk, who has proved to be an asset to the Board with her many years of experience.

  
\_\_\_\_\_  
Tim L. Lyon, City Manager



# BALLOT

## OKLAHOMA MUNICIPAL ASSURANCE GROUP

### 2023 Election of THREE Trustees

### For a three-year term starting July 1, 2023

The biographical sketch on the next page for each nominee was written by the person who made the nomination. YOU MAY VOTE FOR THREE (3) NOMINEES.

\_\_\_\_\_ **TIM LYON, City Manager, City of Midwest City (Incumbent)**

\_\_\_\_\_ **PAM POLK, City Manager, City of Collinsville (Incumbent)**

\_\_\_\_\_ **JUSTIN BATTLES, Assistant City Manager, City of Mustang**

\_\_\_\_\_ **BRIAN LINLEY, City Manager, City of Choctaw**

\_\_\_\_\_ **RUSS MEACHAM, Chief Financial Officer, City of Perry**

\_\_\_\_\_ **ELIZABETH SLOAT, City / Court Clerk, City of Healdton**

## SIGN AND ATTEST

Ballot cast by the governing body of the municipality of

The City of Midwest City

Signed: \_\_\_\_\_

Mayor

Attested: \_\_\_\_\_

Clerk

Date: \_\_\_\_\_, 2023

**FAILURE TO PROPERLY SUBMIT THIS BALLOT WILL INVALIDATE THE BALLOT.**

**Your Ballot must be received by the OMAG no later than *May 15, 2023*, by:**

- (1) emailing the ballot to [elections@omag.org](mailto:elections@omag.org);**
- (2) sending the ballot to OMAG by mail to 3650 S. Boulevard, Edmond, OK 73013; or**
- (3) sending a facsimile of the ballot to OMAG at (405) 657-1401.**

**SEE REVERSE FOR BIOGRAPHICAL SKETCHES**

## BIOGRAPHICAL SKETCHES

**TIM LYON (Incumbent)** Tim Lyon has over 38 years of local government experience specializing in Risk Management, a M.A. in Political Science, and is an accredited City Manager. For the past 23 years, Tim has served Midwest City as the Human Resources Director, Assistant City Manager, and now as the City Manager. **(Midwest City participates in the Municipal Liability Protection Plan and the Municipal Property Protection Plan.)**

**PAM POLK (Incumbent)** Pam Polk, the ICMA credentialed Collinsville City Manager since 2005, has served Oklahoma municipalities for over 26 years. She currently serves as the Vice-President of OML and was named City Manager of the Year in 2017 and the Oklahoma Women in Municipal Government Woman of the Year in 2020. **(Collinsville participates in the Municipal Property Protection Plan, the Municipal Liability Protection Plan, and the Workers' Compensation Plan.)**

**JUSTIN BATTLES** Justin Battles is passionate about communities and working with others. As Mustang's Assistant City Manager, he understands the demands cities and towns face continually. Justin has over 20 years of city government experience including tort claims, infrastructure, capital projects and parks. He is a member of CMAO and ICMA. **(Mustang participates in the Municipal Liability Protection Plan and the Municipal Property Protection Plan.)**

**BRIAN LINLEY** Brian Linley assumed the duties of City Manager of the City of Choctaw and Executive Director Choctaw Utilities Authority on July 1, 2022. As City Manager and Executive Director, he leads a staff of just over 70 to oversee and direct Public Safety, Public Works, Parks and Recreation, and Planning. **(Choctaw participates in the Municipal Property Protection Plan, the Municipal Liability Protection Plan, and the Workers' Compensation Plan.)**

**RUSS MEACHAM** Russ Meacham, CPA, has served as the CFO for the City of Perry since June 2008. Russ also serves as a consultant to over 40 municipalities across the state, assisting them with their financial needs. Russ's career began at Deloitte & Touche after graduation from the University of Oklahoma. **(Perry participates in the Municipal Liability Protection Plan, the Municipal Property Protection Plan, and the Workers' Compensation Plan.)**

**ELIZABETH SLOAT** Elizabeth Sloat has worked for the City of Healdton for 12 years. While working for the city she has earned her state certifications for City and Court Clerk. She has also earned her bachelor's degree in Business Administration and is currently working on her Master's in Public Administration. **(Healdton participates in the Municipal Liability Protection Plan and the Municipal Property Protection Plan.)**



**Engineering and  
Construction Services**  
100 N Midwest Boulevard  
Midwest City, OK 73110  
Office 405.739.1220

To: Honorable Mayor and Council

From: Patrick Menefee, P.E., City Engineer

Date: April 25th, 2023

Subject: Discussion, consideration, and possible action of making a matter of record Permit No. WL000055230140 from the State Department of Environmental Quality for the Glenhaven subdivision, Midwest City, Oklahoma.

Enclosed is Permit No. WL000055230140 for the construction of 1633 linear feet of six (6) inch PVC water line and all appurtenances to serve the Glenhaven subdivision, Midwest City, Oklahoma.

Patrick Menefee, P.E.,  
City Engineer  
Attachment

March 28, 2023

Mr. Tim Lyon, City Manager  
City of Midwest City  
100 N. Midwest Blvd  
Midwest City, Oklahoma 73110

Re: Permit No. WL000055230140  
Waterline to serve Glenhaven  
Facility No. 1020806

Dear Mr. Lyon:

Enclosed is Permit No. WL000055230140 for the construction of 1,633 linear feet of six (6) inch PVC potable waterline and all appurtenances to serve the Waterline to serve Glenhaven, Oklahoma County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by this Department on March 28, 2023. Any deviations from the approved plans and specifications affecting capacity, flow or operation of units must be approved, in writing, by the Department before changes are made.

Receipt of this permit should be noted in the minutes of the next regular meeting of the City of Midwest City, after which it should be made a matter of permanent record.

We are returning one (1) set of the approved plans to you, one (1) set to your engineer and retaining one (1) set for our files.

Respectfully,



Arya Simon, P.E.  
Construction Permit Section  
Water Quality Division

AS/RC/md

Enclosure

c: Zachary McIntosh, Regional Manager, DEQ  
OKLAHOMA CITY DEQ OFFICE  
Mark C. Grubbs, P.E., Grubbs Consulting, LLC

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PERMIT No. WL000055230140

WATER LINES

FACILITY No. 1020806

PERMIT TO CONSTRUCT

March 28, 2023

Pursuant to O.S. 27A 2-6-304, the City of Midwest City is hereby granted this Tier I Permit to construct 1,633 linear feet of six (6) inch PVC potable waterline and all appurtenances to serve the Waterline to serve Glenhaven, located in SW/4 of Section 34, T-12-N, R-2-W, Oklahoma County, Oklahoma, in accordance with the plans approved March 28, 2023.

By acceptance of this permit, the permittee agrees to operate and maintain the facility in accordance with the Public Water Supply Operation rules (OAC 252:631) and to comply with the State Certification laws, Title 59, Section 1101-1116 O.S. and the rules and regulations adopted thereunder regarding the requirements for certified operators.

This permit is issued subject to the following provisions and conditions.

- 1) This water line provides adequate fire flow in accordance with the 2009 International Fire Code through the approved hydraulic analysis. The fire flow provided is 1,775 gpm.
- 2) That the recipient of the permit is responsible that the project receives supervision and inspection by competent and qualified personnel.
- 3) That construction of all phases of the project will be started within one year of the date of approval or the phases not under construction will be resubmitted for approval as a new project.
- 4) That no significant information necessary for a proper evaluation of the project has been omitted or no invalid information has been presented in applying for the permit.
- 5) That the Oklahoma Department of Environmental Quality shall be kept informed on occurrences which may affect the eventual performance of the works or that will unduly delay the progress of the project.
- 6) That wherever water and sewer lines are constructed with spacing of 10 feet or less, sanitary protection will be provided in accordance with Public Water Supply Construction Standards [OAC 252:626-19-2].
- 7) That before placing this facility into service, at least two samples of the water, taken on different days, shall be tested for bacteria to show that it is safe for drinking purposes.
- 8) That any deviations from approved plans or specifications affecting capacity, flow or operation of units must be approved by the Department before any such deviations are made in the construction of this project.

PERMIT No. WL000055230140

WATER LINES

FACILITY No. 1020806

PERMIT TO CONSTRUCT

- 9) That the recipient of the permit is responsible for the continued operation and maintenance of these facilities in accordance with rules and regulations adopted by the Environmental Quality Board, and that this Department will be notified in writing of any sale or transfer of ownership of these facilities.
- 10) The issuance of this permit does not relieve the responsible parties of any obligations or liabilities which the permittee may be under pursuant to prior enforcement action taken by the Department.
- 11) That the permittee is required to inform the developer/builder that a DEQ Storm Water Construction Permit is required for a construction site that will disturb one (1) acre or more in accordance with OPDES, 27A O.S. Section 2-6-201 *et seq.* For information or a copy of the GENERAL PERMIT (OKR10) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, Notice of Intent (NOI) form, Notice of Termination (NOT) form, or guidance on preparation of a Pollution Prevention Plan, contact the Storm Water Unit of the Water Quality Division at P.O. Box 1677, Oklahoma City, OK 73101-1677 or by phone at (405) 702-8100.
- 12) That any notations or changes recorded on the official set of plans and specifications in the Oklahoma Department of Environmental Quality files shall be part of the plans as approved.
- 13) That water lines shall be located at least fifteen (15) feet from all parts of septic tanks and absorption fields, or other sewage treatment and disposal systems.
- 14) That whenever plastic pipe is approved and used for potable water, it shall bear the seal of the National Sanitation Foundation and meet the appropriate commercial standards.
- 15) That when it is impossible to obtain proper horizontal and vertical separation as stipulated in Public Water Supply Construction Standards OAC 252:626-19-2(h)(1) and OAC 252:626-19-2(h)(2), respectively, the sewer shall be designed and constructed equal to water pipe, and shall be pressure tested to the highest pressure obtainable under the most severe head conditions of the collection system prior to backfilling.

Failure to appeal the conditions of this permit in writing within 30 days from the date of issue will constitute acceptance of the permit and all conditions and provisions.



AS

Rocky Chen, P.E., Engineering Manager, Construction Permit Section  
Water Quality Division



**Engineering and  
Construction Services**  
100 N Midwest Boulevard  
Midwest City, OK 73110  
Office 405.739.1220

To: Honorable Mayor and Council

From: Patrick Menefee, P.E., City Engineer

Date: April 25th, 2023

Subject: Discussion, consideration, and possible action of making a matter of record Permit No. SL000055230141 from the State Department of Environmental Quality for the Glenhaven subdivision, Midwest City, Oklahoma.

Enclosed is Permit No. SL000055230141 for the construction of 2416 linear feet of eight (8) inch PVC sewer line and all appurtenances to serve the Glenhaven subdivision, Midwest City, Oklahoma.

Patrick Menefee, P.E.,  
City Engineer  
Attachment

March 28, 2023

Mr. Tim Lyon, City Manager  
City of Midwest City  
100 N. Midwest Blvd  
Midwest City, Oklahoma 73110

Re: Permit No. SL000055230141  
Sanitary Sewer to serve Glenhaven  
Facility No. S-20541

Dear Mr. Lyon:

Enclosed is Permit No. SL000055230141 for the construction of 2,416 linear feet of eight (8) inch PVC sanitary sewer line and all appurtenances to serve the Sanitary Sewer to serve Glenhaven, Oklahoma County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by this Department on March 28, 2023. Any deviations from the approved plans and specifications affecting capacity, flow or operation of units must be approved, in writing, by the Department before changes are made.

Receipt of this permit should be noted in the minutes of the next regular meeting of the City of Midwest City, after which it should be made a matter of permanent record.

We are returning one (1) set of the approved plans to you, one (1) set to your engineer and retaining one (1) set for our files.

Respectfully,



Arya Simon, P.E.  
Construction Permit Section  
Water Quality Division

AS/RC/md

Enclosure

c: Zachary McIntosh, Regional Manager, DEQ  
OKLAHOMA CITY DEQ OFFICE  
Mark C. Grubbs, P.E., Grubbs Consulting, LLC



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PERMIT No. SL000055230141

SEWER LINES

FACILITY No. S-20541

PERMIT TO CONSTRUCT

March 28, 2023

Pursuant to O.S. 27A 2-6-304, the City of Midwest City is hereby granted this Tier I Permit to construct 2,416 linear feet of eight (8) inch PVC sanitary sewer line and all appurtenances to serve the Sanitary Sewer to serve Glenhaven, located in SW/4 of Section 34, T-12-N, R-2-W, Oklahoma County, Oklahoma, in accordance with the plans approved March 28, 2023.

By acceptance of this permit, the permittee agrees to operate and maintain the facilities in accordance with the "Oklahoma Pollutant Discharge Elimination System Standards - OPDES" (OAC 252:606) rules and to comply with the state certification laws, Title 59, Section 1101-1116 O.S. and the rules and regulations adopted thereunder regarding the requirements for certified operators.

This permit is issued subject to the following provisions and conditions.

- 1) That the recipient of the permit is responsible that the project receives supervision and inspection by competent and qualified personnel.
- 2) That construction of all phases of the project will be started within one year of the date of approval or the phases not under construction will be resubmitted for approval as a new project.
- 3) That no significant information necessary for a proper evaluation of the project has been omitted or no invalid information has been presented in applying for the permit.
- 4) That wherever water and sewer lines are constructed with spacing of 10 feet or less, sanitary protection will be provided in accordance with OAC 252:656-5-4(c)(3) of the standards for Water Pollution Control Facility Construction.
- 5) That tests will be conducted as necessary to ensure that the construction of the sewer lines will prevent excessive infiltration and that the leakage will not exceed 10 gallons per inch of pipe diameter per mile per day.
- 6) That the Oklahoma Department of Environmental Quality shall be kept informed of occurrences which may affect the eventual performance of the works or that will unduly delay the progress of the project.
- 7) That the permittee will take steps to assure that the connection of house services to the sewers is done in such a manner that the functioning of the sewers will not be impaired and that earth and ground water will be excluded from the sewers when the connection is completed.
- 8) That any deviations from approved plans or specifications affecting capacity, flow or operation of units must be approved by the Department before any such deviations are made in the construction of this project.

PERMIT No. SL000055230141

SEWER LINES

FACILITY No. S-20541

PERMIT TO CONSTRUCT

- 9) That any notations or changes recorded on the official set of plans and specifications in the Oklahoma Department of Environmental Quality files shall be part of the plans as approved.
- 10) That the recipient of the permit is responsible for the continued operation and maintenance of these facilities in accordance with rules and regulations adopted by the Environmental Quality Board, and that this Department will be notified in writing of any sale or transfer of ownership of these facilities.
- 11) The issuance of this permit does not relieve the responsible parties of any obligations or liabilities which the permittee may be under pursuant to prior enforcement action taken by the Department.
- 12) That the permittee is required to inform the developer/builder that a DEQ Storm Water Construction Permit is required for a construction site that will disturb one (1) acre or more in accordance with OPDES, 27A O.S. 2-6-201 *et. seq.* For information or a copy of the GENERAL PERMIT (OKR10) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, Notice of Intent (NOI) form, Notice of Termination (NOT) form, or guidance on preparation of a Pollution Prevention Plan, contact the Storm Water Unit of the Water Quality Division at P.O. Box 1677, Oklahoma City, OK 73101-1677 or by phone at (405) 702-8100.
- 13) That all manholes shall be constructed in accordance with the standards for Water Pollution Control Facility Construction (OAC 252:656-5-3), as adopted by the Oklahoma Department of Environmental Quality.
- 14) That when it is impossible to obtain proper horizontal and vertical separation as stipulated in Water Pollution Control Facility Construction OAC 252:656-5-4(c)(1) and OAC 252:656-5-4(c)(2), respectively, the sewer shall be designed and constructed equal to water pipe, and shall be pressure tested using the ASTM air test procedure with no detectable leakage prior to backfilling, in accordance with the standards for Water Pollution Control Facility Construction OAC 252:656-5-4(c)(3).

Failure to appeal the conditions of this permit in writing within 30 days from the date of issue will constitute acceptance of the permit and all conditions and provisions.



AS

Rocky Chen, P.E., Engineering Manager, Construction Permit Section  
Water Quality Division



**Engineering and  
Construction Services**  
100 N Midwest Boulevard  
Midwest City, OK 73110  
Office 405.739.1220

To: Honorable Mayor and Council

From: Patrick Menefee, P.E., City Engineer

Date: April 25th, 2023

Subject: Discussion, consideration, and possible action of the acceptance of maintenance bonds from FT Construction Company, Inc. in the amount of \$4,568.91 and \$7,997.79 respectively.

The one year maintenance bonds from FT Construction Company, Inc. are for the public water improvements and public sanitary sewer line improvements constructed for the Casey's Retail Store located at the intersection of Reno Avenue and Post Road.

Patrick Menefee, P.E.,  
City Engineer  
Attachment

**DEVELOPMENT - PAVING, WATER MAINS, STORM AND SANITARY SEWERS**

**MAINTENANCE BOND**

Bond Number: LFB7442765

KNOW ALL BY THESE PRESENTS that we, FT Construction Company, Inc.,  
as Principal, and Old Republic Surety Company,  
as Surety, are held and firmly bound unto the City of Midwest City, Oklahoma, a municipal corporation  
in the state of Oklahoma, in the full and just sum of Four Thousand, Five Hundred Sixty-Eight and 91/100 dollars  
(\$ 4,568.91), such sum being not less than ten percent (10%) of the total contract price to  
construct or install Public Water Main for Casey's #4018 (the  
"Improvement"), for a period of 1 years after acceptance of the Improvement by the  
City Council of the City of Midwest City (the "Maintenance Period"), for the payment of which, well and  
truly to be made, we, and each of us, bind ourselves, our heirs, executors and assigns, jointly and  
severally, firmly by these presents:

The conditions of this obligation are such that the Principal has by a certain contract between the  
Principal and The City of Midwest City, dated the 9th day of  
November, 20 22, agreed to construct or install the Improvement in the city of  
Midwest City and to maintain the Improvement against any failures due to defective materials or  
workmanship during the Maintenance Period.

NOW, THEREFORE, if the Principal, during the Maintenance Period, shall maintain the Improvement  
against any failures due to defective materials or workmanship, then this obligation shall be void;  
otherwise it shall remain in full force and effect.

It is further agreed that if the Principal or the Surety shall fail to maintain the Improvement against any  
failures due to defective materials or workmanship for the Maintenance Period, and at any time  
repairs shall be necessary, that the cost of making the repairs shall be determined by the City Council  
of the City of Midwest City, or some person or persons designated by them to ascertain the cost of  
making the repairs. If, upon thirty (30) days notice, the Principal or the Surety do not make the repairs  
or pay the amount necessary to make the repairs, the amount necessary to make the repairs shall be  
due upon the expiration of thirty (30) days, and suit may be instituted to obtain the amount necessary  
to make the repairs and shall be conclusive upon the parties as to the amount due on this bond to  
make the repairs, and that the cost of all repairs shall be so determined from time to time during the  
Maintenance Period, as the condition of the Improvement may require.

Signed, sealed and delivered this 9th day of November, 20 22.

FT Construction Company, Inc.  
Principal

ATTEST:

By Randal Tate  
Randal Tate, Vice President

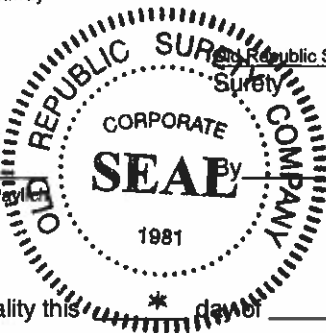
Secretary Mary Sullaway

Old Republic Surety Company  
Surety

ATTEST:

Matthew A. Payton  
Secretary Matthew Payton

David Faust  
David Faust, Attorney-in-Fact



APPROVED as to form and legality this 9th day of November, 20 22.

City Attorney

ACCEPTED by the City Council of the City of Midwest City this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

City Clerk

Mayor



# OLD REPUBLIC SURETY COMPANY

LFB7442765

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

DAVID E. FAUST, OF BARTLESVILLE, OK

its true and lawful Attorney(s)-in-Fact, with full power and authority, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits or black lung bonds), as follows:

### ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president, or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER, that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification there of authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 11TH day of JANUARY, 2021.

*Karen J. Haffner*

Assistant Secretary



OLD REPUBLIC SURETY COMPANY

*Alan Pavlic*

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA-SS

On this 11TH day of JANUARY, 2021, personally came before me, Alan Pavlic and Karen J Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say; that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



*Kathryn R. Pearson*  
Notary Public

My commission expires: 9/28/2022

(Expiration of notary commission does not invalidate this instrument)

### CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, the resolutions of the board of directors set forth in the Power of Attorney, are now in force.

87-8110



Signed and sealed at the City of Brookfield, WI this 9th day of November, 2022.

*Karen J. Haffner*

Assistant Secretary



BONDPRO, INC.

**DEVELOPMENT - PAVING, WATER MAINS, STORM AND SANITARY SEWERS**

**MAINTENANCE BOND**

Bond Number: LFB7442766

KNOW ALL BY THESE PRESENTS that we, FT Construction Company, Inc.,  
as Principal, and Old Republic Surety Company  
as Surety, are held and firmly bound unto the City of Midwest City, Oklahoma, a municipal corporation  
in the state of Oklahoma, in the full and just sum of Seven Thousand, Nine Hundred Ninety-Seven and 79/100 dollars  
(\$ 7,997.79), such sum being not less than ten percent (10%) of the total contract price to  
construct or install Public Sanitary Sewer for Casey's #4018 (the  
"Improvement"), for a period of 1 years after acceptance of the Improvement by the  
City Council of the City of Midwest City (the "Maintenance Period"), for the payment of which, well and  
truly to be made, we, and each of us, bind ourselves, our heirs, executors and assigns, jointly and  
severally, firmly by these presents:

The conditions of this obligation are such that the Principal has by a certain contract between the  
Principal and The City of Midwest City, dated the 9th day of  
November, 20 22, agreed to construct or install the Improvement in the city of  
Midwest City and to maintain the Improvement against any failures due to defective materials or  
workmanship during the Maintenance Period.

NOW, THEREFORE, if the Principal, during the Maintenance Period, shall maintain the Improvement  
against any failures due to defective materials or workmanship, then this obligation shall be void;  
otherwise it shall remain in full force and effect.

It is further agreed that if the Principal or the Surety shall fail to maintain the Improvement against any  
failures due to defective materials or workmanship for the Maintenance Period, and at any time  
repairs shall be necessary, that the cost of making the repairs shall be determined by the City Council  
of the City of Midwest City, or some person or persons designated by them to ascertain the cost of  
making the repairs. If, upon thirty (30) days notice, the Principal or the Surety do not make the repairs  
or pay the amount necessary to make the repairs, the amount necessary to make the repairs shall be  
due upon the expiration of thirty (30) days, and suit may be instituted to obtain the amount necessary  
to make the repairs and shall be conclusive upon the parties as to the amount due on this bond to  
make the repairs, and that the cost of all repairs shall be so determined from time to time during the  
Maintenance Period, as the condition of the Improvement may require.

Signed, sealed and delivered this 9th day of November, 20 22.

FT Construction Company, Inc.  
Principal

ATTEST:

By Randal Tate  
Randal Tate, Vice President

Secretary Mary Sullaway

ATTEST:

Secretary Matthew Pavlica



By David Faust  
David Faust, Attorney-in-Fact

APPROVED as to form and legality this \* day of \_\_\_\_\_, 20\_\_\_\_\_.

City Attorney

ACCEPTED by the City Council of the City of Midwest City this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_.

City Clerk

Mayor



# OLD REPUBLIC SURETY COMPANY

LFB7442766

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

DAVID E. FAUST, OF BARTLESVILLE, OK

its true and lawful Attorney(s)-in-Fact, with full power and authority, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits or black lung bonds), as follows:

### ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president, or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER, that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification there of authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 11TH day of JANUARY, 2021.

*Karen J. Haffner*

Assistant Secretary



OLD REPUBLIC SURETY COMPANY

*Alan Pavlic*

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA-SS

On this 11TH day of JANUARY, 2021, personally came before me, Alan Pavlic and Karen J Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say; that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



*Kathryn R. Pearson*  
Notary Public

My commission expires: 9/28/2022

(Expiration of notary commission does not invalidate this instrument)

### CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and further certify that the resolutions of the board of directors set forth in the Power of Attorney, are now in force.

87-8110



Signed and sealed by *Karen J. Haffner* on this 9th day of November 2022

*Karen J. Haffner*

*Karen J. Haffner*

Assistant Secretary



BONDPRO, INC.

**OWNER'S AFFIDAVIT OF ACCEPTANCE & CONTRACTOR'S LIEN WAIVER**

PROJECT NAME: Casey's #4018 New Build

PROJECT LOCATION: 10012 E. Reno, Midwest City, Ok 73130

TYPE OF CONSTRUCTION: Public Water and Sewer

**OWNER'S AFFIDAVIT OF ACCEPTANCE**

I, the undersigned, hereby certify that the above construction was performed in an acceptable manner satisfactory to the owner of the above project and certify the cost of such project is \$ 109,223.46 less the City of Midwest City, Engineering Division Inspection Fees.

By [Signature]  
OWNER

Date: 3/22/23

STATE OF Kansas )  
COUNTY OF Sedwick )ss.



Before me, the undersigned Notary Public in and for the state and county aforesaid, on this 22 day of March, 2023, personally appeared Scott Marko, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that \_\_\_\_\_ executed the same as \_\_\_\_\_ free and voluntary act and deed for the uses and purposes herein set forth.

My Commission expires: 11-4-23

Dana Canaday  
NOTARY PUBLIC

**CONTRACTOR'S LIEN WAIVER**

This is to certify that all expenditures for labor and material for the construction of the above project has been paid. We, the undersigned, do here by waive and release all of our rights, claims and lien rights against this installation and improvements so constructed.

By [Signature]  
CONTRACTOR

Date: 3/2/2023

STATE OF Oklahoma )  
COUNTY OF Oklahoma )ss.

Before me, the undersigned Notary Public in and for the state and county aforesaid, on this 2<sup>nd</sup> day of March, 2023, personally appeared Randal Tate, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes herein set forth.

My Commission expires: 4/22/2024



Mary Sullaway  
NOTARY PUBLIC





**Information Technology**  
 100 N. Midwest Boulevard  
 Midwest City, OK 73110  
 Office 405.739.1374  
 Fax 405.869.8602

**MEMORANDUM**

**TO:** Honorable Mayor and City Council

**FROM:** Allen Stephenson, Information Technology Director

**DATE:** April 25, 2023

**SUBJECT:** Discussion, consideration, and possible action of 1) declaring various obsolete computer equipment and other miscellaneous items of city property on the attached surplus list; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary.

The following computer equipment and miscellaneous items are obsolete, defective, or have been replaced.

<b>CPU</b>		
<b>Inventory #</b>	<b>Manufacturer</b>	<b>Serial Number</b>
589	Panasonic CF-30	7AKSA05783
1024	iPad 3	DMRJ5XLGDVD1
1910	iPad Air 2 + Cellular	DMPRR43ZG5YL
2470	iPad 9.7 (2018) + Cellular	DMPWL2FVJF88
2419	iPad 9.7 (2018) + Cellular	DMPW54J9JF88
2421	iPad 9.7 (2018) + Cellular	DMPW6BAKJF88
1909	iPad Air 2 + Cellular	DMPRT1FKG5YL
3278	iPad 9.7 (2018) + Cellular	SPN7PMQWC2W
2359	iPad 9.7 (2017) + Cellular	GCHVV0GUHLJJ
1071	iPad Air 2 + Cellular	DLXP41GTG5WQ
2419	iPad 9.7 (2018) + Cellular	DMPW54J9JF88
2819	iPad 10.2 7th Gen + Cellular (2019)	F9FZL6T7MDG4
3458	iPad 2	DMPH16SGDFJ1
3459	iPad Air 2 + Cellular	DMPRL6U0G5WQ
<b>MISCELLANEOUS</b>		
<b>Quantity</b>	<b>Hardware Type</b>	<b>Serial Number</b>
1	Box of computer cables	
1	Cisco SG300-10PP 10-Port Switch	PSZ22271C43
4	APC desktop UPS	
1	Cisco SG300-28PP 28-Port Switch	DNI171401QH
1	Cisco SG300-28PP 28-Port Switch	DNI170301D1



**Josh Ryan**  
**Communications & Marketing Director**  
**Parks & Recreation Director**  
100 N. Midwest Blvd.  
Midwest City, OK 73110  
jryan@midwestcityok.org  
Office: 405-739-1206  
[www.midwestcityok.org](http://www.midwestcityok.org)

TO: Honorable Mayor and Council

FROM: Josh Ryan, Communication & Marketing | Parks & Recreation Director

DATE: April 25, 2023

SUBJECT: Discussion, consideration, and possible action of declaring two microwaves, eight round tables, three rectangle tables, one paper towel dispenser, two hand soap dispensers, seven hand soaps, and four mop buckets, as surplus and authorizing their disposal by public auction, sealed bid or destruction, if necessary.

This agenda item will declare the following items as surplus. These items are no longer needed.

- 2 - Microwaves
- 8 - 60" Round Tables
- 3 - 32" x 72" Rectangle Tables
- 1- Enmotion Paper Towel Dispenser
- 2 - GOJO Hand Soap Dispensers
- 7 - GOJO Hand Soap
- 4 - Mop Buckets

Josh Ryan  
Communications & Marketing Director  
Parks & Recreation Director











DISCUSSION ITEMS





**City Attorney, Donald D. Maisch**

100 N. Midwest Boulevard  
Midwest City, OK 73110  
DMaisch@midwestcityok.org  
Office: 405.739.1203  
[www.midwestcityok.org](http://www.midwestcityok.org)

## MEMORANDUM

To: Mayor and City Council Members

From: Donald D. Maisch, City Attorney

Date: April 25, 2023

RE: Public Hearing discussion, consideration, and possible action on a Resolution approving the Heritage Park Mall Area Urban Renewal Plan. (D. Maisch – City Attorney).

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On August 23, 2022, by action of the City Council, the City of Midwest City adopted Resolution 2022-23, declaring blighted the area located on the northwest corner of Reno Avenue and N. Air Depot Boulevard (“Urban Renewal Area”), within the meaning of the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.* (“Act”). Consistent with City Resolution 2022-23, a proposed urban renewal plan for the Urban Renewal Area has been prepared consistent with the Act, entitled Heritage Park Mall Area Urban Renewal Plan (“Urban Renewal Plan”). The proposed Urban Renewal Plan seeks to facilitate and promote the redevelopment of the Urban Renewal Area, a distressed and blighted area, in order to create economic development opportunities and contribute to the economic and community health of the area. The proposed Urban Renewal Plan includes property acquisition and disposition authorizations.

In accordance with the adoption procedure of the Act, the Board of Commissioners of the Midwest City Urban Renewal Authority, by Resolution No. 2022-01, has determined the proposed Urban Renewal Plan to be desirable, has presented the proposed Urban Renewal Plan to the Planning Commission for its consideration, findings, and recommendation, and has recommended approval of the proposed Urban Renewal Plan to City Council.

In accordance with the adoption procedure of the Act, the Planning Commission of the City, by Resolution No. 2023-01, has determined the proposed Urban Renewal Plan to be desirable, designated the proposed Urban Renewal Area as appropriate for an urban renewal area as defined by the Act, found that the proposed Urban Renewal Plan conforms to and assists in the execution of Comprehensive Plan 2008, the general plan of the City, and recommended approval of the proposed Urban Renewal Plan to City Council. Additionally, on April 11, 2023, the Planning Commission of the City found and determined that Comprehensive Plan 2008 and the Land Use Plan which is a part thereof designates and delineates the Urban Renewal Area as an urban renewal area as defined by the Act, and such Urban Renewal Area is a Special Planning Area, as defined by Comprehensive Plan 2008, appropriate for redevelopment, and a part of the long-range development strategy for the City; and, recommended that the City make the same designation and delineation within Comprehensive Plan 2008.





**City Attorney, Donald D. Maisch**

100 N. Midwest Boulevard  
Midwest City, OK 73110  
DMaisch@midwestcityok.org  
Office: 405.739.1203  
[www.midwestcityok.org](http://www.midwestcityok.org)

The City posted signs within the Urban Renewal Area and published and posted notice of this Public Hearings in accordance with the requirements of the Act. In accordance with the Act, the first of two Public Hearings, the primary purpose of which was to provide information and to answer questions, was held before the City Council on March 28, 2023, during a regular meeting. This is the second Public Hearing, which is being held during a regular meeting of the City Council. The purpose of this second Public Hearing is to give any interested persons the opportunity to express their views on the proposed Urban Renewal Plan prior to any vote taken concerning the Resolution and approval of the Urban Renewal Plan.

The Urban Renewal Plan, Blight Report, Resolutions adopted by the Urban Renewal Authority and Planning Commission, as well as all supporting documents are included with this memo.

Respectfully submitted,

Donald D. Maisch  
City Attorney

**RESOLUTION 2023-\_\_**

**RESOLUTION OF THE COUNCIL OF THE CITY OF MIDWEST CITY  
APPROVING THE HERITAGE PARK MALL AREA URBAN RENEWAL PLAN**

**WHEREAS**, on August 23, 2022, by action of its City Council, the City of Midwest City (“City”) adopted Resolution 2022-23, declaring blighted the area located at the northwest corner of N. Air Depot Boulevard and Reno Avenue (portions of the former Heritage Park Mall and other adjacent property (“Urban Renewal Area”), within the meaning of the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.* (“Act”); and

**WHEREAS**, in accordance with the Act, at its meeting on December 21, 2022, the Midwest City Urban Renewal Authority determined the proposed Heritage Park Mall Area Urban Renewal Plan (“Urban Renewal Plan”), to be desirable and recommended its approval to City Council; and

**WHEREAS**, in accordance with the Act, by Resolution 2023-01, the Planning Commission of the City determined the proposed Urban Renewal Plan to be desirable, designated the Urban Renewal Area as appropriate for an urban renewal area as defined by the Act, found that the proposed Urban Renewal Plan conforms to and assists in the execution of Comprehensive Plan 2008, and recommended approval of the Urban Renewal Plan to the City; and

**WHEREAS**, the exercise of the powers granted to the Midwest City Urban Renewal Authority by the Act and the resolution of the City approving the Urban Renewal Plan, including the acquisition of real property, whether improved or unimproved, are necessary to the execution of the Urban Renewal Plan and to achieve the objectives for redevelopment of the Urban Renewal Area; and

**WHEREAS**, notice of the times and place of the public hearings before City Council on the Urban Renewal Plan was posted on the City’s website, was published in a newspaper of general circulation in the City not less than 14 days prior to the public hearings, and not less than five signs were posted in the Urban Renewal Area, as required by Section 38-106 of the Act; and

**WHEREAS**, pursuant to said notice, said public hearings were held on March 28, 2023, and on April 25, 2023, during regular meetings of the City Council, and all persons present were given an opportunity to be heard for and against the proposed Urban Renewal Plan; and

**WHEREAS**, the Urban Renewal Plan may require, among other things, changes in zoning, vacating and removal of streets, alleys, and other public ways, the relocation of utilities and other public facilities, and other public actions; and

**WHEREAS**, a feasible method exists for the relocation of families and businesses who may be displaced from the Urban Renewal Area as a result of carrying

out the Urban Renewal Plan into decent, safe and sanitary accommodations within their means and without undue hardship to such families and businesses; and

**WHEREAS**, Comprehensive Plan 2008 contains a Land Use Plan and land use maps, which designates various levels of land use types throughout the City and which designates certain areas as Special Planning Areas, which are areas of specific City focus and effort to support redevelopment, and specifically contemplates the utilization of the Midwest City Urban Renewal Authority to address blighted areas within the community, specifically Special Planning Areas; and

**WHEREAS**, on April 11, 2023, the Planning Commission of the City found and determined that Comprehensive Plan 2008 and the Land Use Plan which is a part thereof designates and delineates the Urban Renewal Area as an urban renewal area as defined by the Act, and such Urban Renewal Area is a Special Planning Area, as defined by Comprehensive Plan 2008, appropriate for redevelopment, and a part of the long-range development strategy for the City of Midwest City; and, further, recommended that the City make the same designation and delineation within Comprehensive Plan 2008.

**WHEREAS**, the Urban Renewal Plan conforms to and assists in the execution of the general plan of the City, Comprehensive Plan 2008; and

**WHEREAS**, the Urban Renewal Plan contains feasible methods for financing of the project; and

**WHEREAS**, the Urban Renewal Plan affords maximum opportunity, consistent with the sounds needs of the City as a whole, for the continued redevelopment of the area by private enterprise; and

**WHEREAS**, the City Council deems it appropriate and desirable to accomplish the objectives of the Urban Renewal Plan and to adopt and approve the Urban Renewal Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Midwest City as follows:

1. It is hereby found and determined that the Urban Renewal Plan conforms to and assists in the execution of the general plan of the City, Comprehensive Plan 2008.

2. It is hereby found and determined that Comprehensive Plan 2008 and the Land Use Plan which is a part hereof designates and delineates the Urban Renewal Area as an urban renewal area as defined by the Act, and such Urban Renewal Area is a Special Planning Area, as defined by Comprehensive Plan 2008, appropriate for redevelopment, and a part of the long-range development strategy for the City.

3. It is hereby found and determined that the redevelopment of the area is essential to accomplish the objectives of the Urban Renewal Plan.

4. It is hereby found and determined that the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the area by private enterprise.

5. It is hereby found and determined that a feasible method exists for the relocation of families and businesses who may be displaced from the Urban Renewal Area as a result of carrying out the Urban Renewal Plan into decent, safe and sanitary accommodations within their means and without undue hardship to such families and businesses.

6. It is hereby found and determined that the Urban Renewal Plan includes feasible methods for financing the project.

7. It is hereby found and determined that certain official actions may be necessary to be taken by this body with respect to, among other things, changes in zoning, vacating and removal of streets, alleys, and other public ways, the relocation of utilities and other public facilities, and other public actions, and accordingly this body hereby pledges its cooperation in helping to carry out the Urban Renewal Plan and requests various officials, departments, boards, and agencies having administrative responsibilities in the area to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan.

8. It is hereby found and determined that the exercise of the powers granted to the Midwest City Urban Renewal Authority by the Act and the resolution of City Council approving the Urban Renewal Plan, including the acquisition of real property, whether improved or unimproved, are necessary to the execution of the Urban Renewal Plan and to achieve the objectives for redevelopment of the area and are hereby authorized and approved.

9. The proposed Urban Renewal Plan is determined to be desirable and is approved.

**ADOPTED** by the Council and signed by the Mayor of the City of Midwest City, Oklahoma, this 25<sup>th</sup> day of April, 2023.

CITY OF MIDWEST CITY, OKLAHOMA

By: \_\_\_\_\_  
MATTHEW D. DUKES II, Mayor

ATTEST:

\_\_\_\_\_  
SARA HANCOCK, City Clerk

**APPROVED** as to form and legality this \_\_ day of April, 2023.

\_\_\_\_\_  
DONALD MAISCH, City Attorney

## NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PERSONS:

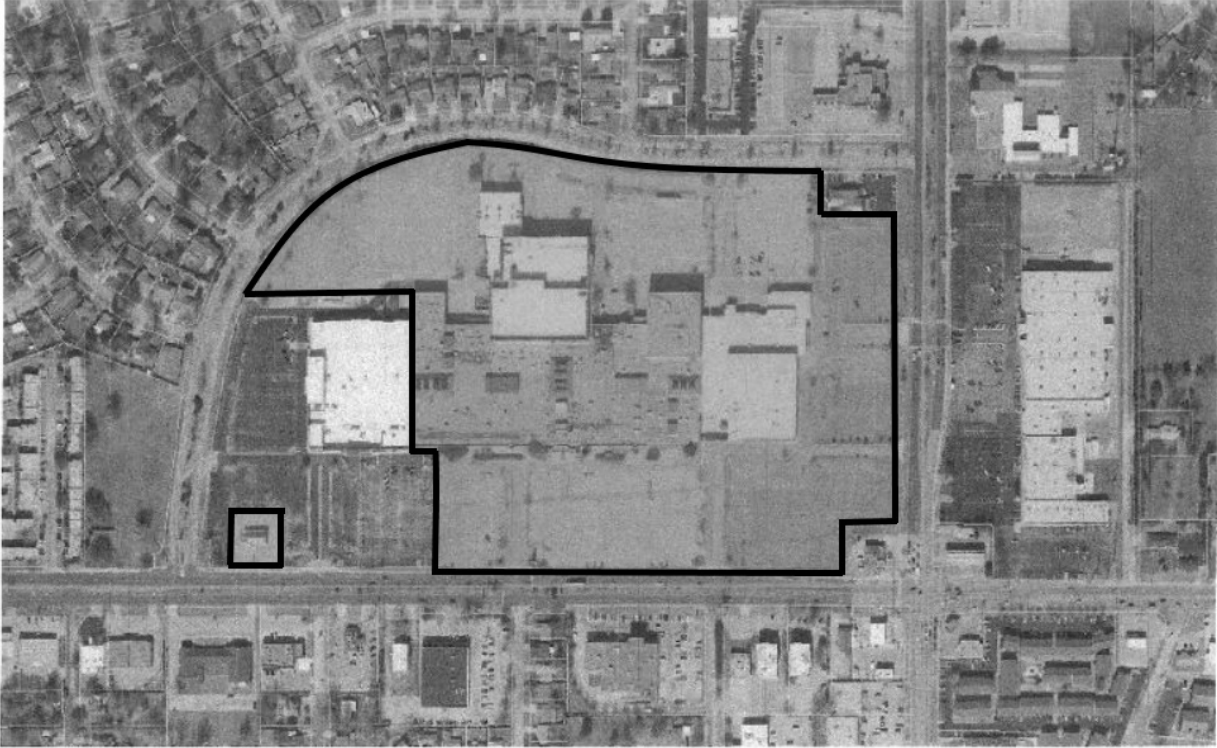
The City Council of The City of Midwest City Oklahoma, will hold the second of two public hearings to consider approval of the proposed Heritage Park Mall Area Urban Renewal Plan, which is an urban renewal plan in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.*, during a regular meeting of the City Council on the 25th day of April, 2023, at 6:00 p.m., or as soon after that time as the matter may be heard, for the purpose of providing any interested persons the opportunity to express their views on the proposed Heritage Park Mall Area Urban Renewal Plan prior to any vote thereon. The meeting will be held at the City Council Chambers in Midwest City Hall, 100 N Midwest Boulevard, Midwest City, Oklahoma. Any person or organization or representative of any organization desiring to be heard will be afforded an opportunity to be heard. The first hearing was held during a regular meeting of City Council on the 28<sup>th</sup> day of March, 2023.

The proposed Heritage Park Mall Area Urban Renewal Plan seeks to facilitate and promote the redevelopment of a distressed and blighted area in order to create economic development opportunities and contribute to the economic and community health of the area. The proposed Heritage Park Mall Area Urban Renewal Plan includes property acquisition and disposition authorizations. The urban renewal area is located on the northwest corner of Reno Avenue and N. Air Depot Boulevard, primarily consisting of the former Heritage Park Mall, in the City of Midwest, Oklahoma County, State of Oklahoma. The boundaries are depicted and more specifically described on Exhibit 1 below. The proposed Heritage Park Mall Area Urban Renewal Plan will be implemented by the Midwest City Urban Renewal Authority.

The proposed Heritage Park Mall Area Urban Renewal Plan, and supporting documentation can be found at <https://www.midwestcityok.org/citycouncil/page/council-actions-heritage-park-mall>. A link to the web page can be found in the banner of the main web page for the City of Midwest City at [www.midwestcityok.org](http://www.midwestcityok.org). The Plan and supporting documentation are also available for examination during normal business hours at the office of the City Clerk of the City of Midwest City in Midwest City Hall, 100 N. Midwest Boulevard, Midwest City, Oklahoma.

## EXHIBIT 1

### Depiction and Legal Description of Urban Renewal Area



Blocks 5, 6, 7, and 8 in Heritage Park Mall, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to Midwest City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof (former What-A-Burger and Remainder of Heritage Park Mall); and

Lot 3 in Heritage Park Mall (a Re-Subdivision of Block 3, 4, and 5 of Miracle Mile Addition) in Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, recorded in Book 47 at Page 96, Oklahoma County Records, Oklahoma (former Montgomery Wards building); and

Block 2 of Heritage Park Map, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Together with Construction, Operation and Reciprocal Easement Agreement recorded August 1, 1977, in Book 4388, Page 784; and Amendment, Ratification and Adoption of Construction, Operation and Reciprocal Easement Agreement recorded November 14, 1977, in Book 4415, Page 935 together will all improvement thereon and the appurtenances thereunto belonging. (Former Sears building).



# **HERITAGE PARK MALL AREA URBAN RENEWAL PLAN**

DECEMBER 21, 2022





**I. Description of Project**

a. Background and Purpose

This plan addresses a specific, small in size, distressed area near the western gateway to the City of Midwest City (“City”), specifically the northwest corner of Reno Avenue and N. Air Depot Boulevard, primarily consisting of the former Heritage Park Mall. The City has made significant progress in its effort to create a desirable community within which to live, work, play, and invest. Public investment through streetscape and drainage improvements, water and sewer infrastructure, and trails and public spaces have contributed to this effort. The City’s Comprehensive Plan identifies the current uses in this area as office and retail and designates future land use of the area as a focal point of the community where the City seeks to encourage quality development and contemplates major redevelopment, whether through new land uses and buildings or the repurposing of the existing structures.

The Heritage Park Mall Area Urban Renewal Plan (“Urban Renewal Plan”) is an urban renewal plan as defined by and in accordance with the provisions of the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* It is a primary element of the City’s intent to facilitate the redevelopment of the area, creating new economic development opportunities. Implementation of this Urban Renewal Plan is critical to remedying blighting conditions, in order to contribute to the economic and community health of the City into the foreseeable future.

b. Urban Renewal Area Map

The Urban Renewal Area Map is attached as Exhibit 1.

c. Legal Description of Urban Renewal Area

The Urban Renewal Area is located in Midwest City, Oklahoma County, State of Oklahoma, and is specifically described on Exhibit 2.

d. Eligibility for Redevelopment

The Urban Renewal Area is a blighted area within the meaning of the Oklahoma Urban Redevelopment Law, as found and declared by the City in Resolution 2022-23, dated August 23, 2022.

e. Urban Renewal Plan Objectives

The Urban Renewal Plan will be undertaken as approved and authorized by the City. The principal activities consist of acquisition, disposition, and redevelopment to remedy blighting conditions in the Urban Renewal Area.

Administrative implementation and support with respect to acquisition and disposition of property will be provided primarily by the Midwest City Urban Renewal Authority, a public body corporate (“MWCURA”).

The primary development and redevelopment objectives of the Urban Renewal Plan are to:

- i. Remove the blighting conditions in the Urban Renewal Area.

- ii. Create one or more new redevelopment sites in the City.
- iii. Return the under-utilized land to full economic productivity.
- iv. Build on the City's past and ongoing investment in the immediate area.
- v. Encourage investment in and redevelopment in accordance with the City's Comprehensive Plan.
- vi. Reinforce the City's image through quality urban design practices.
- vii. Encourage the redevelopment of the underutilized shopping mall to become one of the focal points of the community.
- viii. Provide economic development tools to assist in the revitalization of the Urban Renewal Area.
- ix. Address any environmental conditions impacting redevelopment and public health through identification and remediation.
- x. Improve the economic viability of the commercial corridor.
- xi. Acquire property to create development parcels.
- xii. Proactively recruit private reinvestment in the Urban Renewal Area.
- xiii. Support consistent code enforcement to beautify the area.
- xiv. Support and reinforce adopted policies of the City outlined in the Comprehensive Plan, the zoning code, and other regulatory documents.

f. Types of Renewal Actions

The primary actions of the Urban Renewal Plan are to:

- i. Facilitate the acquisition of parcels and clearance of dilapidated structures to create individual and large tract assemblages as redevelopment sites for investment and to eliminate blight.
- ii. Make properties available for redevelopment as contemplated by this Urban Renewal Plan.
- iii. Rehabilitate and bring up to a standard compatible with objectives of the Urban Renewal Plan, meeting all applicable requirements of City codes and ordinances, for any structures that may remain.
- iv. Identify key development sites and market to the development community.
- v. Coordinate needed public infrastructure and neighborhood amenity improvements related to redevelopment sites.
- vi. Coordinate any needed zoning, architectural, or urban design standards that would enhance the redevelopment efforts.

**II. Land Use Plan and Provisions**

a. Land Use Plan

The existing zoned uses of the properties within in the Urban Renewal Area are depicted on the attached Exhibit 4, Existing Land Use Map. The Land Use Plan consists of the current and future Land Use Plan Map contained in Exhibit 5 and the Land Use Provisions in Section II of this Urban Renewal Plan. The Land Use Plan will be consistent with the City's Comprehensive Plan and the land use provisions contained herein.

b. Permitted Land Use Categories

Permitted land use categories are shown on Exhibit 5, the Land Use Plan Map. The current and future permitted land use categories include office, retail, residential, institutional, and public. Private and public uses (including institutional) shall permit accessory uses and complementary uses, whether public or private. Specific land uses will be controlled by applicable zoning approved by the City. The Land Use Plan Map is a general guide subject to specific adjustment and modification by the City without amendment of this Urban Renewal Plan.

c. Specific Regulations, Controls, and Restrictions to Be Imposed by the Urban Renewal Plan on the Sale, Lease, or Other Disposition of All Real Property Acquired

In order to achieve the objectives of the Urban Renewal Plan and in order to assist redevelopers in redeveloping property, MWCURA, acting on behalf of the City, will subject land to be redeveloped to specific regulations and controls at the time of land disposition. Such specific regulations and controls may include, but are not limited to, floor area ratio, building coverage, height, setback, open areas, uses, off-street parking, and landscaping.

MWCURA shall review the proposals and plans for redevelopment, and it shall prescribe such controls, regulations, restrictions, and obligations in the redevelopment contract, deeds of disposition, and other related documents as it determines to be appropriate to carry out the objectives of the Urban Renewal Plan.

d. Duration of Controls, Effective Date and Renewal Provisions

Building requirements which are implemented by covenants in disposition or other documents shall be effective for the period provided in the redevelopment documents, but in any event until January 1 of the year 2045, unless otherwise extended by the City.

**III. Project Authorizations**

a. Implementation Authority

- i. The City shall provide overall policy direction and approvals as required under the Oklahoma Urban Redevelopment Law and applicable state law regarding development, redevelopment, and financing activities. The City may make budgetary appropriations and undertake land acquisitions and dispositions as it deems necessary and appropriate and in accordance with applicable law.
- ii. The Midwest City Economic Development Authority, a public trust whose beneficiary is the City (“MWCEDA”), and the Midwest City Memorial Hospital Authority, a public trust whose beneficiary is the City (“Trust”), may provide primary financing authorizations and establish financing priorities necessary or appropriate to implement the Urban Renewal Plan.
- iii. MWCURA may undertake acquisition (including relocation and other related activities) and disposition activities necessary or appropriate to undertake the Urban Renewal Plan in accordance with City approvals.

- iv. The City, the MWCEDA, the Trust, and MWCURA are each separately authorized to utilize powers, funds, employees, consultants, and members to accomplish the objectives of the Urban Renewal Plan to the extent permitted by law.
- v. MWCURA may devote properties acquired by it in the Urban Renewal Area, prior to the time such properties are needed for redevelopment purposes, to rental, lease, or other continuation of present uses or to temporary uses, such as parking, relocation, or recreation, etc., in accordance with such standards, controls and regulations as MWCURA and/or the City may deem appropriate.
- vi. Administrative interpretations of the land use provisions during the period of Urban Renewal Plan execution shall be provided by the appropriate and designated department of the City upon its own motion or within thirty (30) days after receipt of a written request for such interpretation.
- vii. The City shall be a beneficiary to all instruments and agreements incorporating land use provisions and building requirements and shall be entitled to enforce such provisions by actions of law or in equity including suits for injunctions both prohibitive and mandatory.

b. Project Coordination

Implementation and coordination actions shall be guided by the City Manager and such staff, employees, officers, consultants, and members of the City, the MWCEDA, the Trust, and MWCURA as may be necessary or appropriate from time to time. Implementation and coordination participation shall, at a minimum, include representatives of the City, the MWCEDA, the Trust, and MWCURA, and their legal counsel. Additional participants may be designated at any time by the City Manager. Public benefits, such as public improvements and financial assistance, should be conferred in a manner that leverages quality private development consistent with the City's development and redevelopment objectives, as reflected in this Urban Renewal Plan, the Comprehensive Plan, and applicable zoning. Whenever possible, development agreements shall be used to ensure that public resources generate corresponding private development.

c. Land Acquisition

Real property in the Urban Renewal Area may be acquired as shown on the Land Acquisition Map, Exhibit 3. Such property may be acquired by direct negotiation and/or by the exercise of the power of eminent domain granted by law to MWCURA, including specifically any currently vacant property as shown on the Existing Land Use Map, Exhibit 4, or which has become vacant by removal of structures thereon. In addition, title to and interests in street rights-of-way and other public use land will be acquired by MWCURA or the City as necessary to carry out the Urban Renewal Plan objectives. The City consents to the acquisition through eminent domain of any such property in which it may have a legal or beneficial interest. Under the provisions of this section, MWCURA may, as it determines appropriate, acquire a lesser interest in property than fee simple, which lesser interest may include acquisition of one or more structures, but excluding the land or some interest therein where the acquisition of such lesser interest will serve the objectives of this Urban Renewal Plan and where its requirements for redevelopment are otherwise met.

d. Reports to The City

MWCURA shall provide to the City upon request periodic reports detailing activities undertaken by MWCURA in the Urban Renewal Area.

e. Redevelopers' Obligations

Redevelopment of land in the Urban Renewal Area shall be made subject to the redevelopment requirements specified by MWCURA. The purpose of such redevelopment requirements is to assure the redevelopment of the Urban Renewal Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these requirements, but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development or redevelopment proposals which are in harmony with the Urban Renewal Plan. All such proposals will be subject to design review, comment, and approval by MWCURA prior to disposition and prior to commencement of construction.

Redevelopers will be obligated, under the terms of the disposition instrument, to carry out certain specified improvements, in accordance with the Urban Renewal Plan, within a reasonable period of time as set forth in the contract or agreement. Redevelopers will not be permitted to dispose of property until the improvements are completed, without the prior written consent of MWCURA, which consent will not be granted except under conditions that will prevent speculation and protect the interests of the City and MWCURA.

f. Underground Utility Lines

When required by MWCURA, utility distribution lines, whether public or private, shall be placed underground.

g. Other Provisions Necessary to Meet State and Other Local Requirements

The land in the Urban Renewal Area is to be made available to public or private enterprises for redevelopment as provided in this Urban Renewal Plan.

h. Modification of the Urban Renewal Plan

This Urban Renewal Plan may be modified as provided by state law as now in effect or as it may hereafter be amended.

i. Planning and Zoning

The land use provisions contained in this Urban Renewal Plan shall be implemented and supplemented by the zoning ordinances and other codes of the City.

**IV. Land Disposition**

a. Methods

Land disposition pursuant to this Urban Renewal Plan may be accomplished by methods which comply with the laws of the State of Oklahoma.

b. Procedures for Contracts

- i. Applicability. MWCURA shall comply with the following procedures when it proposes to enter into contracts or agreements with respect to land or the redevelopment thereof for residential, recreational, commercial, industrial, other uses, or for public uses, other than for retention of property for public use, in accordance with the Urban Renewal Plan. The procedure below will apply until such time as the City adopts and approves procedures by ordinance, resolution, or otherwise, which are intended to supersede these provisions.
- ii. Obligations to be Imposed. MWCURA shall require the purchaser or redeveloper to devote property to the uses provided in this Urban Renewal Plan and agree to development in accordance with the Urban Renewal Plan.
- iii. Notice. Prior to entering into any agreement for land disposition to a private purchaser or any agreement for private redevelopment, MWCURA shall give at least ten (10) days' notice by publication in a newspaper of general circulation in the City, which notice shall state the address and office hours of MWCURA, recite that MWCURA is considering a proposal to enter into an agreement for disposal of land and/or private redevelopment, containing the name of the proposed redeveloper, and setting forth a description of the land involved. The terms of the proposal shall be available for public inspection at the office of MWCURA.
- iv. Approval. Approval of any contacts, agreements, or disposition of land, land use, or redevelopment of land pursuant to negotiation shall be pursuant to a public meeting of MWCURA. Ten (10) days' notice of such meeting shall be given by publication in a newspaper of general circulation in the City, which notice shall specify the time and place of the meeting, the nature of the agreement to be approved, and the proposed purchaser or redeveloper. Such notice may be combined with the notice referred to in subsection IV(b)(iii) above.

**V. Project Financing Plan**

Financing authorizations and support will be primarily provided by the City, the MWCEDA, and/or the Trust. Implementation and financing of the Urban Renewal Plan may be phased. The scope, complexity, and execution times of the many projects and activities required to achieve the objectives of this Urban Renewal Plan may necessitate such an implementation and financing method. The Urban Renewal Plan may be undertaken in conjunction with other local and state economic development and redevelopment tools and programs, including by way of example, capital improvement bond issues, the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*, and the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* Financing approvals and authorizations shall be provided from time to time as deemed appropriate by the City, the MWCEDA, and the Trust.

**VI. Relocation Plan**

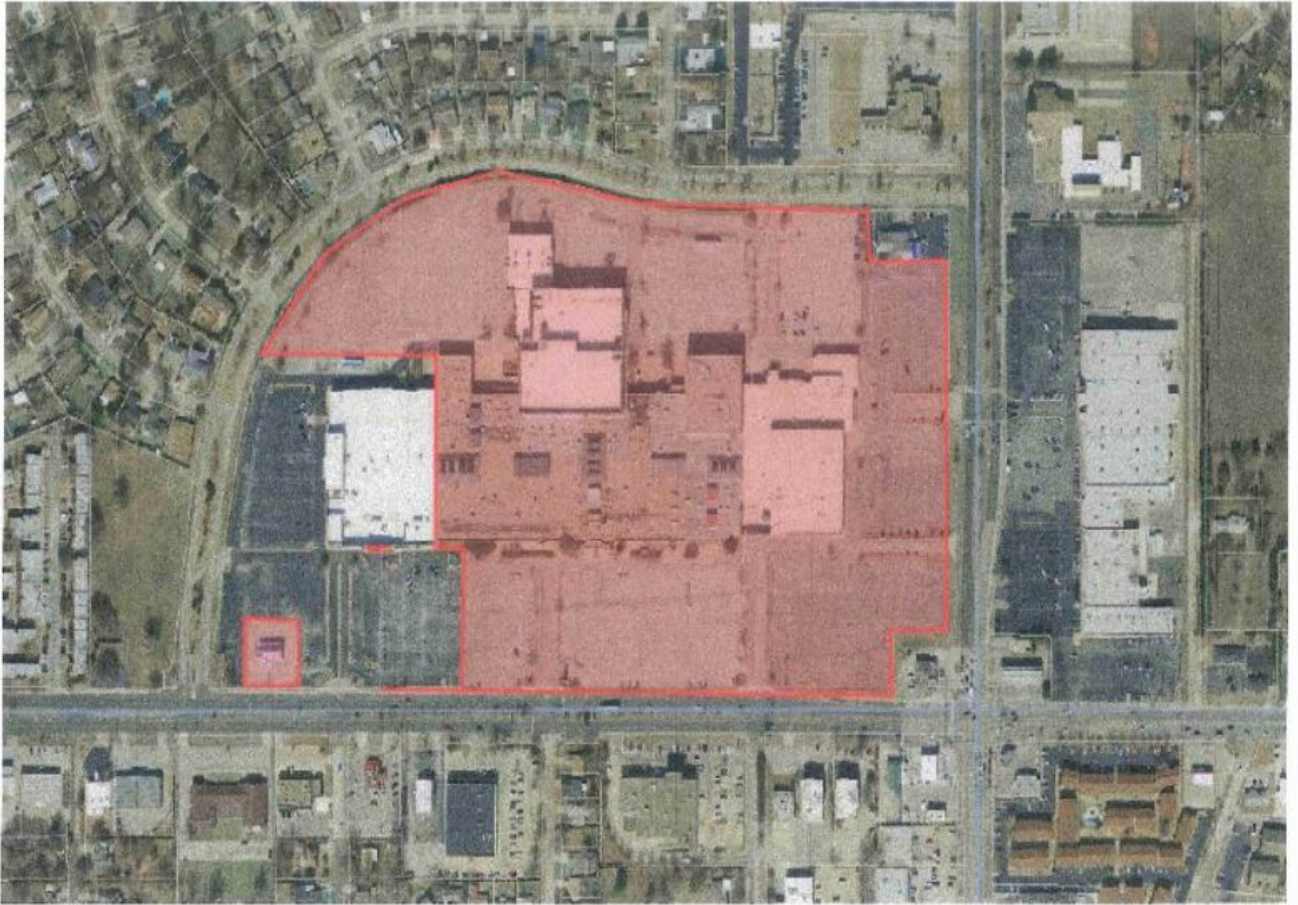
MWCURA shall carry out all relocation activities in accordance with 11 O.S. §38-108(8) of the Oklahoma Urban Redevelopment Law, this Urban Renewal Plan, and the Midwest City Urban Renewal Authority Relocation Policy and Procedures, as adopted and amended from time to time (“Policy”), in order to provide a feasible method for the relocation of families and businesses displaced by its actions into decent, safe, and sanitary accommodations within their means and without undue hardship to such families and businesses. The City may direct further benefits and financial assistance in a manner that is clear, uniform, and nondiscriminatory, in addition to the relocation assistance offered through the Policy.

MWCURA will provide reasonable notice to relocatees of all relocation actions as set out in the Policy. Likewise, appeals procedures shall be provided to all those to be relocated or displaced. MWCURA shall perform ongoing monitoring of all relocation or displacement activities, including adequate records keeping, site occupants’ needs and concerns, counseling and advisory services, claims processing, appeals processing, and other such activities.

Relocation activities shall be reviewed periodically to assure compliance with applicable laws and policies.

**EXHIBIT 1**

**Urban Renewal Area Map**





## **EXHIBIT 2**

### **Legal Description of Urban Renewal Area**

Blocks 5, 6, 7, and 8 in Heritage Park Mall, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to Midwest City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof (former What-A-Burger and Remainder of Heritage Park Mall); and

Lot 3 in Heritage Park Mall (a Re-Subdivision of Block 3, 4, and 5 of Miracle Mile Addition) in Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, recorded in Book 47 at Page 96, Oklahoma County Records, Oklahoma; (former Montgomery Wards building) and

Block 2 of Heritage Park Map, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Together with Construction, Operation and Reciprocal Easement Agreement recorded August 1, 1977, in Book 4388, Page 784; and Amendment, Ratification and Adoption of Construction, Operation and Reciprocal Easement Agreement recorded November 14, 1977, in Book 4415, Page 935 together will all improvement thereon and the appurtenances thereunto belonging. (Former Sears building).

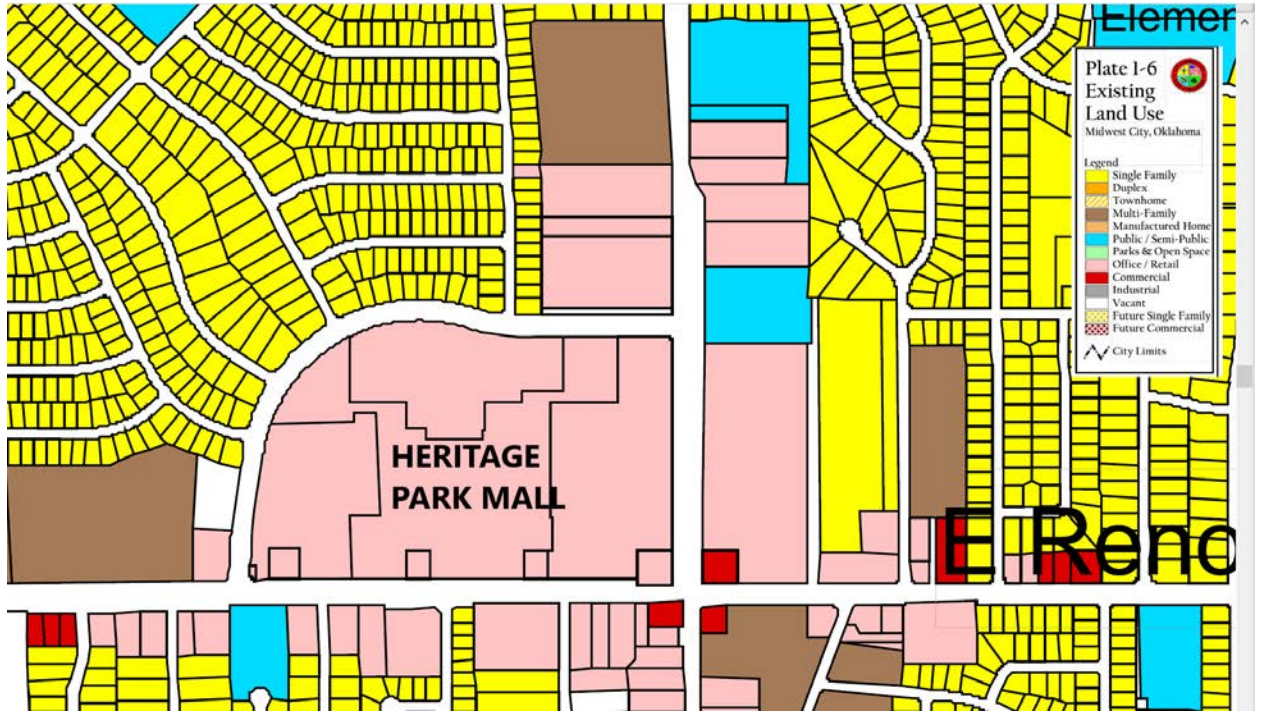
**EXHIBIT 3**

**Land Acquisition Map**



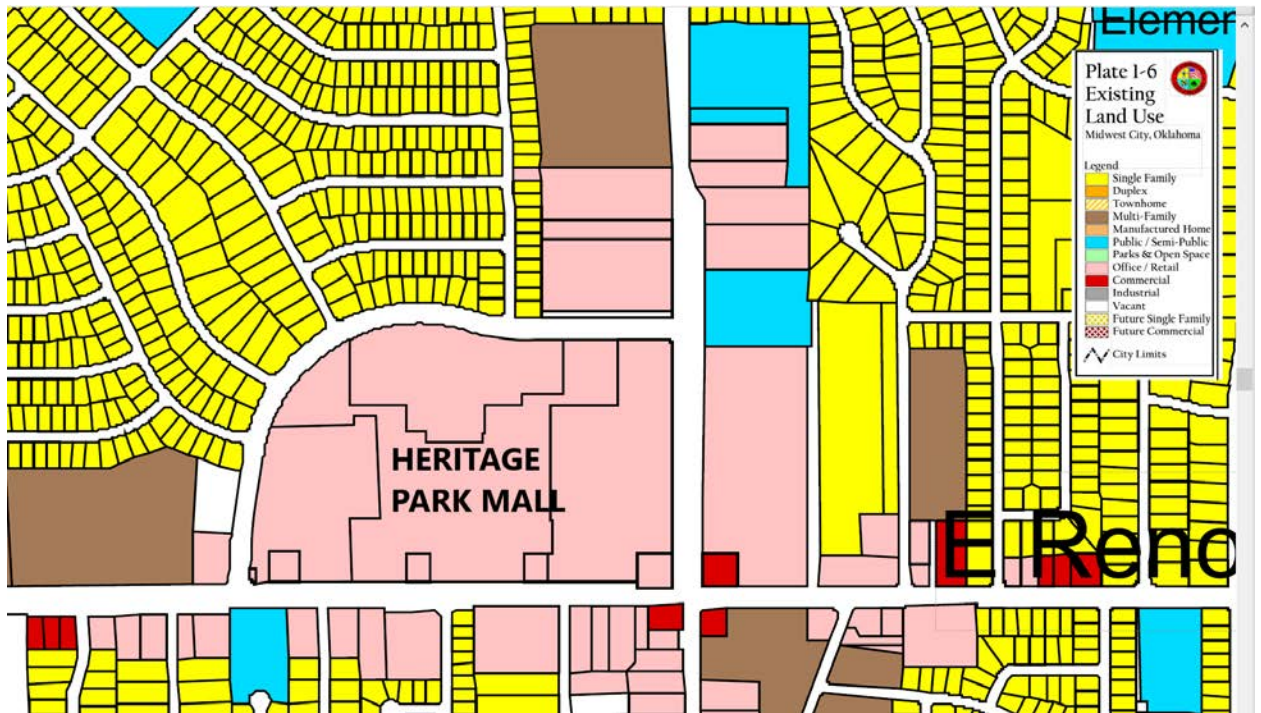
# EXHIBIT 4

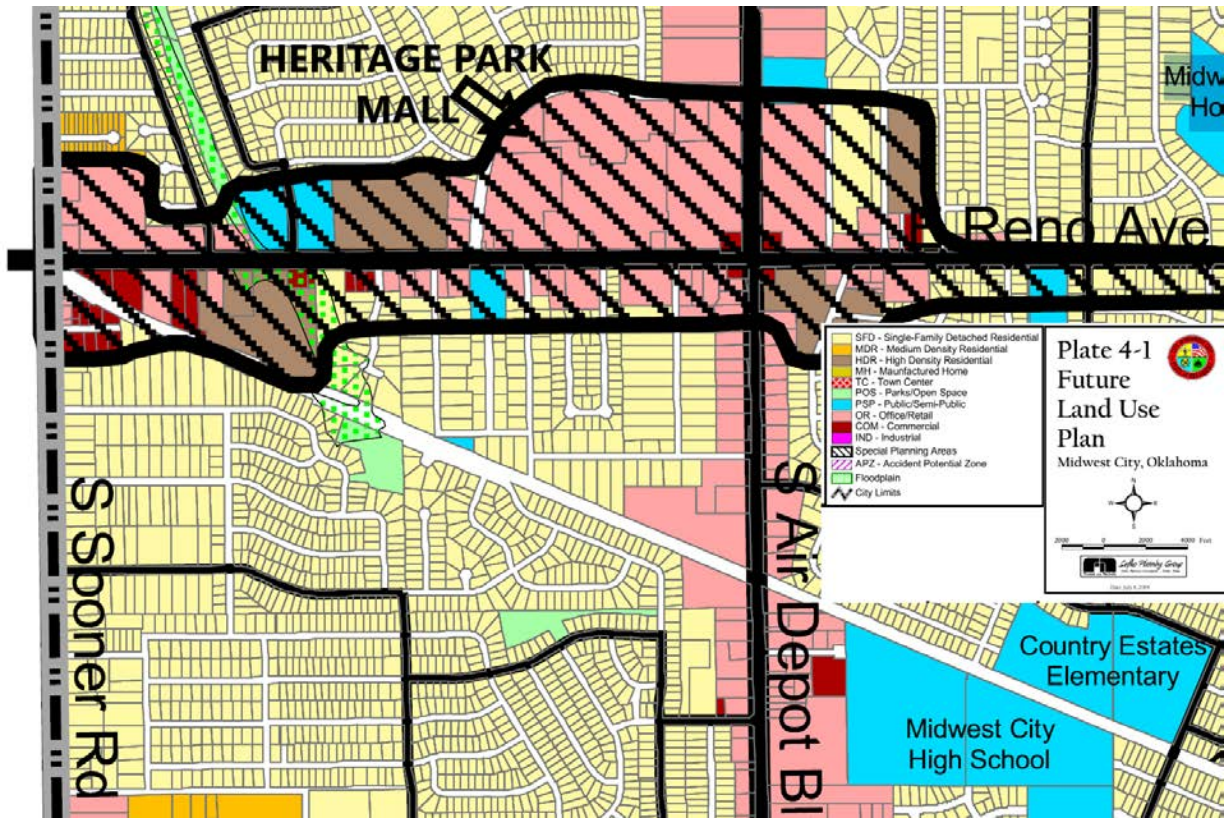
## Existing Land Use Map



# EXHIBIT 5

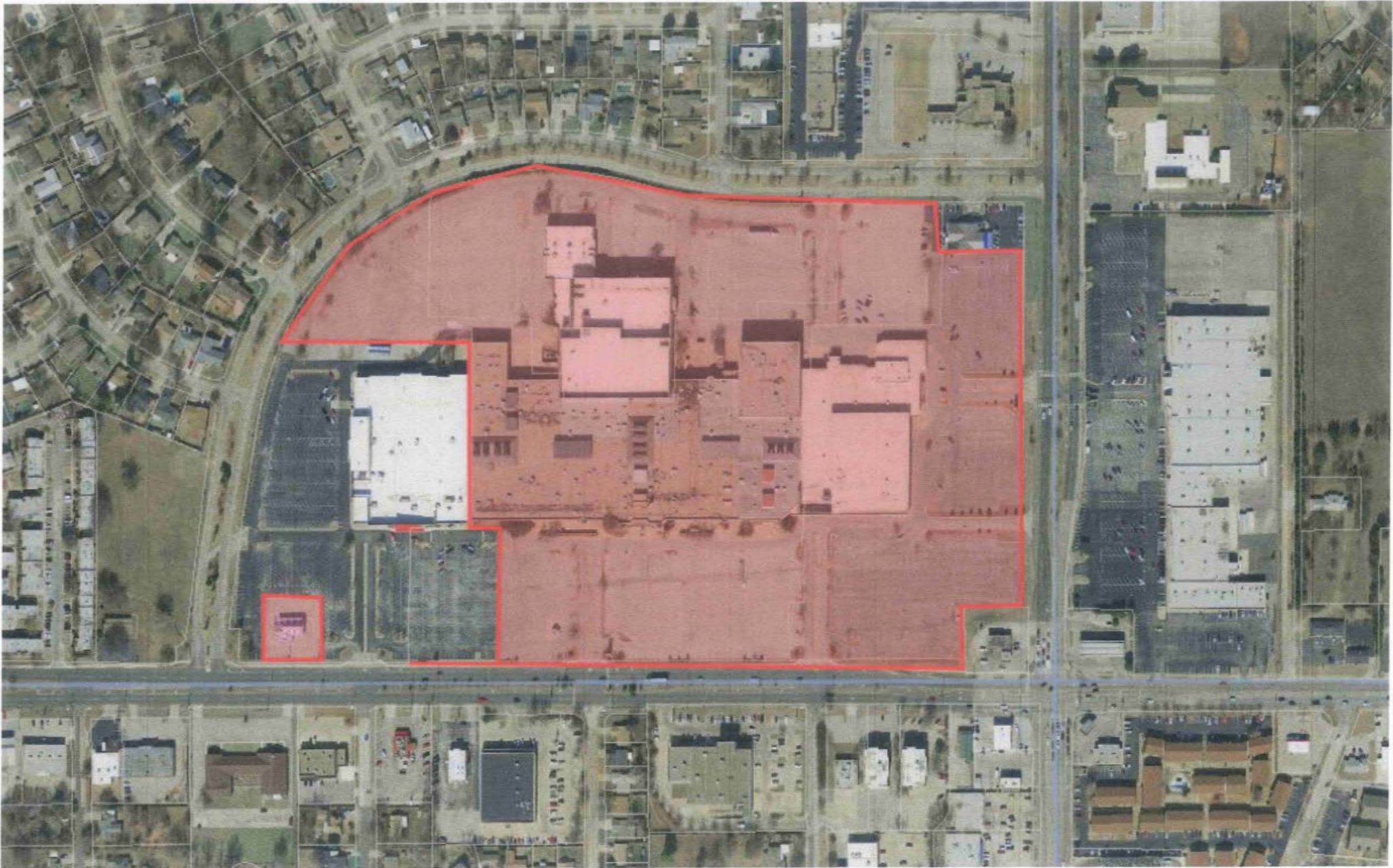
## Land Use Plan





Specific land uses will be controlled by applicable zoning approved by the City. The Land Use Plan Maps are a general guide subject to specific adjustment and modification by the City without amendment to the Urban Renewal Plan.

**EXHIBIT 1  
BLIGHTED AREA MAP**





PLANNING COMMISSION RESOLUTION NO. 2023-01

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MIDWEST RECEIVING THE PROPOSED HERITAGE PARK MALL AREA URBAN RENEWAL PLAN, DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL AREA, DETERMINING THE HERITAGE PARK MALL AREA URBAN RENEWAL PLAN TO ASSIST IN AND CONFORM TO THE GENERAL PLAN OF THE CITY OF MIDWEST CITY, AND RECOMMENDING ITS APPROVAL TO THE CITY COUNCIL OF THE CITY OF MIDWEST CITY**

**WHEREAS**, on August 23, 2022, the City of Midwest City adopted Resolution 2022-23, declaring blighted the area located on the northwest corner of Reno Avenue and N. Air Depot Boulevard (“Urban Renewal Area”), within the meaning of the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.* (“Act”); and

**WHEREAS**, the City’s declaration of the Urban Renewal Area as a blighted area within the meaning of the Act was made based upon the Blight Report attached to and referenced in City Resolution 2022-23; and

**WHEREAS**, consistent with City Resolution 2022-23, a proposed urban renewal plan for the Urban Renewal Area has been prepared consistent with the Act; and

**WHEREAS**, such proposed urban renewal plan is entitled the Heritage Park Mall Area Urban Renewal Plan (“Urban Renewal Plan”); and

**WHEREAS**, the Act provides the procedure for adopting an urban renewal plan; and

**WHEREAS**, in accordance with the adoption procedure of the Act, the Board of Commissioners of the Midwest City Urban Renewal Authority, by Resolution No. 2022-01, has determined the proposed Urban Renewal Plan to be desirable, has presented the proposed Urban Renewal Plan to the Planning Commission for its consideration, findings, and recommendation, and has recommended approval of the proposed Urban Renewal Plan to City Council; and

**WHEREAS**, the Planning Commission has reviewed the proposed Urban Renewal Plan; and

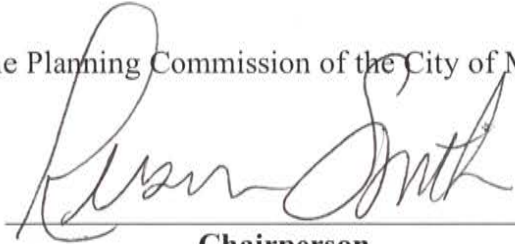
**WHEREAS**, in accordance with the adoption procedure of the Act, the Planning Commission finds it appropriate and desirable to: (1) receive the proposed Urban Renewal Plan; (2) designate the proposed Urban Renewal Area as appropriate for an urban renewal area as defined under the Act; (3) determine the proposed Urban Renewal Plan to conform to and assist in the execution of the general plan of the City; and (4) recommend approval of the Urban Renewal Plan to the City Council of the City of Midwest City.



**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Midwest City that:

1. The proposed Urban Renewal Plan presented to the Planning Commission is hereby received by the Planning Commission.
2. The proposed Urban Renewal Plan is hereby determined to be desirable.
3. The proposed Urban Renewal Area is hereby designated as appropriate for an urban renewal area as defined by the Act.
4. The proposed Urban Renewal Plan conforms to and assists in the execution of the general plan of the City.
5. The Planning Commission hereby recommends to the City Council of the City of Midwest City the approval of the proposed Urban Renewal Plan.

**ADOPTED and APPROVED** by the Planning Commission of the City of Midwest City this 7<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
**Chairperson**

**ATTEST**  
  
\_\_\_\_\_  
**Secretary**

RESOLUTION NO. URA 2022-01

**A RESOLUTION OF THE MIDWEST CITY URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF THE HERITAGE PARK MALL AREA URBAN RENEWAL PLAN TO THE CITY OF MIDWEST CITY**

**WHEREAS**, the Midwest City Urban Renewal Authority (“Authority”) is a public body corporate created pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”), and authorized by City Council of the City of Midwest City (“City”) to exercise its powers; and

**WHEREAS**, plans for redevelopment, rehabilitation, and conservation may be recommended by the Authority to the City for undertaking projects in accordance with the Act; and

**WHEREAS**, a proposed urban renewal plan has been prepared for a specified area located on the northwest corner of Reno Avenue and N. Air Depot Boulevard, declared by the City in Resolution 2022-23, dated August 23, 2022, to be a blighted area within the meaning of the Act; and

**WHEREAS**, such proposed urban renewal plan is entitled the Heritage Park Mall Area Urban Renewal Plan; and

**WHEREAS**, the Act provides the procedure for adopting an urban renewal plan; and

**WHEREAS**, the Heritage Park Mall Area Urban Renewal Plan has been reviewed by the Authority; and

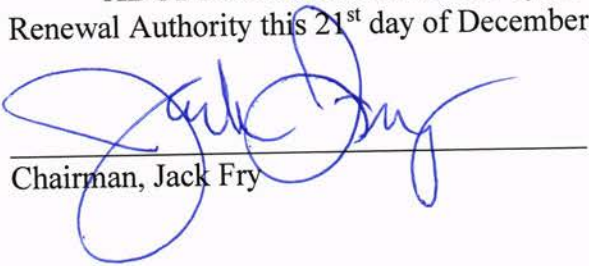
**WHEREAS**, in accordance with the adoption procedure of the Act, the Board of Commissioners of the Authority finds it appropriate and desirable to determine that the proposed Heritage Park Mall Area Urban Renewal Plan is desirable in order to accomplish redevelopment of the blighted area, and to recommend that the City approve the Heritage Park Mall Area Urban Renewal Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Midwest City Urban Renewal Authority that:

1. The Heritage Park Mall Area Urban Renewal Plan is hereby determined to be desirable, is approved for submission to the City in accordance with the Act and applicable law, and is recommended for approval by the City.
2. The Heritage Park Mall Area Urban Renewal Plan complies with the laws of the State of Oklahoma.

3. The Secretary of the Authority is hereby directed to file a certified copy of the Meritage Park Mall Area Urban Renewal Plan with the minutes of the meeting at which this resolution is approved.
4. The Executive Director of the Authority is directed to submit the Heritage Park Mall Area Urban Renewal Plan to the Planning Commission of the City for its consideration, review, and findings as required by law, and is further directed to file the Heritage Park Mall Area Urban Renewal Plan with the City Clerk of the City.

**ADOPTED and APPROVED** by the Board of Commissioners of the Midwest City Urban Renewal Authority this 21<sup>st</sup> day of December, 2022.

  
\_\_\_\_\_  
Chairman, Jack Fry

I, Sara Hancock, Secretary of the Board of Commissioners for the Midwest City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a meeting of the Board of Commissioners of the Midwest City Urban Renewal Authority, held in City Hall at 100 N. Midwest Boulevard, Midwest City, Oklahoma, on the **21<sup>st</sup>** day of **December, 2022**; that said meeting was held in accordance with the Bylaws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the resolution was duly adopted by a legally sufficient number of the Commissioners.



  
\_\_\_\_\_  
SECRETARY

RESOLUTION 2022- 23

**RESOLUTION OF THE COUNCIL OF THE CITY OF MIDWEST CITY  
DECLARING CERTAIN PROPERTY LOCATED AT THE NORTHWEST  
CORNER OF N. AIR DEPOT BOULEVARD AND RENO AVENUE  
(PORTIONS OF THE FORMER HERITAGE PARK MALL [AND OTHER  
ADJACENT PROPERTY]), AS BLIGHTED AND APPROPRIATE FOR AN  
URBAN RENEWAL PROJECT PURSUANT TO 11 O.S. §38-101, *ET SEQ.***

**WHEREAS**, the Oklahoma Urban Redevelopment Law, 11 O. S. §38-101, *et seq.*, declares that there exist in certain municipalities blighted areas, which, among other things, constitute an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impair or arrest sound urban growth, and retard sound economic development; and that by prevention and elimination of same, property values will be stabilized and tax burdens will be more equitably distributed and the financial and capital resources of the state will be strengthened; and that this menace can best be remedied by cooperative participation of private enterprise, municipal governing bodies and public agencies, 11 O.S. §38-102; and

**WHEREAS**, 11 O.S. §38-102 further declares that certain blighted areas, or portions thereof, may require acquisition, clearance and disposition subject to use restrictions, so that the blighting conditions may be eliminated, remedied, or prevented; and

**WHEREAS**, 11 O.S. §38-102 further declares that the powers conferred by the Oklahoma Urban Redevelopment Law are for public uses and purposes, for which the power of eminent domain and police power may be exercised, and declares that it is a matter of legislative determination that the provisions of the Oklahoma Urban Redevelopment Law are enacted in the public interest; and

**WHEREAS**, the Oklahoma Urban Redevelopment Law defines a “blighted area” as follows

“Blighted area” shall mean an area in which there are properties, buildings, or improvements, whether occupied or vacant, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces; improper subdivision or obsolete platting of land; deterioration or demolition of structures without repair, replacement or reinvestment; improper street layout in terms of existing or projected traffic needs, traffic congestion or lack of parking or terminal facilities needed for existing or proposed land uses in the area, predominance of defective or inadequate street layouts; faulty lot layout in relation to size, adequacy, accessibility or usefulness; insanitary or unsafe conditions, deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title including, but not limited to, highly fragmented interests; any one or combination of such conditions which the municipal governing body determines substantially impairs or arrests the sound growth of the municipality and constitutes a substantial liability, or which endangers life or property by fire or other causes, or is

conducive to ill health, transmission of disease, mortality, juvenile delinquency, or crime and by reason thereof, is detrimental to the public health, safety, morals or welfare; and

**WHEREAS**, The City of Midwest City, Oklahoma (“City”) is engaged in economic development and redevelopment activities to enhance the City’s capabilities for economic growth and redevelopment; and

**WHEREAS**, the area located on the northwest corner of Reno Avenue and N. Air Depot Boulevard (made up of the following parcels: the former Heritage Park Mall property that is being used for unapproved and unsafe purposes, the former Montgomery Ward property that is being used for unapproved and unsafe purposes, the former Sears property, and the abandoned and vacant former What-A-Burger property), as reflected on the map attached hereto as Exhibit A hereto (“Blighted Area”), is an area suffering from numerous conditions of blight, including dilapidation and deterioration, age and obsolescence, deterioration of structures without repair, replacement, or reinvestment, inadequacy of provision for ventilation and sanitation, improper street layout, faulty lot layout, insanitary or unsafe conditions, and deterioration of the site and improvements; and

**WHEREAS**, the Blighted Area is more specifically described as the area within the following legal descriptions: Blocks 5, 6, 7, and 8 in Heritage Park Mall, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to Midwest City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof; and Lot 3 in Heritage Park Mall (a Re-Subdivision of Block 3, 4, and 5 of Miracle Mile Addition) in Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, recorded in Book 47 at Page 96, Oklahoma County Records, Oklahoma; and Block 2 of Heritage Park Map, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

**WHEREAS**, based on the information and data contained in the files of the City and reflected in the Blight Study, attached as Exhibit B hereto, the Blighted Area is characterized by dilapidated, deteriorated, and aging buildings and improvements that do not meet current building codes, vacant and unimproved properties, lack of new construction or renovation of existing structures, insanitary and unsafe conditions including significant safety hazards; and

**WHEREAS**, these conditions, both singly and in combination, constitute a blighted condition within the statutory definition; and

**WHEREAS**, the existence of such conditions in the Blighted Area substantially impairs and arrests the sound growth of the municipality and constitutes a substantial liability, endangers life and property by fire and other causes, and is conducive to ill health, transmission of disease, mortality, juvenile delinquency, and crime, and, by reason thereof, is detrimental to the public health, safety, morals, and welfare of the residents of the City; and

**WHEREAS**, for the foregoing reasons, the Blighted Area is suitable and appropriate for an urban renewal project or an urban redevelopment project; and

**WHEREAS**, the Midwest City Urban Renewal Authority (“Renewal Authority”) is requested and authorized to prepare a proposed urban renewal plan for the Blighted Area, to

consider such proposed plan, and to submit the proposed plan to the City Planning Commission and to City Council for their respective consideration, public hearings, and adoption, if appropriate.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of The City of Midwest City as follows:

1. Based on the information and data available to the City Council, including the facts reflected in the Blight Study attached as Exhibit B hereto, the area located on the northwest corner of Reno Avenue and N. Air Depot Boulevard, as reflected on the map attached as Exhibit A hereto and described below, is hereby declared to be a blighted area and appropriate for an urban renewal project within the contemplation of the Oklahoma Urban Redevelopment Law, 11 O.S. §§38-101, *et seq.*; such area is more particularly described as the area within the following legal descriptions:

Blocks 5, 6, 7, and 8 in Heritage Park Mall, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to Midwest City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof; and Lot 3 in Heritage Park Mall (a Re-Subdivision of Block 3, 4, and 5 of Miracle Mile Addition) in Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, recorded in Book 47 at Page 96, Oklahoma County Records, Oklahoma; and Block 2 of Heritage Park Map, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

2. The redevelopment of the area is deemed to be necessary in the public interest of the public health, safety, morals, and welfare of the residents of the City.


3. The Renewal Authority is requested to prepare a proposed urban renewal plan in accordance with the Oklahoma Urban Redevelopment Law for the Blighted Area, to consider such urban renewal plan, and to submit the proposed plan to the City Planning Commission and to City Council for their respective consideration, public hearings, and adoption, if appropriate.

**ADOPTED** by the Council and signed by the Mayor of The City of Midwest City, Oklahoma, this 23 day of August, 2022.

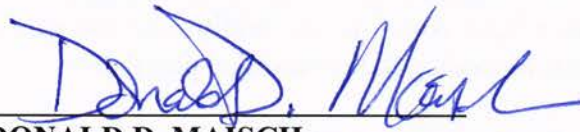


  
\_\_\_\_\_  
**MATTHEW D. DUKES, II**  
**MAYOR**

**ATTEST**

  
\_\_\_\_\_  
**SARA HANCOCK,**  
**CITY CLERK**

Approved as to form and legality:

  
\_\_\_\_\_  
**DONALD D. MAISCH,**  
**CITY ATTORNEY**

**EXHIBIT A**

**EXHIBIT A  
BLIGHTED AREA MAP**

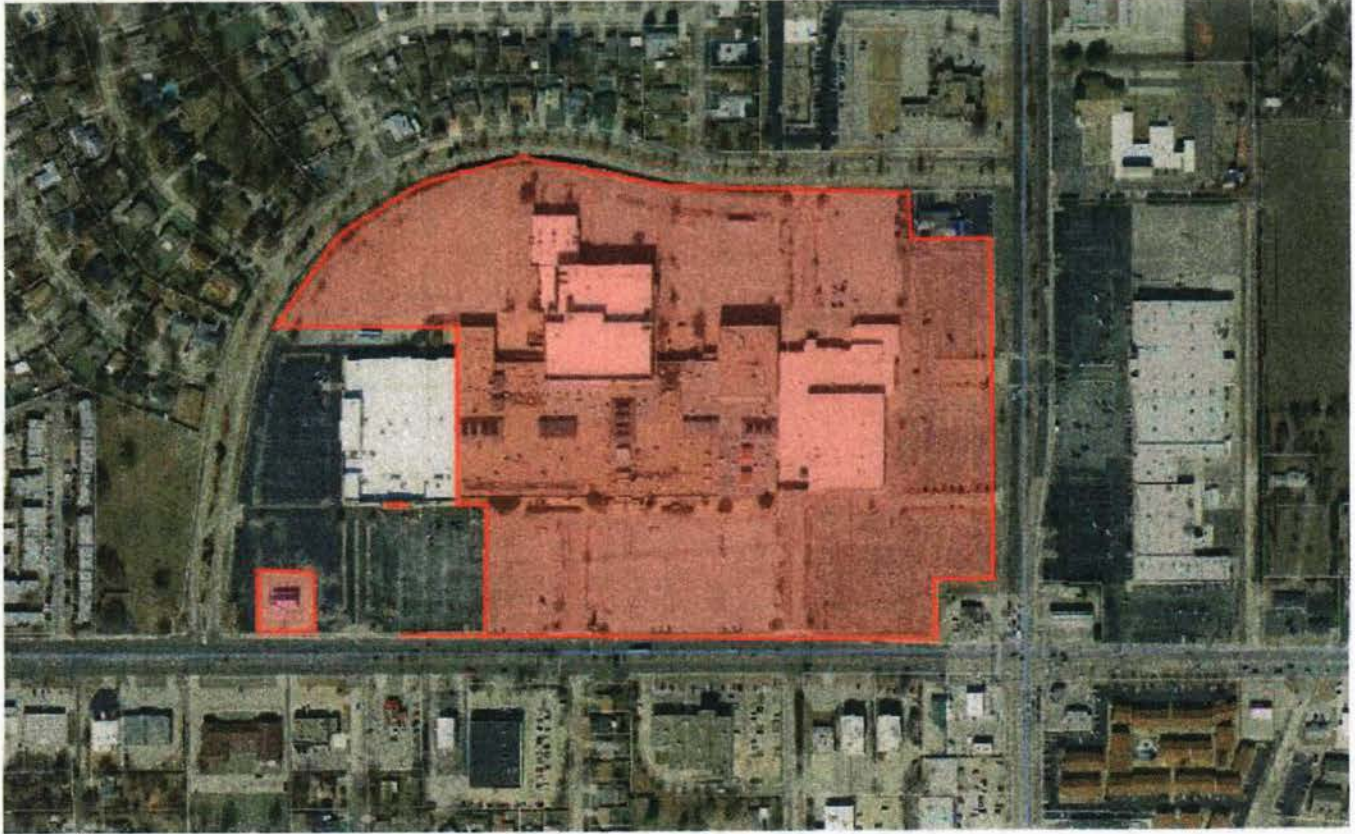
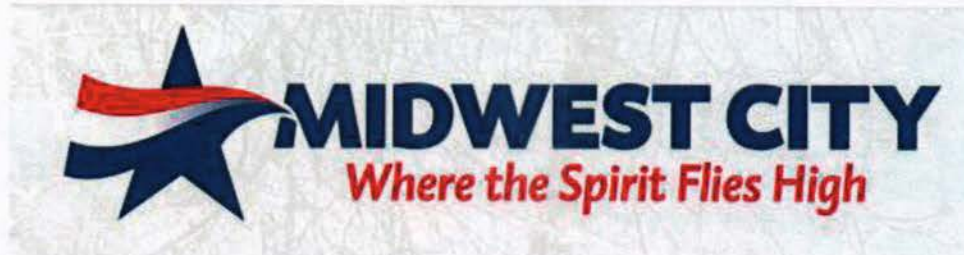




EXHIBIT B

EXHIBIT B



## **BLIGHT REPORT**

# HERITAGE PARK MALL URBAN RENEWAL PROJECT

July 26, 2022

## **INTRODUCTION**

This Blight Report evaluates the condition of property in a small area that lies along Reno Avenue and N. Air Depot Boulevard in Midwest City, depicted on the attached Exhibit 1 ("Blighted Area"). The Blighted Area consist of a former shopping mall, built in the 1970s, and vacant, in part, for over 10 years. This Blight Report focuses on the physical conditions and characteristics of the properties, buildings, and improvements within the Blighted Area within the context of the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.*

## **BLIGHTED AREA DESCRIPTION**

The Blighted Area is generally described as follows: an area located on the northwest corner of Reno Avenue and N. Air Depot Boulevard, made up of the following parcels: the former Heritage Park Mall property that is being used for unapproved and unsafe purposes, the former Montgomery Ward property that is being used for unapproved and unsafe purposes, the abandoned and vacant former Sears property, and the abandoned and vacant former What-A-Burger property.

The Blighted Area is more specifically described as follows:

Blocks 5, 6, 7, and 8 in Heritage Park Mall, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to Midwest City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof (former What-A-Burger and Remainder of Heritage Park Mall); and

Lot 3 in Heritage Park Mall (a Re-Subdivision of Block 3, 4, and 5 of Miracle Mile Addition) in Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, recorded in Book 47 at Page 96, Oklahoma County Records, Oklahoma; (former Montgomery Wards building) and

Block 2 of Heritage Park Map, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof. (Former Sears building).

## **EVIDENCE OF BLIGHT**

The Oklahoma Urban Redevelopment Law, at 11 O.S. §38-101(8) defines blighted area as follows: "Blighted area" shall mean an area in which there are properties, buildings, or improvements, whether occupied or vacant, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces; improper subdivision or obsolete platting of land; deterioration or demolition of structures without repair, replacement or reinvestment; improper street layout in terms of existing or projected traffic needs, traffic congestion or lack of parking or terminal facilities needed for existing or proposed land uses in the area, predominance of defective or inadequate street layouts; faulty lot layout in relation to size, adequacy, accessibility or usefulness; insanitary or unsafe conditions,

deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title including, but not limited to, highly fragmented interests; any one or combination of such conditions which the municipal governing body determines substantially impairs or arrests the sound growth of the municipality and constitutes a substantial liability, or which endangers life or property by fire or other causes, or is conducive to ill health, transmission of disease, mortality, juvenile delinquency, or crime and by reason thereof, is detrimental to the public health, safety, morals or welfare.

It is important to note that not every parcel or property in an area need exhibit characteristics of blight in order for the area as a whole to be considered blighted. The Blighted Area has been considered and evaluated in light of the statutory criteria cited above.

### **Dilapidation, deterioration, age, obsolescence**

Heritage Park Mall opened in 1978. Twenty years later, stores began to close. In 2009, all but one of the stores in the mall were closed. In 2017, the final store closed. This pattern is not unusual to Midwest City. Across the United States, the death of the American mall is plaguing communities. With the rise of online shopping, the country is seeing the decline of retailers. Stores, large and small, have closed and are closing their brick-and-mortar operations. The outcome is large abandoned buildings and immense amounts of surface parking. This has proven to be the outcome of Heritage Park Mall. Current markets indicate that the traditional large indoor mall – including Heritage Park Mall – is obsolete.

Communities across the country are seeking to create new concepts for obsolete mall properties. Midwest City is as well. In fact, the western portion of the abandoned Heritage Park Mall, immediately adjacent to the Blighted Area, was purchased by Life Church, who renovated the space, repaved the parking lot, and is now home to a very active and well-maintained community church. The Blighted Area has not fared so well.

The buildings within the Blighted Area remain in disrepair. The buildings are over 40 years old, which is beyond the useful life of a commercial building. Few, if any, improvements have been made over the life of the structures. The structures are in poor condition and have suffered serious damage in the past that has not been repaired. Buildings within the Blighted Area are neglected, damaged, dilapidated, unsecured, and in violation of the International Property Maintenance Code, the International Fire Code, and City ordinances. The buildings are the subject of regular code violation inspections and actions.

- Exhibit 2 – Photos of the former Heritage Park Mall
- Exhibit 3 – Photos of the former Montgomery Ward
- Exhibit 4 – Photos of the former Sears
- Exhibit 5 – Photos of the former What-A-Burger
- Exhibit 6 – Community Development Department Report

All Exhibits listed in this Blight Report are provided separately.

### **Deterioration or demolition of structures without repair, replacement or reinvestment**

Investment and development in the Blighted Area has been and is stagnant. The buildings in the Blighted Area have not been properly used for more than ten years. There has been little or no attempt to renovate, modernize, or repair the building and their facilities. The former Heritage Park Mall, former Montgomery Ward, and former What-A-Burger properties have had no legal occupants for more than eight years. The former Sears building has one legal occupant that is using only a small portion of the building and the parking lot for driving instruction. All of the buildings and facilities are in structural disrepair and little or no serious effort has been made to renovate or reoccupy the buildings.

These structures are in violation of multiple provisions of the International Property Maintenance Code, the International Fire Code, and City ordinances, and have been cited by the City for such over 100 times. Violations include active roof leaks, water decay to structural elements, mold and mildew, hazardous and flammable materials, lack of proper fire protection, blocked ingress and egress, lack of maintenance, and illegal use of facilities. Many tickets issued in response to these violations have been issued and remain in ongoing litigation.

#### **Exhibit 7 – Code Violation Reports**

The Blighted Area is adversely impacting the property around it. Life Church, which shares a property line with the Blighted Area, specifically the former Heritage Park Mall, has invested significantly in its property, and the lack of repair and investment of the structures next to it negatively impacts its property. To the west and north of the Blighted Area is the Meadowood single family residential neighborhood and the Cleveland Bailey Elementary School. This neighborhood abuts the Blighted Area and is directly negatively impacted by the lack of repair and investment. The deterioration of property values, concerns about safety in the area, environmental effects, and negative impacts on quality of life are experiences by those who live, play, and send their children to school in this neighborhood.

While the City has received a permit application and a certificate of occupancy request related to the former Heritage Park Mall building and the former What-a-Burger building, the City is unable to grant such requests given the unsound and unsafe conditions of the structures.

### **Inadequate provision for ventilation, light, air, sanitation or open spaces**

Buildings within the Blighted Area have been specifically found to be in violation of the International Fire Code and the International Property Maintenance Code. The Code Violation Reports, provided as Exhibit 7, state that the air quality and deterioration of the spaces are a threat to human life, safety, and health.

The former Heritage Park Mall and the Former Montgomery Ward have both been deemed unsafe and potential fire hazards, as documented in code enforcement inspections, as detailed in the Code Violation Reports. Multiple calls for service from the fire department have been documented. Several incidents of fire were reported. Not included in the attached Fire Incident Reports, but evidenced by the high levels of calls, the fire department has been forced to dispatch to the Blighted Area only to find that alarm and/or sprinkler systems were malfunctioning.

#### Exhibit 8 – Fire Incident Reports

#### **Improper street layout in terms of existing or projected traffic needs, traffic congestion or lack of parking or terminal facilities needed for existing or proposed land uses in the area, predominance of defective or inadequate street layouts**

The City has invested in signalization upgrades at the intersection of Reno Avenue and Air Depot Boulevard and has made significant streetscape improvements along Reno to enhance the City's western gateway entrance. The City must continue to plan and invest further in a safe and efficient traffic management plan for any development that is to occur in the Blighted Area.

The Blighted Area contains no internal layout for traffic circulation. Properly designed internal streets must be constructed in order for the existing structures to be utilized or for any development to occur in the Blighted Area.

#### **Faulty lot layout in relation to size, adequacy, accessibility or usefulness**

The Blighted Area was laid out as a mall, with the structures on the interior and a very large amount of surface parking lining the public streets. This layout is no longer relevant or adequate for the needs of modern development. The City's current method of informed and deliberate planning renders the current layout no longer useful or appropriate.

#### **Insanitary or unsafe conditions**

The Blighted Area is a clear and present hazard to the health, safety and welfare of the public and City reports over many reports document it. See Exhibit 7, Code Violation Reports. The City reports document inadequate or nonexistent fire protection systems in buildings with hazardous and combustible materials, causing a substantial threat to life and safety, particularly with a very active community church located immediately next door. There are no operable fire alarms, no operable sprinkler systems, and no properly serviced fire extinguishers. Reports show that the former Montgomery Ward and former Heritage Park Mall property buildings are not maintained in a way to prevent the risk of fire, building collapse, or other threat to life and safety, and are used to store hazardous and flammable materials without proper approval and without proper safety precautions. Inadequate means of ingress and egress constitute a fire hazard. The evidence of mold, mildew, and

dead rodents constitutes an environmental hazard negatively impacting the health, safety, and welfare of the public.

The Blighted Area poses a safety hazard to the community as an attractive nuisance for criminal activity and vagrancy. High levels of police service calls have been documented.

#### Exhibit 9 – Police Incident Reports

#### **Deterioration of site or other improvements**

The lack of maintenance in the Blighted Area has rendered the site and its improvements to be severely deteriorated. The parking lots are cracked, curbs are eroded, and lighting and landscaping are derelict. As stated earlier, the asphalt within the designated Blighted Area has begun to decay. The asphalt within the designated Blighted Area has begun to decay. This renders certain portions of the infrastructure within the Blighted Area a hazard to the public health and safety. A sink hole developed in the asphalt parking lot on the Heritage Park Mall site, that renders that portion of the parking lot not usable. Additionally, the sink hole is near the Life Church site and may become a hazard to patrons and staff of Life Church.

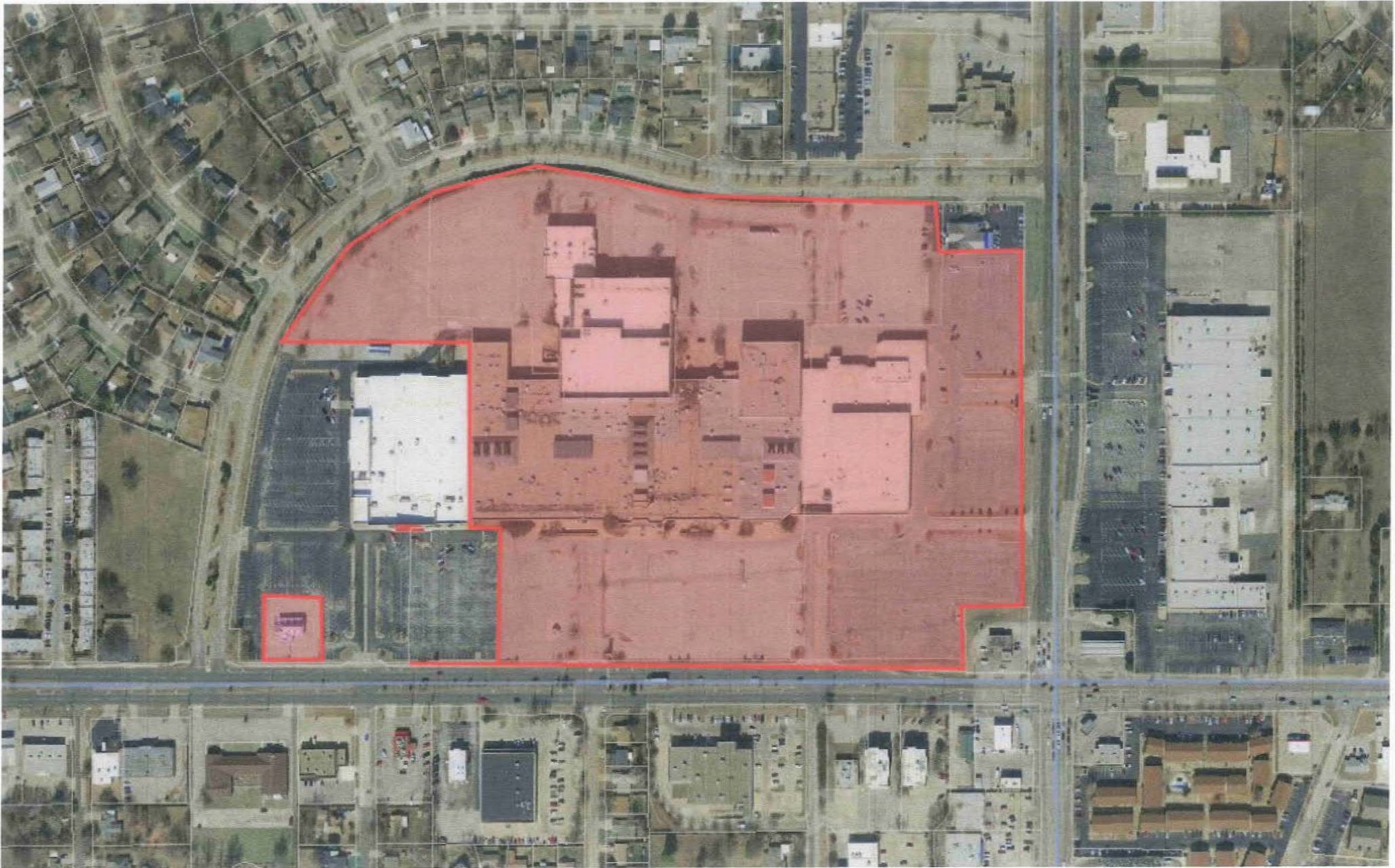
#### **CONCLUSION**

The findings support a prevalence of blighting conditions throughout the Blighted Area. Such conditions substantially impair and arrest the sound growth of the municipality and constitute a substantial liability, endanger life and property by fire or other causes, and is conducive to ill health, transmission of disease, mortality, juvenile delinquency, or crime and by reason thereof, are detrimental to the public health, safety, morals or welfare of the City. The declaration of blight for the Blighted Area by the City presents an opportunity to meet the City's goal of clearing this area of its blighting conditions and transforming it from an underutilized and economically non-performing area into an area of economic growth. Redevelopment of the Blighted Area will aid in accommodating new economic growth. The findings of this Blight Report support a recommendation for adoption of a resolution by the City declaring the area blighted consistent with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.*

Exhibit B - attachments

# **BLIGHT REPORT EXHIBITS**

**EXHIBIT 1  
BLIGHTED AREA MAP**





## EXHIBIT 2

### PHOTOS OF FORMER HERITAGE PARK MALL

















GIFT CERTIFICATES  
AVAILABLE

405-859-  
Diamond, Ok  
The Etkins  
Peter

















WALKER PARK

1001























6707 E. RENO Ave  
(6801)



Jul 14, 2022 at 10:4

6707 E. RENO AVE.  
(6801) Cityworks



Jul 14, 2022 at 10:4

6707 E. RENO  
(6801) in Cityworks



5

Jul 14, 2022 at 10:4

6777 E. RENO AVE -



RENO AVE.



6777 E.

**EXHIBIT 3**  
**PHOTOS OF FORMER MONTGOMERY WARD**





















performance

performance









yards







**EXHIBIT 4**  
**PHOTOS OF FORMER SEARS**











15















Do Not Put Any Materials in Front of Breaker Boxes









**EXHIBIT 5**  
**PHOTOS OF FORMER WHAT-A-BURGER**

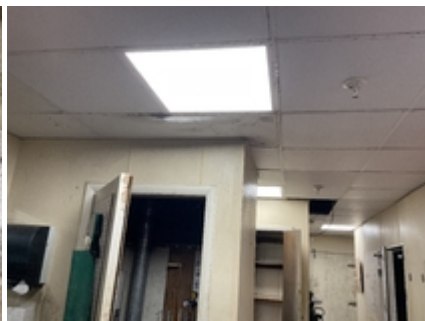
















OMMA  
 OMMA Compliance Inspection  
**Status:**  
**Notes:**

Consultation  
 Consultation Inspection  
**Status:**  
**Notes:**

**Building Services/Housekeeping**

Address Identification - Section 505.1 IFC (2018)

All building shall have a posted address. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. These numbers shall be posted high enough so as not to be obstructed in a position that is visible from the street or road fronting the property.

**Status:**  
**Notes:**

Fire Protection and Utility Equipment Signage - Section 509 IFC (2018)

Exterior suppression rooms to be labeled with buildings numerical address and "Fire Sprinkler Riser" or "Sprinkler Riser Room". Buildings Numerical address to be centered at the top of the door. Numerical lettering to be a minimum of 4". "Fire Sprinkler Riser" or "Sprinkler Riser Room" to be a minimum of 7" x 10" engineered grade reflective aluminum, white lettering on a red background with a white stripe around the edge. Utility spaces and FACP locations also required to have similar signage. Riser locations that do not have direct access to the exterior are required to have signage on nearest exterior door.

**Status:**  
**Notes:**

Knox Box - Section 506 IFC (2018)

A Knox Box Series 3200 is required to be located at the facility. The occupancy keys are required to be present in Knox Box.

**Status:**  
**Notes:**



The City of  
**MIDWEST CITY**  
 COMMUNITY DEVELOPMENT DEPARTMENT

Christine Brakefield, Chief Building Official

ENGINEERING DIVISION  
 Patrick Menefee, City Engineer  
 CURRENT PLANNING DIVISION  
 Kellie Gilles, Current Planning Manager  
 COMPREHENSIVE PLANNING  
 Comprehensive Planner  
 BUILDING INSPECTION DIVISION  
 Christine Allison, Building Official  
 GIS DIVISION  
 Greg Hakman, GIS Coordinator

Date: November 13, 2018

To: Honorable Mayor & Council Members

RE: Heritage Park Mall Area

Dear Mayor& Council:

The condition of the structures and land that make up the Heritage Park Mall area have been a common concern within the community for many years with documented concerns dating back to the closing of the mall in 2009. The aging and deteriorating property has left the immediate and surrounding area in a state of blight, unlikely to be developed due to the complexity of issues tied to the property. Over the past several years citizens and others who have lived or worked in Midwest City have expressed concerns over the unsightly appearance, deterioration and vacancy of the property.

The information provided in this memo is based on the current condition of the property, previous inspections and code studies done by Code Enforcement, Building and the Fire Departments. This information is presented to the Mayor and City Council who has the ability to determine if the property should be declared dilapidated by current municipal code using the conditions outlined in the 2015 International Property Maintenance Code of an unsafe structure.

The text below describes conditions in existence at the Heritage Park Mall property that meet the conditions outlined in code used as a baseline to determine if a property's current condition is dangerous. These conditions are in Section 108 Unsafe Structures and Equipment of the 2015 International Property Maintenance Code (IPMC). 2015 IPMC Section 108.1.1 as an unsafe structure. The IPMC says a building is unsafe and dangerous when it meets one or more of the following conditions: 1) Lacks adequate fire protection from fire; 2) It contains unsafe equipment; or 3) All or part of the building is likely to collapse.

- Required utilities are available in a limited capacity at best. 2015 IPMC Section 102.2 *all equipment, systems, devices and safeguards shall be maintained in good working order and must not be shut-off or discontinued for any occupied building.* It also requires any safety system that exists in the building to be maintained, such as the fire protection system. At the last inspection the building had inadequate or nonfunctioning fire protection systems. This is a substantial threat to life and safety because the former anchor tenant building on the west end is currently being used as an A-3, Assembly use group with a total occupancy load of 4,449. The current state of the mall building, the items stored in the building and the lack

- of proper fire protection creates dangerous conditions in immediate proximity to a very large number of people.
- IPMC 108.1.5(7) *The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.* While there is an attempt to secure the building's doors and windows it has been neglected, dilapidated and because of its illegal occupancy as an S-1, Moderate Hazard Storage, is an attractive building for vagrants and criminals.
- IPMC 108.1.5(8) *Any building or structure that has been maintained in violation of any specific requirements or prohibition applicable to such building or structure provided by the approved building and fire code of the City of Midwest City, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.* There are multiple threats to life and safety within the building.
- IPMC Section 304 is specific to the exterior structure. The general intention of this portion of the code is to ensure the building is performing its primary functions of being in good repair, structurally sound, sanitary condition and capable of preventing the elements and rodents from entering the interior areas. Due to the rain received prior to the inspection we were able to see very clearly that the building is in violation of IPMC Section 304.7 Roofs and drainage. The day of the court ordered inspection, Midwest City received approximately 0.25 - 0.5 inches of rain (Source: Mesonet). Most of this rain was received prior to 9:00 AM when the inspection began. Through observation there were many active roof leaks in multiple areas of the mall, many of which displayed evidence of being persistent. Many structural members and interior elements showed obvious signs of damage and decay from water and other external elements as a result of these leaks. A portion of a stanchion on the west end of the mall common area had decayed enough to fall into the flowerbed below.
- IPMC Section 305 addresses the maintenance of the building specifically on the interior of the structure and its equipment. It states *the structures and equipment must be kept in good repair, structurally sound and in sanitary condition.* The code commentary for Section 305.1 General, expands on this indicating that the interior of the structure and its equipment must not adversely affect the occupants' health and safety and it must protect the occupant from the exterior environment. This building does not do that. There are many areas where possible mold and mildew are evident. There are potentially hazardous and flammable materials, sporadic storage of items creating blocked paths of egress and trip hazards and evidence of active and deceased rodents and pests.
- Chapter 5 of the 2015 IPMC outlines 23 principals for the minimum maintenance requirements for plumbing facilities and fixtures. The building is in violation of several of these. *All occupied premises shall have potable water, hot water, air exhausted to the outside, water closets must have acceptable levels of light, heat and ventilation and be maintained properly.* Water service has been terminated to the building for some time.


- IPMC Chapter 6 outlines the requirements for minimum mechanical and electrical systems. In both Section 501.2 of Chapter 5 and Section 601.2 of Chapter 6 the code asserts that it is the responsibility of the owner of the structure to provide and maintain these systems and they must also not permit another person to occupy the premises that does not comply with the requirements set out in this code.
- The building in its current use is classified as an S-1, Moderate Hazard Storage, defined in Section 311 in the 2015 International Building Code (IBC). Code commentary describes an S-1, Moderate Hazard Storage use as *“a building in which combustible materials are stored and that burn with ease.”* The building is in violation, as it is being occupied for this use without the proper approval and Certificate of Occupancy as required by Section 111.1 of the 2015 IBC and Municipal Code Section 9-31.118 and all associated requirements and inspections.

While the property is deteriorating some cosmetic repairs have been made in the tenant spaces and in the common areas of the mall. Some of the tenant spaces within the body of the mall are mostly empty. Others are nearly full of various items such as tire storage, old merchandise, oils, lubricants, paint, old engine parts, bathroom fixtures, appliances, old engine diagnostic machines, automotive equipment, and other miscellaneous items.

The current state of the property as a whole, the items stored in the mall building and the lack of proper fire protection creates dangerous conditions in immediate proximity to a very large number of people. This is a substantial threat to life and safety as the former anchor tenant building on the west end is currently an Assembly use group that carries a total occupancy load of 4,449.

While there have been multiple inspections and assessments of this property by city staff, the size of the property, the large quantities of illegally stored items and general conditions of disrepair have made it impossible to do a complete and thorough assessment. It is apparent there are violations not covered in the previous code studies and additional violations will likely arise that are yet seen.

Sincerely,

  
Christine Brakefield, MPA  
Chief Building Official  
Community Development



The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT

Christine Brakefield, Chief Building Official

ENGINEERING DIVISION  
Brandon Bundy, City Engineer  
CURRENT PLANNING DIVISION  
Kellie Gilles, Current Planning Manager  
COMPREHENSIVE PLANNING  
Petya Stefanoff, Comprehensive Planner  
BUILDING INSPECTION DIVISION  
Christine Brakefield, Building Official  
GIS DIVISION  
Greg Hakman, GIS Coordinator

Date: January 08, 2020

TO: Ahmad Bahreini                      ABAB Inc.                      Mr. Danny K. Shadid  
14501 N Western Ave                  7008 NW 16<sup>th</sup> St Apt 1105      6301 Waterford Blvd Ste 110  
Edmond, OK 73013                      Oklahoma City, OK 73127      Oklahoma City, OK 73118

RE: 6777 & 6801 E Reno Avenue  
Midwest City, OK 73110  
Oklahoma County Assessor #R152008000 & R152003000

Mr. Bahreini,

This letter is to serve as a formal “Notice of Violation” for violations at the addresses referenced above that have been observed throughout the 2019 calendar year. A building inspection will be completed in conjunction with the annual fire inspection to be conducted at both 6777 & 6801 E Reno Ave Midwest City, Oklahoma 73110 on Tuesday, January 14th at 9:00 AM. Subsequent inspections will be performed each month of the 2020 calendar year in order to verify that abatement and correction of any observed code violations of the properties from said inspections have occurred. The intent of the inspections is to verify compliance with the 2015 International Existing Building Code (IEBC), 2015 International Property Maintenance Code (IPMC), and the 2015 International Building Codes (IBC) as amended and adopted by the State of Oklahoma and the City of Midwest City, as required for the occupancy classification of Storage “S” as defined in Chapter 2 of the IBC, the continued occupancy without a certificate of occupancy as required in the IEBC, and the maintenance of structures and premises as required by the IPMC.

The 2015 IEBC, IPMC and IBC codes are to safeguard, health, safety, property and public welfare including building occupants, general public, and also fire fighters and emergency responders.

The properties located at 6777 & 6801 E Reno Avenue were previously used for mercantile, and covered mall occupancy classifications. Since then the buildings have undergone an occupancy classification change and have been observed as being utilized for storage/warehouse purposes. The buildings have not been maintained to meet the minimum requirements and standards. Due to the change in use the following code sections apply:

Section 110.1 of the 2015 IEBC provides: altered areas of a building and relocated buildings shall not be used or occupied, and change in the existing use or occupancy classification of a building or portion thereof shall not be made until the code official has issued a certificate of occupancy therefor as provided herein.

Section 1001.1 of the IEBC provides that the provisions of this chapter (chapter 10) shall apply where a change of occupancy occurs, as defined in Section 202. Section 202 defines change of occupancy as: a change of the use of the building

or a portion of a building. A change of occupancy shall include any change of occupancy classification, any change from one group to another group within an occupancy classification or any change in use within a group for a specific occupancy classification.

Section 104.6 of the 2015 IEBC and section 104.3 of the IPMC allows for inspections where it is necessary to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous, or hazardous. In such situations, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code.

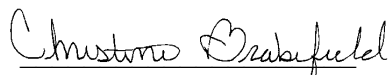
Furthermore, section 113.1 IEBC provides: It shall be unlawful for any person, firm or corporation to repair, alter, extend, add, move, remove, demolish, or change the occupancy of any building or equipment regulated by this code or cause same to be done in conflict with or in violation of any of the provisions of this code.

Finally, Section 107 of the IPMC and Section 113 of the IEBC provide that notice of a violation shall be provided directing the abatement of the violation or be subject to penalties, to the person responsible and the property owner or property owner's authorized agent.

This is not an exhaustive list of the Code requirements, but they are still instructive. The property owner or their authorized agent is responsible for abatement and correction of all violations discovered during the subsequent inspections. Observations made during the inspections may vary depending on the condition of the facility throughout the year. The minimum standards as provided in the 2015 IEBC, IPMC and IBC will be adhered to.

Failure to comply will result in citations being issued after each inspection, for each violation observed.

Sincerely,

  
Christine Brakefield, MPA  
Chief Building Official  
Community Development



## Midwest City Fire Marshal's Office

8201 E Reno Avenue, Midwest City, OK 73110  
[dhelmberger@midwestcityok.org](mailto:dhelmberger@midwestcityok.org) Office: 405-739-1355  
[www.midwestcityok.org](http://www.midwestcityok.org)



January 8<sup>th</sup>, 2020

Mr. Ahmad Bahreini  
14501 N. Western Avenue  
Edmond, Oklahoma 73013

Mr. Danny K. Shadid, Attorney  
6301 Waterford Blvd  
Oklahoma City, OK 73118

RE: 6777 & 6801 E Reno Avenue  
Midwest City, Oklahoma 73110  
Oklahoma County Assessor #R152008000 & #R152003000

Mr. Bahreini,

This letter serves as a formal *"Notice of Violations"* that have been observed throughout the 2019 calendar year. An annual fire inspection will be conducted at both 6777 & 6801 E Reno Avenue, Midwest City, Oklahoma 73110 on Tuesday January 14<sup>th</sup> at 9:00 AM. Subsequent inspections will be performed each month of the 2020 calendar year in order to verify that abatement and correction of any observed code violations of the properties from said inspections are corrected. The intent of the inspection is to verify compliance with the 2015 International Fire Code (IFC) as adopted by the *City of Midwest City Ordinance Section 15-55* as required for occupancy classifications of "S" as defined by the IFC.

The purpose of the 2015 International Fire Code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations. (IFC Section 101.3)

The properties located at 6777 & 6801 E Reno Avenue have undergone occupancy classification and ownership changes. Prior to your ownership of these facilities, the buildings were mercantile or covered mall properties. After your purchase, the facilities have been observed as being utilized for storage purposes. Chapter 2 of the IFC classifies storage occupancies as "S" occupancies.

*Section 102.3 of the 2015 IFC States:* Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the *International Building Code*. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the *International Building Code* for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.



## Midwest City Fire Marshal's Office

8201 E Reno Avenue, Midwest City, OK 73110  
[dhelmberger@midwestcityok.org](mailto:dhelmberger@midwestcityok.org) Office: 405-739-1355  
[www.midwestcityok.org](http://www.midwestcityok.org)



Authority:

*Section 104.1 states:* The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

*Section 109.1 states:* It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize a building, occupancy, premises or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

Furthermore, *Section 109.2 states:* Correction and abatement of violations of this code shall be the responsibility of the owner or the owner's authorized agent. Where an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of such hazardous conditions.

*Section 109.3.2 states:* A notice of violations issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the notice of violation pertains.

The owner of the property is responsible for abatement and correction of all violations discovered during the subsequent inspections. Observations made during the inspections may vary depending on the condition of the facility throughout the year. The minimum standards as provided by the 2015 International Fire Code will be adhered to. Failure to comply will result in citations being issued per observed fire code violations.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger  
Fire Marshal  
Midwest City Fire Department

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## Midwest City Fire Marshal's Office

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[www.midwestcityok.org](http://www.midwestcityok.org)



January 17<sup>th</sup>, 2020

Mr. Ahmad Bahreini  
14501 N. Western Avenue  
Edmond, Oklahoma 73013

Mr. Danny K. Shadid, Attorney  
6301 Waterford Blvd  
Oklahoma City, OK 73118

RE: ***Notice of Violation and Citation***  
6777 & 6801 E Reno Avenue  
Midwest City, Oklahoma 73110  
Oklahoma County Assessor #R152008000 & #R152003000

Mr. Bahreini,

In accordance with the City of Midwest City Ordinance Article I. – Fire Department - Section 15-2 – Duties, which states: “It shall be the duty of the fire department to: (f) Enforce all pertinent ordinances, and take such other actions as may be necessary or appropriate” (Ordinance No. 2884 § 1, 8-26-03). Citations will be issued for the noted International Fire Code violations of the properties located at 6801 and 6777 E Reno Avenue in Midwest City. These citations are in accordance with Midwest City Ordinance Section 15-55 – International Fire Code Adopted (Ord. No. 2884, § 1, 8-26-03; Ord. No. 3065, § 1, 8-1-08; Ord. No. 3183, § 1, 11-27-12; Ord. No. 3258 § 1, 1-12-16).

This letter serves as formal notice of violations observed during the inspection of both properties located at 6801 and 6777 E Reno Avenue. In order to come into compliance with the City of Midwest City Ordinances and International Fire Code requirements, all stored material located at the above listed addresses is required to ***immediately be removed from the premises***. The facilities has been deemed an unsafe building by the *Fire Code Official* and removal of all stored items are required. A re-inspection of the facilities will take place on Tuesday February 18<sup>th</sup> at 9 AM.

Authority:

*Section 104.1* of the International Fire Code (IFC) states:

The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

*Section 109.1* states:

It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize a building, occupancy, premises or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

Furthermore, *Section 109.2* states:

Correction and abatement of violations of this code shall be the responsibility of the owner or the owner's authorized agent. Where an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of

The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.



## Midwest City Fire Marshal's Office

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[dhelmsberger@midwestcityok.org](mailto:dhelmsberger@midwestcityok.org) Office: 405-739-1355  
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such hazardous conditions.

In March of 2019, Mr. Bahreini was served a "Notice of Violations" in regards to the observations made during the inspections performed on 03/19/2019 for 6801 & 6777 E Reno Avenue. This inspection is the **fourth** follow-up inspection since March 2019. The failure to correct the violations further supports that 6801 and 6777 E Reno be deemed a *Unsafe Building* in accordance with Section 110 of the IFC. In accordance with *Section 110.1.1* of the IFC this letter is being sent to the Chief Building Official for submittal of a unsafe building.

### *IFC Section 109.3.2 Compliance with orders and notices which states:*

A notice of violations issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the notice of violation pertains and *IFC Section 109.4.1 Abatement of violation* which states: In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate actions.

The following violations are still present for the property located at **6801 E Reno Avenue: Citations are being issued for the following violations.**

#### **Citation # C535169 - IFC Section 105.3.3 – Occupancy prohibited before approval. –**

This facility has not received the required certificate of occupancy for the current use of the building. 6801 E Reno Avenue was originally permitted as an assembly space / mall building. This occupancy has changed and the facility is being utilized as a storage "S" facility in accordance with Chapter 2 of the International Fire Code (IFC). Storage facilities are required to be maintained in accordance with all sections of the IFC. The buildings are housing miscellaneous items as observed from multiple inspections and site visits. The presence of materials in the facility constitutes it as a storage facility. Although this facility is primarily un-occupied by actual tenants, the space is still housing multiple items. In order to legally store these items in the facility all violations must be corrected and a Certificate of Occupancy be issued for the building or the facility may be completely vacated in accordance with the IFC Section 311.

#### **Citation # 535170 - IFC Section 109.3.2 – Compliance with orders and notices. –**

Many violations have not been complied with since 2016.

- 12/06/2016 - Annual fire inspection performed with "Correction Notice Issued" result.
- 06/05/2017 – Re-inspection performed with "Correction Notice Issued" result.
- 10/13/2017 – Annual fire inspection performed with "Failed" result.
- 02/27/2018 – Annual fire inspection performed with "Correction Notice Issued" result.
- 06/20/2018 – Re-inspection performed with "Correction Notice Issued" result.
- 07/12/2018 – Re-inspection performed with "Passed" result for minor repairs to sprinkler. Fire extinguisher and sprinkler issues still present with ongoing discussion noted.
- 03/19/2019 – Annual fire inspection performed with "Failed" result.
- 05/08/2019 – Re-inspection performed with "Citation Issued" result.
- 06/21/2019 – Re-inspection performed with "Correction Notice Issued" result.
- 08/28/2019 – Re-inspection performed with "Citation's Issued" result

#### **Citation # C535171 - IFC Section 304 – Waste accumulation prohibited. –**

Combustible material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises. The tenant space formerly known as A to Z has been observed full of miscellaneous material throughout. Both the lower level of the facility and the upper story is currently housing miscellaneous items. Other tenant spaces in the mall building were also observed with material in multiple states of decomposition. These observations were noted on the inspection performed on inspection dating back to 2017. In order to become compliant, all stored items in this facility is required to be immediately removed from the structure.

#### **Citation # C535172 - IFC Section 901.4 – Failure to maintain the fire sprinkler suppression system.-**

The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.



## Midwest City Fire Marshal's Office

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[www.midwestcityok.org](http://www.midwestcityok.org)



The fire sprinkler suppression system is currently turned off for a portion of the facility.. Ceiling tiles are missing throughout the facility, the systems have not received the required annual inspection, escutcheons are missing throughout and sprinklers were observed covered in tape and paper during the inspection on 01/14/2020. The inspection performed on 01/14/2020 confirms no progress has been made to the sprinkler systems and Mr. Bahreini confirmed this during the inspection.

**Citation # C535173 - IFC Section 903.4 – Sprinkler system supervision and alarms. –**

The fire sprinkler suppression system is not currently monitored by a listed fire alarm control unit. The alarms are not connected or monitored. The system being turned off to a portion of the mall would have called an alarm to the owner at that time. No fire alarm monitoring is currently taking place.

Other observed violations:

- IFC Section 605 – *Electrical equipment, wiring and hazards*
  - o Required Illumination not maintained (IFC Section 605.2)
  - o Working space and clearance not maintained (IFC Section 605.3)
  - o Illegal extension cord use (IFC Section 605.5)
  - o Unapproved conditions (IFC Section 605.6)

All of the observed electrical hazards for this occupancy are required to be immediately abated and mitigated in accordance with IFC Section 605.1. Failure to correct all violations will result in citations being issued for all violations if observed during the February inspection.

- IFC Chapter 7 – Fire and Smoke Protection Features

All walls, ceilings, corridors and other interior fire resistance rated construction is required to be maintained as originally installed when the facility is being utilized for storage purposes. Failure to repair all areas will result in citations being issued for all observed instances.

- IFC Section 906 – *Portable Fire Extinguishers*

Fire extinguishers were purchased in 2019. During this inspection they are not installed in the required locations per NFPA 10. Old existing extinguishers are also observed throughout the facility.

- IFC Section 1031 – *Maintenance of the means of egress*

The means of egress throughout the facility have been obstructed and not maintained. All requirements of IFC Section 1031 apply for this occupancy. Failure to maintain all means of egress when the facility is being used as a storage facility will result in citations being issued for all observations after the February inspection.

- o IFC Section 1031.1
- o IFC Section 1031.2
- o IFC Section 1031.3
- o IFC Section 1031.4
- o IFC Section 1031.5
- o IFC Section 1031.6

The following violations still present for the property located at **6777 E Reno Avenue: Citations are being issued for the following violations.**

**Citation # C535174 - IFC Section 105.3.3 – Occupancy prohibited before approval. –**

This facility has not received the required certificate of occupancy for the current use of the building. 6777 E Reno Avenue was originally permitted as an mercantile occupancy. This occupancy has changed and the facility is being utilized as a storage “S” facility in accordance with Chapter 2 of the International Fire Code (IFC). Storage facilities are required to be maintained in accordance with all sections of the IFC. The building is housing miscellaneous items as observed from multiple inspections and site visits. The presence of materials in the facility constitutes it as a storage facility. Although this facility is primarily un-occupied by actual tenants,

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## Midwest City Fire Marshal's Office

8201 E Reno Avenue, Midwest City, OK 73110  
[dhelmberger@midwestcityok.org](mailto:dhelmberger@midwestcityok.org) Office: 405-739-1355  
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the space is still housing multiple items. In order to legally store these items in the facility all violations must be corrected and a Certificate of Occupancy be issued for the building. An application has been completed for the certificate of occupancy however, no inspections have been scheduled.

**Citation # C535175 - IFC Section 109.3.2 – Compliance with orders and notices. –**

Many violations have not been complied with since 2016.

- 12/20/2016 - Annual fire inspection performed with “Correction Notice Issued” result.
- 10/13/2017 – Annual fire inspection performed with “Failed” result.
- 02/27/2018 – Annual fire inspection performed with “Correction Notice Issued” result.
- 06/20/2018 – Re-inspection performed with “Correction Notice Issued” result.
- 03/19/2019 – Annual fire inspection performed with “Correction Notice Issued” result.
- 05/08/2019 – Re-inspection performed with “Citation Issued” result.
- 06/21/2019 – Re-inspection performed with “Correction Notice Issued” result.
- 08/28/2019 – Re-inspection performed with “Citation Issued” result.

**Citation # C535188 - IFC Section 901.4 – Failure to maintain the fire sprinkler suppression system.-**

Ceiling tiles are missing throughout the facility, the system has not received the required annual inspection, escutcheons are missing throughout during the inspection on 01/14/2020

**Citation # C535189 - IFC Section 903.4 – Failure to electronically supervise and monitor suppression system. –** The fire sprinkler suppression system is not currently monitored by a listed fire alarm control unit. The alarms are not connected or monitored. No fire alarm monitoring is currently taking place.

Other observed violations:

- IFC Section 605 – *Electrical equipment, wiring and hazards*
  - o Required Illumination not maintained (IFC Section 605.2)
  - o Working space and clearance not maintained (IFC Section 605.3)
  - o Illegal extension cord use (IFC Section 605.5)
  - o Unapproved conditions (IFC Section 605.6)

All of the observed electrical hazards for this occupancy are required to be immediately abated and mitigated in accordance with IFC Section 605.1. Failure to correct all violations will result in citations being issued for all violations if observed during the February inspection.

- IFC Chapter 7 – Fire and Smoke Protection Features

All walls, ceilings, corridors and other interior fire resistance rated construction is required to be maintained as originally installed when the facility is being utilized for storage purposes. Failure to repair all areas will result in citations being issued for all observed instances.

- IFC Section 906 – *Portable Fire Extinguishers*

Fire extinguishers were purchased in 2019. During this inspection they are not installed in the required locations per NFPA 10. Old existing extinguishers are also observed throughout the facility.

- IFC Section 1031 – *Maintenance of the means of egress*

The means of egress throughout the facility have been obstructed and not maintained. All requirements of IFC Section 1031 apply for this occupancy. Failure to maintain all means of egress when the facility is being used as a storage facility will result in citations being issued for all observations after the February inspection.

- o IFC Section 1031.1
- o IFC Section 1031.2
- o IFC Section 1031.3
- o IFC Section 1031.4
- o IFC Section 1031.5
- o IFC Section 1031.6

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The observations and violations noted on the provided inspection reports are required to be mitigated by February 18<sup>th</sup> 2020 if items are still stored within the buildings. The facility owner has not abated many of the fire hazards observed in this facility and has failed to become in compliance with the International Fire Code Section 109.3.2 *Compliance with orders and notices*.

The facility has been deemed an unsafe building. Due to the potential risk of life and health for any occupants of this facility all utility services have been requested to be terminated immediately. Continued illegal occupancy and use of this facility will result in continued monthly citations. If all items are removed from the facilities they will be deemed vacant in accordance with the International Fire Code.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger  
Fire Marshal  
Midwest City Fire Department

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January 15<sup>th</sup>, 2020

Mr. Ahmad Bahreini  
14501 N. Western Avenue  
Edmond, Oklahoma 73013

Mr. Danny K. Shadid, Attorney  
6301 Waterford Blvd  
Oklahoma City, OK 73118

RE: **First Notice** – *Compliance with the minimum standards of the International Fire Code and Unsafe Building Violation*  
6777 & 6801 E Reno Avenue  
Midwest City, Oklahoma 73110  
Oklahoma County Assessor #R152008000 & #R152003000

Mr. Bahreini,

This letter serves as **Official Notification** of “*International Fire Code Violations and Notice of Unsafe Building Conditions*”, in accordance with the 2015 International Fire Code (IFC) Sections 109.3 and 110 as adopted by the State of Oklahoma and the City of Midwest City, that were observed during the inspection performed on January 14<sup>th</sup>, 2020 for both of the facilities located at 6777 & 6801 E Reno Avenue.

Determination of *Unsafe Building Conditions* were made based on IFC Section 110.1.1 which states: Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate *means of egress* or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.

Observations of violations on January 14<sup>th</sup> 2020 included but are not limited to:

- Failure to maintain safeguards (IFC Section 107.1)
- Unlawful Occupancy (IFC Section 109.1)
- Health and safety hazards observed from interior conditions of different locations inside facilities (IFC Section 110)
- Waste accumulation and storage of combustibles (IFC Section 304.1 & 304.2)
- Combustible storage in means of egress paths (IFC Section 315.3.2)
- Multiple electrical and wiring hazards requiring immediate abatement (IFC Section 605)
  - o Required Illumination (605.2)
  - o Working space and clearance (IFC Section 605.3)
  - o Extension cords (IFC Section 605.5)
  - o Unapproved conditions (IFC Section 605.6)

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- Failed and non-maintained walls, ceilings, smoke barriers and smoke partitions (IFC Section 703, 703.1.1, 703.1.2, 703.1.3)
- Minimum required exits (IFC Section 1006)
- Improper means of egress illumination (IFC Section 1008)
- Blocked and non-accessible exits and accessible means of egress points (IFC Section 1009, 1031.2.1, 1031.3)
- Inoperable exit signs (IFC Section 1013, 1031.4)
- Exceeded exit access travel distances (IFC Section 1017)
- Shut off and not maintained required fire sprinkler systems (IFC Section 901.4.1)
- Disabled fire alarm and monitoring system (IFC Section 903.4.1)
- Non installed fire extinguishers and outdated and not maintained fire extinguishers (IFC Section 906)
- Illegal miscellaneous indoor tire storage (IFC Section 3409)
- Unknown quantities of hazardous materials storage (IFC Section 5001)

Continued failure to comply with these and other inspections documented from 2016 in accordance with IFC Section 109.3.2.

This notice is being forwarded to the Chief Building official located at the City of Midwest City Community Development office. The hazards and observations noted meet the requirements of an unsafe building based on observed *unsafe conditions and structural hazards*. (IFC Section 110.1.1 & 110.1.2)

Recommendation for **termination of service utilities** is hereby made to the City of Midwest City Chief Building official in order to protect the potential for loss of life in these *unsafe facilities* in accordance with IFC Section 112 which states: The *fire code official* shall have the authority to authorize disconnection of utility service to the building, structure or system in order to safely execute emergency operations or to *eliminate an immediate hazard*. The *fire code official* shall notify the serving utility and, where possible, the *owner* or the owner's authorized agent and the occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, then the *owner*, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

It is the owner/occupants responsibility to meet the minimum requirements of the International Fire Code. *Section 109.2 states*: Correction and abatement of violations of this code shall be the responsibility of the owner or the owner's authorized agent. Where an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of such hazardous conditions.

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The owner of the property is responsible for abatement and correction of all violations that have been discovered. Many violations have been neglected over the past 4 years. Therefore the owner is required to remove all stored items from the facilities until **all** fire and building violations have been corrected and a certificate of occupancy has been acquired.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger  
Fire Marshal  
Midwest City Fire Department

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January 17<sup>th</sup>, 2020

Mr. Ahmad Bahreini  
14501 N. Western Avenue  
Edmond, Oklahoma 73013

Mr. Danny K. Shadid, Attorney  
6301 Waterford Blvd  
Oklahoma City, OK 73118

RE: **Notice of Violation and Citation**  
6777 & 6801 E Reno Avenue  
Midwest City, Oklahoma 73110  
Oklahoma County Assessor #R152008000 & #R152003000

Mr. Bahreini,

In accordance with the City of Midwest City Ordinance Article I. – Fire Department - Section 15-2 – Duties, which states: “It shall be the duty of the fire department to: (f) Enforce all pertinent ordinances, and take such other actions as may be necessary or appropriate” (Ordinance No. 2884 § 1, 8-26-03). Citations will be issued for the noted International Fire Code violations of the properties located at 6801 and 6777 E Reno Avenue in Midwest City. These citations are in accordance with Midwest City Ordinance Section 15-55 – International Fire Code Adopted (Ord. No. 2884, § 1, 8-26-03; Ord. No. 3065, § 1, 8-1-08; Ord. No. 3183, § 1, 11-27-12; Ord. No. 3258 § 1, 1-12-16).

This letter serves as formal notice of violations observed during the inspection of both properties located at 6801 and 6777 E Reno Avenue. In order to come into compliance with the City of Midwest City Ordinances and International Fire Code requirements, all stored material located at the above listed addresses is required to **immediately be removed from the premises**. The facilities has been deemed an unsafe building by the *Fire Code Official* and removal of all stored items are required. A re-inspection of the facilities will take place on Tuesday February 18<sup>th</sup> at 9 AM.

Authority:

*Section 104.1* of the International Fire Code (IFC) states:

The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

*Section 109.1* states:

It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize a building, occupancy, premises or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

Furthermore, *Section 109.2* states:

Correction and abatement of violations of this code shall be the responsibility of the owner or the owner's authorized agent. Where an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of

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such hazardous conditions.

In March of 2019, Mr. Bahreini was served a "Notice of Violations" in regards to the observations made during the inspections performed on 03/19/2019 for 6801 & 6777 E Reno Avenue. This inspection is the **fourth** follow-up inspection since March 2019. The failure to correct the violations further supports that 6801 and 6777 E Reno be deemed a *Unsafe Building* in accordance with Section 110 of the IFC. In accordance with *Section 110.1.1* of the IFC this letter is being sent to the Chief Building Official for submittal of a unsafe building.

### *IFC Section 109.3.2 Compliance with orders and notices which states:*

A notice of violations issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the notice of violation pertains and *IFC Section 109.4.1 Abatement of violation* which states: In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate actions.

The following violations are still present for the property located at **6801 E Reno Avenue: Citations are being issued for the following violations.**

### **Citation # C535169 - IFC Section 105.3.3 – Occupancy prohibited before approval. –**

This facility has not received the required certificate of occupancy for the current use of the building. 6801 E Reno Avenue was originally permitted as an assembly space / mall building. This occupancy has changed and the facility is being utilized as a storage "S" facility in accordance with Chapter 2 of the International Fire Code (IFC). Storage facilities are required to be maintained in accordance with all sections of the IFC. The buildings are housing miscellaneous items as observed from multiple inspections and site visits. The presence of materials in the facility constitutes it as a storage facility. Although this facility is primarily un-occupied by actual tenants, the space is still housing multiple items. In order to legally store these items in the facility all violations must be corrected and a Certificate of Occupancy be issued for the building or the facility may be completely vacated in accordance with the IFC Section 311.

### **Citation # 535170 - IFC Section 109.3.2 – Compliance with orders and notices. –**

Many violations have not been complied with since 2016.

- 12/06/2016 - Annual fire inspection performed with "Correction Notice Issued" result.
- 06/05/2017 – Re-inspection performed with "Correction Notice Issued" result.
- 10/13/2017 – Annual fire inspection performed with "Failed" result.
- 02/27/2018 – Annual fire inspection performed with "Correction Notice Issued" result.
- 06/20/2018 – Re-inspection performed with "Correction Notice Issued" result.
- 07/12/2018 – Re-inspection performed with "Passed" result for minor repairs to sprinkler. Fire extinguisher and sprinkler issues still present with ongoing discussion noted.
- 03/19/2019 – Annual fire inspection performed with "Failed" result.
- 05/08/2019 – Re-inspection performed with "Citation Issued" result.
- 06/21/2019 – Re-inspection performed with "Correction Notice Issued" result.
- 08/28/2019 – Re-inspection performed with "Citation's Issued" result

### **Citation # C535171 - IFC Section 304 – Waste accumulation prohibited. –**

Combustible material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises. The tenant space formerly known as A to Z has been observed full of miscellaneous material throughout. Both the lower level of the facility and the upper story is currently housing miscellaneous items. Other tenant spaces in the mall building were also observed with material in multiple states of decomposition. These observations were noted on the inspection performed on inspection dating back to 2017. In order to become compliant, all stored items in this facility is required to be immediately removed from the structure.

### **Citation # C535172 - IFC Section 901.4 – Failure to maintain the fire sprinkler suppression system.-**

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The fire sprinkler suppression system is currently turned off for a portion of the facility.. Ceiling tiles are missing throughout the facility, the systems have not received the required annual inspection, escutcheons are missing throughout and sprinklers were observed covered in tape and paper during the inspection on 01/14/2020. The inspection performed on 01/14/2020 confirms no progress has been made to the sprinkler systems and Mr. Bahreini confirmed this during the inspection.

**Citation # C535173 - IFC Section 903.4 – Sprinkler system supervision and alarms. –**

The fire sprinkler suppression system is not currently monitored by a listed fire alarm control unit. The alarms are not connected or monitored. The system being turned off to a portion of the mall would have called an alarm to the owner at that time. No fire alarm monitoring is currently taking place.

Other observed violations:

- IFC Section 605 – *Electrical equipment, wiring and hazards*
  - o Required Illumination not maintained (IFC Section 605.2)
  - o Working space and clearance not maintained (IFC Section 605.3)
  - o Illegal extension cord use (IFC Section 605.5)
  - o Unapproved conditions (IFC Section 605.6)

All of the observed electrical hazards for this occupancy are required to be immediately abated and mitigated in accordance with IFC Section 605.1. Failure to correct all violations will result in citations being issued for all violations if observed during the February inspection.

- IFC Chapter 7 – *Fire and Smoke Protection Features*

All walls, ceilings, corridors and other interior fire resistance rated construction is required to be maintained as originally installed when the facility is being utilized for storage purposes. Failure to repair all areas will result in citations being issued for all observed instances.

- IFC Section 906 – *Portable Fire Extinguishers*

Fire extinguishers were purchased in 2019. During this inspection they are not installed in the required locations per NFPA 10. Old existing extinguishers are also observed throughout the facility.

- IFC Section 1031 – *Maintenance of the means of egress*

The means of egress throughout the facility have been obstructed and not maintained. All requirements of IFC Section 1031 apply for this occupancy. Failure to maintain all means of egress when the facility is being used as a storage facility will result in citations being issued for all observations after the February inspection.

- o IFC Section 1031.1
- o IFC Section 1031.2
- o IFC Section 1031.3
- o IFC Section 1031.4
- o IFC Section 1031.5
- o IFC Section 1031.6

The following violations still present for the property located at **6777 E Reno Avenue: Citations are being issued for the following violations.**

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This facility has not received the required certificate of occupancy for the current use of the building. 6777 E Reno Avenue was originally permitted as an mercantile occupancy. This occupancy has changed and the facility is being utilized as a storage “S” facility in accordance with Chapter 2 of the International Fire Code (IFC). Storage facilities are required to be maintained in accordance with all sections of the IFC. The building is housing miscellaneous items as observed from multiple inspections and site visits. The presence of materials in the facility constitutes it as a storage facility. Although this facility is primarily un-occupied by actual tenants,

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the space is still housing multiple items. In order to legally store these items in the facility all violations must be corrected and a Certificate of Occupancy be issued for the building. An application has been completed for the certificate of occupancy however, no inspections have been scheduled.

**Citation # C535175 - IFC Section 109.3.2 – Compliance with orders and notices. –**

Many violations have not been complied with since 2016.

- 12/20/2016 - Annual fire inspection performed with "Correction Notice Issued" result.
- 10/13/2017 – Annual fire inspection performed with "Failed" result.
- 02/27/2018 – Annual fire inspection performed with "Correction Notice Issued" result.
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- 08/28/2019 – Re-inspection performed with "Citation Issued" result.

**Citation # C535188 - IFC Section 901.4 – Failure to maintain the fire sprinkler suppression system.-**

Ceiling tiles are missing throughout the facility, the system has not received the required annual inspection, escutcheons are missing throughout during the inspection on 01/14/2020

**Citation # C535189 - IFC Section 903.4 – Failure to electronically supervise and monitor suppression system. –** The fire sprinkler suppression system is not currently monitored by a listed fire alarm control unit. The alarms are not connected or monitored. No fire alarm monitoring is currently taking place.

Other observed violations:

- IFC Section 605 – *Electrical equipment, wiring and hazards*
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- o IFC Section 1031.1
- o IFC Section 1031.2
- o IFC Section 1031.3
- o IFC Section 1031.4
- o IFC Section 1031.5
- o IFC Section 1031.6

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[www.midwestcityok.org](http://www.midwestcityok.org)



The observations and violations noted on the provided inspection reports are required to be mitigated by February 18<sup>th</sup> 2020 if items are still stored within the buildings. The facility owner has not abated many of the fire hazards observed in this facility and has failed to become in compliance with the International Fire Code Section 109.3.2 *Compliance with orders and notices*.

The facility has been deemed an unsafe building. Due to the potential risk of life and health for any occupants of this facility all utility services have been requested to be terminated immediately. Continued illegal occupancy and use of this facility will result in continued monthly citations. If all items are removed from the facilities they will be deemed vacant in accordance with the International Fire Code.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger  
Fire Marshal  
Midwest City Fire Department

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January 17<sup>th</sup>, 2020

Mr. Ahmad Bahreini  
14501 N. Western Avenue  
Edmond, Oklahoma 73013

Mr. Danny K. Shadid, Attorney  
6301 Waterford Blvd  
Oklahoma City, OK 73118

RE: **Notice of *Immediate Termination of Service Utilities***  
6777 & 6801 E Reno Avenue  
Midwest City, Oklahoma 73110  
Oklahoma County Assessor #R152008000 & #R152003000

Mr. Bahreini,

This letter serves as **Official Notification** of "*Termination and disconnection of all service utilities*", in accordance with the 2015 International Fire Code (IFC) Section 112 in regards to the facilities located at 6777 & 6801 E Reno Avenue. The fire code official in accordance with Section 110.1.1 of the 2015 IFC has deemed this facility unsafe after completion of the inspection on January 14<sup>th</sup> 2020.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger  
Fire Marshal  
Midwest City Fire Department

CC: Christine Brakefield, Chief Building Official, City of Midwest City  
Sara Hancock, City Clerk, City of Midwest City

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January 17<sup>th</sup>, 2020

OGE

[inspdesk@oge.com](mailto:inspdesk@oge.com)

ONG

[slimgas-metrookc@onegas.com](mailto:slimgas-metrookc@onegas.com)

City of Midwest City Utilities Department  
100 N Midwest Boulevard  
Midwest City, Oklahoma 73110

RE: **Notice of *Immediate Termination of Service Utilities***  
6777 & 6801 E Reno Avenue  
Midwest City, Oklahoma 73110  
Oklahoma County Assessor #R152008000 & #R152003000

To Whom It May Concern,

The facilities located at 6777 & 6801 E Reno Avenue have formally been deemed ***Unsafe Building's*** in accordance with Section 110 of the International Fire Code (IFC). Facility conditions have been forwarded to the City of Midwest City Chief Building Official.

Please ***Immediately Disconnect Services*** to these properties in accordance with Section 112 of the 2015 IFC.

Email verification of disconnection can be sent to [dhelmberger@midwestcityok.org](mailto:dhelmberger@midwestcityok.org) for documentation purposes.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger  
Fire Marshal  
Midwest City Fire Department

CC: Christine Brakefield, Chief Building Official, City of Midwest City  
Sara Hancock, City Clerk, City of Midwest City

The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.



**Midwest City Fire Marshal's Office**

8201 E Reno Avenue, Midwest City, OK 73110  
dhelmberger@midwestcityok.org Office: 405-739-1355  
www.midwestcityok.org



May 25, 2021

Mr. Ahmad Bahreini  
14501 N. Western Avenue  
Edmond, Oklahoma 73013

Mr. Shelton, Attorney  
3133 NW 63<sup>rd</sup> Street  
Oklahoma City, OK 73112

RE: **Notice of Unsafe Condition**  
6777 & 6801 E Reno Avenue  
Midwest City, Oklahoma 73110  
Oklahoma County Assessor #R152008000 & #R152003000

Based on the inspection of your properties at *6777 & 6801 E Reno Avenue, Midwest City, Oklahoma* on *Thursday May 20, 2021*, you are hereby notified that the structures are unsafe pursuant to Section 110.1 of the *2015 International Fire Code (IFC)* as amended and adopted by reference in *Section 15-55 International Fire Code adopted by the Ordinances adopted by the City of Midwest City* because it is dangerous to human life and the public welfare because of inadequate means of egress, facilities, inadequate light and ventilation, it constitutes a fire hazard because there is illegal or improper occupancy or inadequate maintenance.

As the property owner you are hereby ordered to correct this unsafe condition by no later than the close of business on **Thursday July 1, 2021**. You are required to *remove all stored material within both properties in order to abate the unsafe condition and make the structure vacant* as defined Section 311 of the International Fire Code.

A copy of this letter is provided for you to sign and return to me with your response. This letter is also being sent to the City of Midwest City Building official, Christine Brakefield in accordance with IFC Section 110.1.

You must immediately notify me as to whether you accept or reject the terms of this order.

Respectfully,

Duane Helmberger  
Fire Marshal  
Midwest City Fire Department

Cc: Property File, Christine Brakefield (CBO), Sara Hancock (City Clerk)

Accepted: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Signature of Owner Signature of Owner

Date: \_\_\_\_\_

CC: Christine Brakefield, Chief Building Official, City of Midwest City

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**EXHIBIT 7**

**CODE VIOLATION REPORTS**

# Midwest City Fire Department

Occupancy: **Heritage Park Mall**

Occupancy ID: **6801ERENOB**

Address: **6801 E RENO AVE**  
**Midwest City OK 73110**

Inspection Type: **Annual**

Inspection Date: **3/19/2019**

Time In: **08:45**

Authorized Date: **03/20/2019**

By: **Helmberger, Duane (F-267)**

Time Out: **10:30**

By: **Helmberger, Duane (F-267)**



Form: Inspection Form

## Inspection Description:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2015 International Fire Code (IFC), the 2015 International Building Code (IBC), and the National Fire Codes. Items not addressed in the following inspection are still enforceable by the above mentioned Codes and Ordinances.  
General Authority and Responsibilities - Section 104.1 IFC (2015)

## Inspection Topics:

## Inspection Type

Annual

Annual Inspection

**Status:** Note Only

**Notes:** Duane Helmberger (Fire Marshal) met with Mr. Ahmad Bahreini (Building Owner) to inspect the building formerly known as Heritage Park Mall. During the inspection it was determined that the majority of the facility is vacant. A few tenant spaces do have combustible and construction material present. An example of some of the observed items are fork lifts, cherry pickers, HVAC units, shower stalls, construction materials and other combustibles. Based on the overall appearance and items observed, 6801 E Reno will be reviewed against the International Fire Code (IFC) Section 311 - Vacant Premises.

FM Helmberger and Mr. Bahreini had a long discussion on the planned use for the facility. Bahreini indicated that multiple suites in the facility along the main artery intersection have potential renters. These areas are located West of the demising wall that had partially been constructed to this date. I suggested to Mr. Bahreini that if there is intended use for the facility, both in phases and long term, then a full proposal of the facility needed to be submitted to the Community Development office. This proposal needs to be completed by a licensed Engineering and Architecture firm. The proposal needs to address the current state of the facility, indicating any structural or environmental issues that are currently present. The proposal then needs to address the future use of the facility and how it will meet the code requirements adopted by the City of Midwest City.

IFC Section 102.4 reads - The design and construction of new structures shall comply with the International Building Code (IBC) and any alterations, additions, changes in use or changes in structures required by this code, which are within the scope of the International Building Code, shall be made in accordance therewith.

This facility was once used as a covered mall, it then became vacant or changed occupancy or discontinued to function as a covered mall, thus the occupancy changed. Any future use of the building will require repairs, construction and the issuance of a new certificate of occupancy which in turn requires the facility to meet the currently adopted International Code Council (ICC) code requirements.



Certificate of Occupancy

Certificate of Occupancy Inspection

**Status:**

**Notes:**

Complaint

Complaint Inspection

**Status:**

**Notes:**

Construction Inspection

Inspection Notes:

**Status:**

**Notes:**

Consultation

Consultation Inspection

**Status:**

**Notes:**

**Building Services/Housekeeping**

Address Identification - Section 505.1 IFC (2015)

All building shall have a posted address. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. These numbers shall be posted high enough so as not to be obstructed in a position that is visible from the street or road fronting the property.

**Status:** YES

**Notes:** Building address located above entry doors.

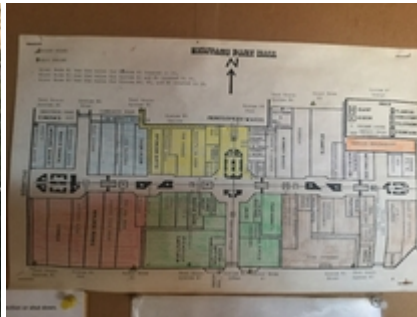


## Fire Protection and Utility Equipment Signage - Section 509 IFC (2015)

Exterior suppression rooms to be labeled with buildings numerical address and "Fire Sprinkler Riser" or "Sprinkler Riser Room". Buildings Numerical address to be centered at the top of the door. Numerical lettering to be a minimum of 4". "Fire Sprinkler Riser" or "Sprinkler Riser Room" to be a minimum of 7" x 10" engineered grade reflective aluminum, white lettering on a red background with a white stripe around the edge. Utility spaces and FACP locations also required to have similar signage. Riser locations that do not have direct access to the exterior are required to have signage on nearest exterior door.

**Status:** YES

**Notes:** Riser rooms observed identifying the associated riser in within. System maps are located in each fire sprinkler riser room.



## Knox Box (If present)

Occupancy keys present in Knox Box

**Status:** VIOLATION

**Notes:** Knox Box series 3200 hinged is required to be located adjacent to all fire sprinkler riser doors and at a main entry door on the North and South side of the facility. These boxes provide emergency access to first responders by allowing keyed access if necessary.

## Fire Apparatus Access Roads (Lanes) - Section 503.2.1 IFC (2015)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire lanes shall extend to within 150 of all portions of the facility and shall be posted or marked FIRE LANE-NO PARKING every 30'. This shall be maintained clean and legible.

**Status:** Note Only

**Notes:** Fire lane signs were observed sporadically around the facility. Other signs are old, faded, and non-legible. Discussed with building owner the requirement to replace all old and non-legible signs in order to re-establish the fire lane.



**General Storage: Storage in buildings - Section 315.3 IFC (2015)**

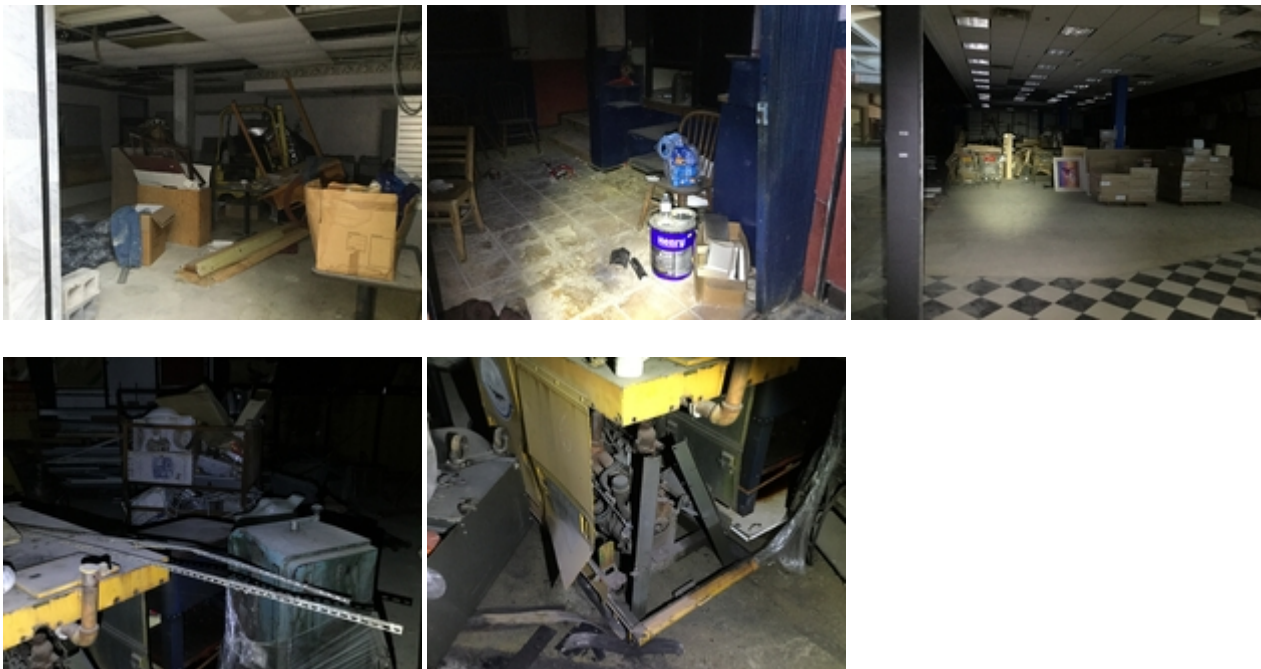
Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

**Status: VIOLATION**

**Notes:** Removal of combustibles - Section 311.3 IFC (2015) Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other opening to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.

The unauthorized addition of motorized equipment and other observed materials in this facility constitute storage not in compliance with the informed use of the structure. Material placed in the "vacant" structure creates a Group S-1 Moderate-hazard facility and not a vacant structure.

The unlawful use of this facility, for storage, is in violation of IFC Section 105.3.3 Occupancy prohibited before approval which states, "The building or structure shall not be occupied prior to the fire code official issuing a permit and conducting associated inspections indicating the applicable provisions of this code have been met.



**Premises: Waste accumulation prohibited - Section 304.1 IFC (2015)**

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

**Status: VIOLATION**

**Notes:** Pallets of material with boxes that are deteriorating causing the contents to spill out into the space were observed in the facility. The occupancy formerly known as A to Z is full of combustible waste material that has been allowed to accumulate in the space.

**General Storage: Ceiling clearance - Section 315.3.1 IFC (2015)**

Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas of buildings or not less than 18 inches below sprinkler head deflectors in sprinklered areas of buildings.

**Status: NOT APPLICABLE**

**Notes:** No storage was observed close to the ceilings.

## Electrical Equipment, Wiring and Hazards - Section 605 IFC (2015)

(1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. Section 605.1 IFC (2015) (2) A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Section 605.3 IFC (2015) (3) Multiple adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited. Section 605.4 IFC (2015) (4) Extension cords and flexible cords shall not be a substitute for permanent wiring. Section 605.5 IFC (2015) (5) Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. Section 605.6 IFC (2015)

**Status:** Note Only

**Notes:** No electrical power to 6801 E Reno was observed during the inspection. Unable to determine any electrical hazards at this time.

## Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

**Status:**

**Notes:**

## Maintenance of Exitways

### Maintenance of the Means of Egress: Reliability - Section 1031 IFC (2015)

1031.2 Required exit accesses, exits, and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. 1031.3 A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

**Status:** Note Only

**Notes:** The facility is being actively safeguarded against intrusion. All doors observed boarded and locked utilizing wood or metal in accordance with Section 311.2.1 of the IFC.

The unlawful storage of material in the facility is indicative of persons periodically entering the premises. This in turn would require the exit and egress doors to be accessible at all times creating a non-compliance issue with Section 1031 of the IFC.





Means of Egress Illumination - Section 1008 IFC (2015)

Where required by code exit and emergency light shall function properly.

**Status:** VIOLATION

**Notes:** If the facility meets the requirements of Section 311 Vacant Premises then no egress illumination is required.

The unlawful use of storage in the facility requires all emergency exits and egress paths to meet the illumination requirements set for in IFC Section 1008.



Means of Egress (Stairway) - 315.3.2 IFC (2015)

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

**Status:** Note Only

**Notes:** The stairwell in the office space of the facility was not re-inspected. There is no evidence that the area has or has not been mitigated of all combustible materials.

Emergency escape and rescue openings - Sections 1031.7 & 1010.1.9 IFC (2015)

Door hardware shall not be locked in a manner that prevents function of the exit. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. (No chains, bolts, bars, etc. impeding egress)

**Status:**

**Notes:**

Enclosures under interior and exterior stairways - Sections 1011.7.3 & 1011.7.4 IFC (2015)

The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-Hour fire-resistance - rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure. No penetrations through stairwells other than systems that serve that associated space.

**Status:**

**Notes:**

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

**Status:**

**Notes:**

Fire Doors and smoke barrier doors - Sections 703.2-703.2.3 IFC (2015)

Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Doors to be closed unless held open by approved hold-open devices.

**Status:**

**Notes:**

## Hazardous Materials

### Compressed Gas: Properly stored and handled - Section 5304 IFC (2015)

All compressed gasses shall be secured to prevent falling. Incompatible gasses shall be stored separately.

**Status:** Note Only

**Notes:** No observable compressed gas cylinders were noted during the inspection.

### Flammable Liquids: Properly stored and handled - Section 5704 IFC (2015)

Storage of gasoline (IA) shall be limited to 30 gal. Increased 100% with an approved storage cabinet. Increased 100% with a sprinkler system. IB/IC is limited to 120 gal. Combination of the IA,IB, IC is 120 gal.

**Status:** Note Only

**Notes:** Stored flammable material containers were observed throughout the facility. No quantities, amounts or other informative information was provided for observed material.

### Hazardous Materials: Properly stored and handled - Chapter 50 IFC (2015)

Is proper containment, storage, separation, grounding, ventilation, etc. provided?

**Status:** Note Only

**Notes:** Unknown quantities and types of hazardous materials observed in the A to Z portion of the facility. Unable to determine what specifically was in place due to visibility conditions and pile sizes in the facility.

### Site Properly Placarded in accordance with NFPA 704

Where a significant quantity of hazard exists 704 placarding shall be provided.

**Status:**

**Notes:**

## Fire Alarm and Detection System

### Inspection, testing and maintenance - Section 907.8.5 (IFC)

(1)The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. (2) Fire alarm system to be tested and serviced annually in accordance with Chapter 14 (NFPA 10, (2013))

**Status:** VIOLATION

**Notes:** No fire alarm observed. A fire alarm is required to monitor the fire sprinkler systems installed throughout the facility. All fire sprinkler risers were observed with flow switches however these switches do not report to a fire alarm control panel. No monitoring is currently taking place.

311.2.2 (IFC) - Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.

## Sprinkler System

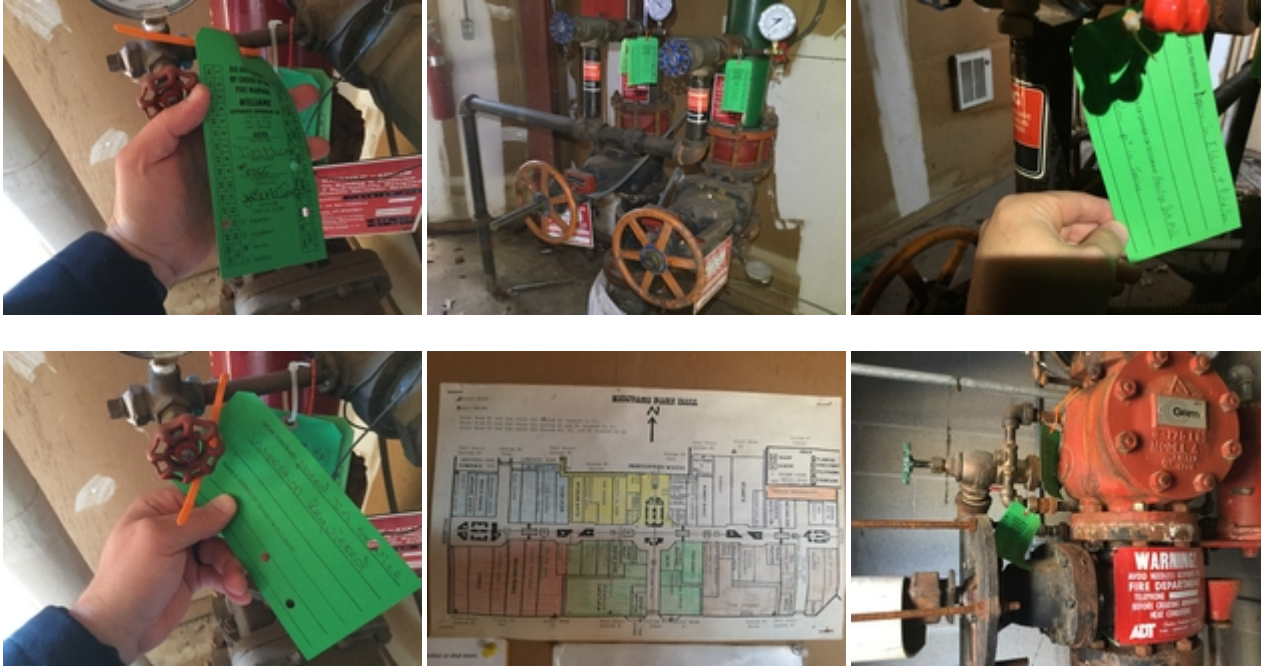
### Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

Sprinkler systems are required to be tested annually in accordance with NFPA 13 and NFPA 25.

**Status:** VIOLATION

**Notes:** The fire sprinkler risers were all repaired and green tagged for repairs in June of 2018. None of the sprinkler systems were inspected and green tagged. All fire sprinkler systems are required to be annually inspected and tagged. Currently the systems are placed in service, except for the "Green System" but have not had their annual inspections.

311.2.2 (IFC) Fire Protection - fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.



### Sprinkler Valves: Accessible and Open - Chapter 13 (NFPA 25, 2014)

Sprinkler valves are required to be accessible and open when the system is in service.

**Status:** VIOLATION

**Notes:** The green fire sprinkler riser was observed in the off position. The pressure gauge for this riser confirmed that the system is off due to it reading 0 psi. Discussed with owner reasoning for the system being off, he did not realize it was in the off position.



**Sprinklers - Section 5.2.1 (NFPA 25, 2014)**

(1) Sprinkler shall be inspected from the floor level annually. - 5.2.1.1 (NFPA 25) (2) Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation. - 5.2.1.1.1 (NFPA 25)

**Status:** Note Only

**Notes:** A sprinkler cabinet was observed in Fire Sprinkler Riser Room #1.



**Fire Sprinkler Riser Clearance - Section 901.4.6**

Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment. Rooms shall be provided with a door and an unobstructed passageway large enough to allow removal of the largest piece of equipment.

**Status:** YES

**Notes:**

**Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)**

Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced if found missing during the inspection.

**Status:** VIOLATION

**Notes:** Escutcheons missing throughout 6801 E Reno. Sprinklers still tapped and obstructed from previous construction projects.

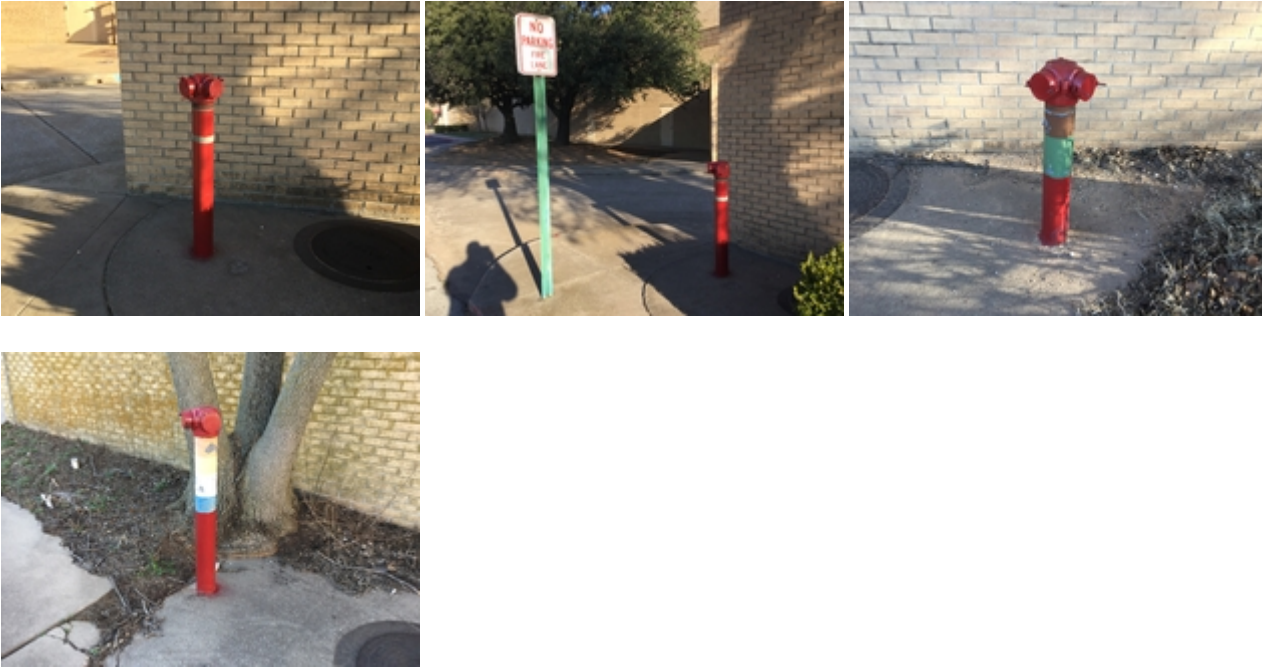


## Fire Department Connections - Section 13.7 (NFPA 25, 2014)

Required to maintain a 5' radius from the center of the Fire Department Connection. Obstructing and or blocking the Fire Department Connection is in violation of Sec. 15-20 of the adopted Midwest City Ordinances. Knox caps or closed caps required on all FDCs.

**Status:** YES

**Notes:** Knox locking caps are required to be on the Fire Department Connections if the existing caps are damaged or removed. Knox locking caps prevent any tampering or obstructions to take place for the Fire Department Connections.



## Cooking Suppression and Hood Systems

### Extinguishing System Service - Section 904.12.6.2 (IFC)

Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion - 904.12.6.2 (IFC)

**Status:** NOT APPLICABLE

**Notes:**

### Commercial Kitchen Hoods - Section 609 (IFC)

(1) High-volume cooking operations, such as 24-hour cooking, charbroiling or wok cooking shall be inspected every 3 months. (2) Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers shall be inspected every 12 months. (3) Cooking operations utilizing solid fuel-burning cooking appliances shall be inspected every month. (4) All other cooking operations shall be inspected every 6 months. - Table 609.3.3.1  
(5) Grease accumulation - If during the inspection it is found that hoods, grease removal devices, fans, ducts, or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/KECA C 10.

**Status:** NOT APPLICABLE

**Notes:**

### Commercial cooking system - Section 904.12 (IFC)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. These systems shall be tested in accordance with UL 300.

**Status:** NOT APPLICABLE

**Notes:**

## Fire Extinguishers

### Portable Fire Extinguishers: General Requirements - Section 906 (IFC)

(1) Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 (1) (2) Within 30 feet of cooking of commercial cooking equipment. - 906.1 (2) (3) In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 (3) (4) Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 (5) 75 feet total travel distance - Table 906.3(1)

**Status:** YES

**Notes:**

### Unobstructed and unobscured - Section 906.6 (IFC)

(1) Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. (2) Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 (3) The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

**Status:** YES

**Notes:**

### Extinguisher Maintenance - Section 7.3 (NFPA 10, (2013))

(1) Fire extinguishers shall be internally examined at intervals not exceeding those specified in Table 7.3.3.1. (NFPA 10) (2) Dry chemical - annually, Wetting agent - annually - Table 7.3.3.1 (NFPA 10)

**Status:** VIOLATION

**Notes:** Extinguishers throughout have not been serviced since 2008. Extinguishers are required to be serviced annually.



## Compartmentation

Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2015)

Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.

**Status:** VIOLATION

**Notes:** Ceiling tiles and ceilings are sporadically missing throughout the facility. Ceilings are required to be maintained as originally installed.



Horizontal Separation: Walls and barriers appear to be enclosed and or sealed. Section 703 IFC (2015)

Pay close attention to rated structures.

**Status:** VIOLATION

**Notes:** Walls throughout the facility have been damaged by illegal occupants of the building. Areas observed to have penetrations in place.

## Operating Features

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

**Status:**

**Notes:**

Fire Drills Initiation: Manual pull, smoke detector, hood system, or fire drill option found on alarm panel

IFC requires fire drills in all occupancies

**Status:**

**Notes:**

## Other Observations

Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

**Status:** VIOLATION

**Notes:** 102.3 Change of use or occupancy. - The facility has changed uses from a special use covered mall to a vacant building to a S-1 Moderate hazard storage facility. No permits for the change of use have been observed.

105.3.3 Occupancy prohibited before approval. - No certificate of occupancy has been provided for this facility to be used as a S-1 Moderate hazard storage facility

110.1 General - If during the inspection of a premises, a building or structure or any building system, in whole or in part constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this sections, and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

The overall condition of the occupancy formerly known as A to Z and the potential health and air quality observed in conjunction with the observed deterioration of the space constitutes this facility to be deemed unsafe. The report is being referred to the building department for hazard mitigation and rehabilitation requirements. This facility is unsafe during normal operating conditions and constitutes an even higher hazard at night or during any potential fire event to both citizens and first responders. The facility was observed having multiple glass panes having been destroyed due to trespassing individuals previously. This facility has multiple reported cases of vagrants illegally entering the structure. The items observed inside the facility pose a health and safety risk to any who enter the facility.

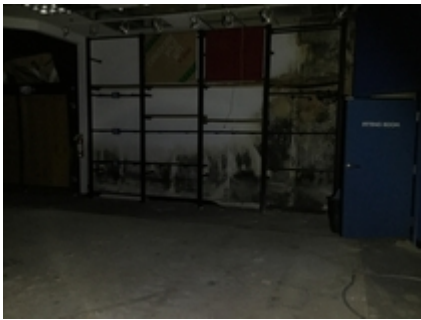
110.1.1 Unsafe Conditions - Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.

311.3 Removal of combustibles - Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.

311.4 Removal of hazardous materials - Persons owning or having charge or control of a vacant building containing hazardous materials regulated by chapter 50 shall comply with the facility closure requirements of Section 5001.6.







### Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 105 minutes

Total Time: 105 minutes

## Summary:

**Overall Result:** Failed

**Inspector Notes:** Repairs have been made however there are still an abundant of hazards present throughout the facility. The building does not meet the full requirements for a vacant structure and it was observed that it is being used as a S-1 storage occupancy as well. No certificate of occupancy has been issued for this address.

## Inspector:

Name: Helmberger, Duane  
Work Phone(s): 405-739-1355  
Email(s): dhelmberger@midwestcityok.org

## Representative Signature:

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

# Midwest City Fire Department

Occupancy: **Montgomery Wards**  
Occupancy ID: **6777ERENO**  
Address: **6777 E RENO AVE**  
**Midwest City OK 73110**



Form: Inspection Form

Inspection Type: **Annual**  
Inspection Date: **3/19/2019** By: **Helmberger, Duane (F-267)**  
Time In: **08:30** Time Out: **10:30**  
Authorized Date: **03/21/2019** By: **Helmberger, Duane (F-267)**

## Inspection Description:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2015 International Fire Code (IFC), the 2015 International Building Code (IBC), and the National Fire Codes. Items not addressed in the following inspection are still enforceable by the above mentioned Codes and Ordinances.  
General Authority and Responsibilities - Section 104.1 IFC (2015)

## Inspection Topics:

## Inspection Type

Annual

Annual Inspection

**Status:** YES

**Notes:** Duane Helmberger (Fire Marshal) met with Mr. Ahmad Bahreini (Building Owner) to inspect the building formerly known as Montgomery Wards located at 6777 E Reno Avenue. The facility was observed as currently being used to store a miscellaneous array of items. The observation that this facility is being utilized to store materials and other items classifies it as an Moderate-hazard storage, Group S-1 facility in accordance with the 2015 International Fire Code (IFC) Chapter 2 and the 2015 International Building Code (IBC) Section 311.2 /Moderate-hazard storage, Group S-1. In accordance with IFC Section 102.4 which reads: The design and construction of new structures shall comply with the International Building Code (IBC) and any alterations, additions, changes in use or changes in structures required by this code, which are within the scope of the International Building Code, shall be made accordance therewith.

This facility was once used as a department store, it then became vacant or changed occupancy or discontinued to function as a department store, thus the occupancy changed. Any future use of the building will require repairs, construction and the issuance of a new certificate of occupancy which in turn requires the facility to meet the currently adopted International Code Council (ICC) code requirements as adopted by the City of Midwest City.

Furthermore, this determination as a Moderate-hazard storage, Group S-1 occupancy classification is made determinable in accordance with IFC 104 General Authority and Responsibilities Section 104.1 General which states: The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.



Certificate of Occupancy

Certificate of Occupancy Inspection

**Status:**

**Notes:**

Complaint

Complaint Inspection

**Status:**

**Notes:**

Construction Inspection

Inspection Notes:

**Status:**

**Notes:**

Consultation

Consultation Inspection

**Status:**

**Notes:**

**Building Services/Housekeeping**

Address Identification - Section 505.1 IFC (2015)

All building shall have a posted address. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. These numbers shall be posted high enough so as not to be obstructed in a position that is visible from the street or road fronting the property.

**Status:** YES

**Notes:** The facility address was observed above the main entrance to the facility.

Fire Protection and Utility Equipment Signage - Section 509 IFC (2015)

Exterior suppression rooms to be labeled with buildings numerical address and "Fire Sprinkler Riser" or "Sprinkler Riser Room". Buildings Numerical address to be centered at the top of the door. Numerical lettering to be a minimum of 4". "Fire Sprinkler Riser" or "Sprinkler Riser Room" to be a minimum of 7" x 10" engineered grade reflective aluminum, white lettering on a red background with a white stripe around the edge. Utility spaces and FACP locations also required to have similar signage. Riser locations that do not have direct access to the exterior are required to have signage on nearest exterior door.

**Status:** YES

**Notes:** The fire sprinkler riser room is properly marked.



Knox Box (If present)

Occupancy keys present in Knox Box

**Status:** Note Only

**Notes:** Knox box series 3200 hinged is required to be located adjacent to all fire sprinkler riser doors and at the main entry door to the facility. These boxes provide emergency access to first responders by allowing keyed access if necessary.

Fire Apparatus Access Roads (Lanes) - Section 503.2.1 IFC (2015)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire lanes shall extend to within 150 of all portions of the facility and shall be posted or marked FIRE LANE-NO PARKING every 30'. This shall be maintained clean and legible.

**Status:** Note Only

**Notes:** Fire lane signs surrounding the property are required to be replaced in order to re-establish the designated fire lane.

**General Storage: Storage in buildings - Section 315.3 IFC (2015)**

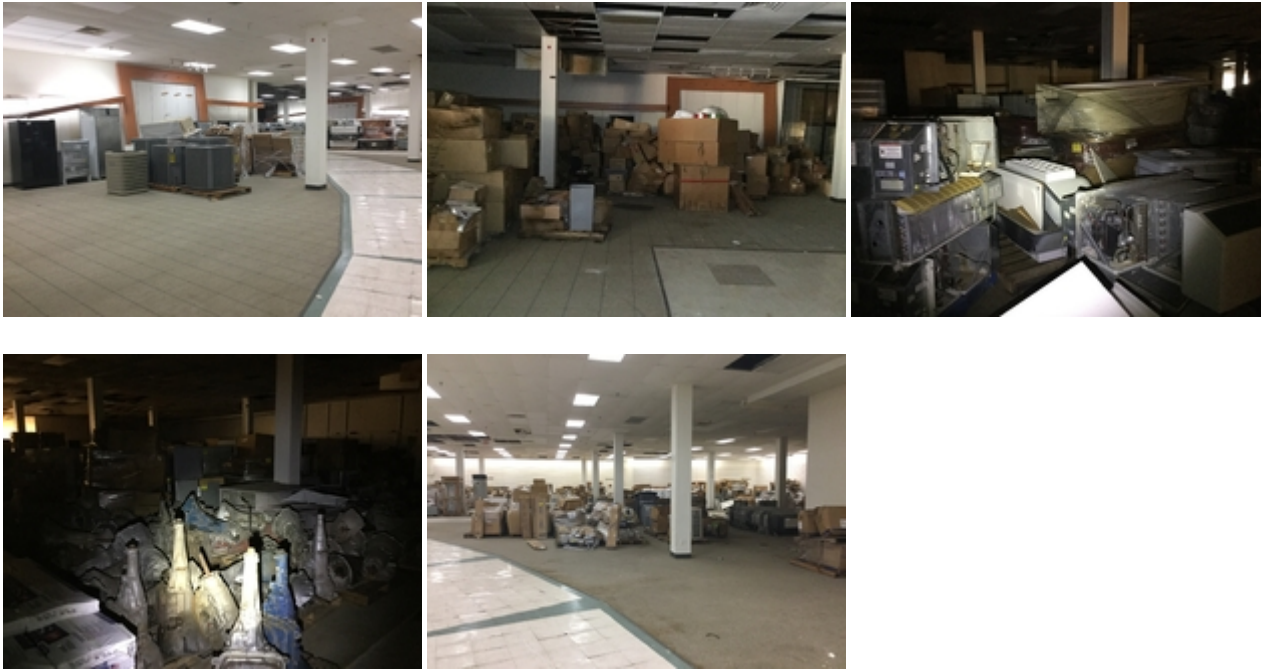
Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

**Status:** Note Only

**Notes:** The storage in 6777 E Reno has been separated into multiple piles. These piles are placed along the perimeter of the facility.

IFC 102.3 Change of use or occupancy. The facility has changed uses from its original design as a Mercantile occupancy to a Vacant facility and now to a Moderate-hazard S-1 Occupancy. No permits for the change of use have been observed.

IFC 105.3.3 Occupancy prohibited before approval. - No certificate of occupancy has been provided for this facility in its currently observed occupancy state.



**Premises: Waste accumulation prohibited - Section 304.1 IFC (2015)**

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

**Status:**

**Notes:**

**General Storage: Ceiling clearance - Section 315.3.1 IFC (2015)**

Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches below sprinkler head deflectors in sprinklered areas of buildings.

**Status:**

**Notes:**

**Electrical Equipment, Wiring and Hazards - Section 605 IFC (2015)**

(1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. Section 605.1 IFC (2015) (2) A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Section 605.3 IFC (2015) (3) Multiple adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited. Section 605.4 IFC (2015) (4) Extension cords and flexible cords shall not be a substitute for permanent wiring. Section 605.5 IFC (2015) (5) Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. Section 605.6 IFC (2015)

**Status:** Note Only

**Notes:** Only partial lighting was turned on during the inspections. There was no way to determine the functionality of the electrical system for this space.

## Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

**Status:** NOT APPLICABLE

**Notes:**

## Maintenance of Exitways

### Maintenance of the Means of Egress: Reliability - Section 1031 IFC (2015)

1031.2 Required exit accesses, exits, and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. 1031.3 A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

**Status:** VIOLATION

**Notes:** The facility is currently being utilized as a Moderate-hazard storage, Group S-1 occupancy. The maximum exit access travel distance allowable for S-1 occupancies is 250 feet for a sprinklered facility. Currently a singular point of egress is present which exceeds the allowable 250 foot travel distance.

### Means of Egress Illumination - Section 1008 IFC (2015)

Where required by code exit and emergency light shall function properly.

**Status:** VIOLATION

**Notes:** No means of egress illumination provided in accordance with Section 1008 of the IFC.



### Means of Egress (Stairway) - 315.3.2 IFC (2015)

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

**Status:** YES

**Notes:**

### Emergency escape and rescue openings - Sections 1031.7 & 1010.1.9 IFC (2015)

Door hardware shall not be locked in a manner that prevents function of the exit. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. (No chains, bolts, bars, etc. impeding egress)

**Status:**

**Notes:**

### Enclosures under interior and exterior stairways - Sections 1011.7.3 & 1011.7.4 IFC (2015)

The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-Hour fire-resistance - rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure. No penetrations through stairwells other than systems that serve that associated space.

**Status:**

**Notes:**

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

**Status:**

**Notes:**

Fire Doors and smoke barrier doors - Sections 703.2-703.2.3 IFC (2015)

Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Doors to be closed unless held open by approved hold-open devices.

**Status:**

**Notes:**

**Hazardous Materials**

Compressed Gas: Properly stored and handled - Section 5304 IFC (2015)

All compressed gasses shall be secured to prevent falling. Incompatible gasses shall be stored separately.

**Status:** VIOLATION

**Notes:** See note for Chapter 50 requirements below.

Flammable Liquids: Properly stored and handled - Section 5704 IFC (2015)

Storage of gasoline (IA) shall be limited to 30 gal. Increased 100% with an approved storage cabinet. Increased 100% with a sprinkler system. IB/IC is limited to 120 gal. Combination of the IA,IB, IC is 120 gal.

**Status:**

**Notes:**

Hazardous Materials: Properly stored and handled - Chapter 50 IFC (2015)

Is proper containment, storage, separation, grounding, ventilation, etc. provided?

**Status:** VIOLATION



**Notes:** Safety Data Sheets and the Emergency Response Guide for R-22, also known as Chlorodifluormethane, classify R-22 as gases under pressure, liquified gas. This product was observed in the repair garage space of the facility formerly known as Montgomery Wards.

An emergency overview of the product: Colorless, volatile liquid with ethereal and faint sweetish odor. Non-flammable material. Overexposure may cause dizziness and loss of concentration. At higher levels, CNS depression and cardiac arrhythmia may result from exposure. Vapors displace air and cause asphyxiations in confined spaces. At higher temperatures, >250°C) decomposition products may include Hydrochloric Acid (HCl), Hydrofluoric Acid (HF) and carbonyl halides. (Safety Data Sheet)

The requirements of IFC Chapter 50 are required to be maintained. These specific items were observed.

IFC 5003.5 Hazard identification signs. - No NFPA 704 placard observed for the door leading to the R-22 storage.

IFC 5004.3 Ventilation - The current ventilation fan could be audibly heard however the damper for the ventilation was not open. Ventilation is required to meet the requirements of IFC 5004.3 which states: Indoor storage areas and storage buildings shall be provided with mechanical exhaust ventilation or natural ventilation where natural ventilation can be shown to be acceptable for the materials stored.

IFC 5004.3.1 System Requirements: (Ventilation)

1. Installation shall be in accordance with the International Mechanical Code.
2. Mechanical ventilation shall be at a rate of not less than 1 cubic foot per minute per square foot of floor area over the storage area.
3. Systems shall operate continuously unless alternative designs are approved.
4. A manual shutoff control shall be provided outside of the room in a position adjacent to the access door to the room or in an approved location. The switch shall be a break-glass or other approved type and shall be labeled: VENTILATION SYSTEM EMERGENCY SHUTOFF.
5. Exhaust ventilation shall be designed to consider the density of the potential fumes or vapors released. For fumes or vapors that are heavier than air, exhaust shall be taken from a point within 12 inches of the floor. For fumes or vapors that are lighter than air, exhaust shall be taken from a point within 12 inches of the highest point of the room.
6. The location of both the exhaust and inlet air openings shall be designed to provide air movement across all portions of the floor or room to prevent the accumulation of vapors.
7. Exhaust air shall not be recirculated to occupied areas if the materials stored are capable of emitting hazardous vapors and contaminants have not been removed. Air contaminated with explosive or flammable vapors, fume or dust: flammable, highly toxic or toxic gases; or radioactive materials shall not be recirculated.

These comments represent the observed issues noted, all requirements of Chapter 50 apply and need to be addressed for proper hazardous material storage.



## Site Properly Placarded in accordance with NFPA 704

Where a significant quantity of hazard exists 704 placarding shall be provided.

**Status:** VIOLATION

**Notes:** No NFPA 704 placards observed at facility.

## Fire Alarm and Detection System

### Inspection, testing and maintenance - Section 907.8.5 (IFC)

(1)The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. (2) Fire alarm system to be tested and serviced annually in accordance with Chapter 14 (NFPA 10, (2013))

**Status:** VIOLATION

**Notes:** No fire alarm observed. A fire alarm is required to monitor the fire sprinkler system installed for this address. The fire sprinkler system was observed as having tamper switches and flow switches however no monitoring alarm panel was noted.

IFC 903.4 Sprinkler system supervision and alarms states: valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit. - No alarm observed for this address.

## Sprinkler System

### Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

Sprinkler systems are required to be tested annually in accordance with NFPA 13 and NFPA 25.

**Status:** VIOLATION

**Notes:** The fire sprinkler riser was repaired and green tagged for repairs in June of 2018. The riser has not received its annual inspection and test as required by NFPA 25. Currently the system is placed in service, but has not been green tagged for inspection purposes.

This fire sprinkler riser is in violation of IFC Section 901.6 Inspection, testing and maintenance which reads: Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.



Sprinkler Valves: Accessible and Open - Chapter 13 (NFPA 25, 2014)

Sprinkler valves are required to be accessible and open when the system is in service.

**Status:** VIOLATION

**Notes:** The indicating valve located on the exterior wall to the fire sprinkler riser room was observed as broken. No visible indication was observed through the site glass on the valve.



Sprinklers - Section 5.2.1 (NFPA 25, 2014)

(1) Sprinkler shall be inspected from the floor level annually. - 5.2.1.1 (NFPA 25) (2) Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation. - 5.2.1.1.1 (NFPA 25)

**Status:** YES

**Notes:**

Fire Sprinkler Riser Clearance - Section 901.4.6

Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment. Rooms shall be provided with a door and an unobstructed passageway large enough to allow removal of the largest piece of equipment.

**Status:** YES

**Notes:**

Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced if found missing during the inspection.

**Status:** VIOLATION

**Notes:** The ceiling tiles throughout 6777 E Reno were observed missing. With the ceiling not currently maintained as originally installed escutcheons cannot be corrected. The system is not currently in its listed and approved original design.



## Fire Department Connections - Section 13.7 (NFPA 25, 2014)

Required to maintain a 5' radius from the center of the Fire Department Connection. Obstructing and or blocking the Fire Department Connection is in violation of Sec. 15-20 of the adopted Midwest City Ordinances. Knox caps or closed caps required on all FDCs.

**Status:** YES

**Notes:**



## Cooking Suppression and Hood Systems

### Extinguishing System Service - Section 904.12.6.2 (IFC)

Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion - 904.12.6.2 (IFC)

**Status:** NOT APPLICABLE

**Notes:**

### Commercial Kitchen Hoods - Section 609 (IFC)

(1) High-volume cooking operations, such as 24-hour cooking, charbroiling or wok cooking shall be inspected every 3 months. (2) Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers shall be inspected every 12 months. (3) Cooking operations utilizing solid fuel-burning cooking appliances shall be inspected every month. (4) All other cooking operations shall be inspected every 6 months. - Table 609.3.3.1 (5) Grease accumulation - If during the inspection it is found that hoods, grease removal devices, fans, ducts, or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C 10.

**Status:** NOT APPLICABLE

**Notes:**

### Commercial cooking system - Section 904.12 (IFC)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. These systems shall be tested in accordance with UL 300.

**Status:** NOT APPLICABLE

**Notes:**

## Fire Extinguishers

### Portable Fire Extinguishers: General Requirements - Section 906 (IFC)

(1) Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 (1) (2) Within 30 feet of cooking of commercial cooking equipment. - 906.1 (2) (3) In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 (3) (4) Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 (5) 75 feet total travel distance - Table 906.3(1)

**Status:** VIOLATION

**Notes:** No fire extinguishers were observed at this facility. Fire extinguishers are required in accordance with IFC Section 906.

### Unobstructed and unobscured - Section 906.6 (IFC)

(1) Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. (2) Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 (3) The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

**Status:**

**Notes:**

Extinguisher Maintenance - Section 7.3 (NFPA 10, (2013))

(1) Fire extinguishers shall be internally examined at intervals not exceeding those specified in Table 7.3.3.1. (NFPA 10) (2) Dry chemical - annually, Wetting agent - annually - Table 7.3.3.1 (NFPA 10)

**Status:** VIOLATION

**Notes:** See previous note - None installed

**Compartmentation**

Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2015)

Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.

**Status:** VIOLATION

**Notes:** Ceilings tiles missing throughout facility. Ceilings are required to be maintained as originally installed.



Horizontal Separation: Walls and barriers appear to be enclosed and or sealed. Section 703 IFC (2015)

Pay close attention to rated structures.

**Status:**

**Notes:**

**Operating Features**

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

**Status:**

**Notes:**

Fire Drills Initiation: Manual pull, smoke detector, hood system, or fire drill option found on alarm panel

IFC requires fire drills in all occupancies

**Status:**

**Notes:**

## Other Observations

### Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

**Status:** Note Only

**Notes:** Vehicles were observed in the repair garage area. Batteries have been removed from vehicles. Fuel levels were not inspected.



## Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
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**Notes:** No Additional time recorded

**Total Additional Time: 0 minutes**  
**Inspection Time: 120 minutes**  
**Total Time: 120 minutes**

## Summary:

**Overall Result:** Correction Notice Issued

**Inspector Notes:** No certificate of occupancy has been issued for the current use of this facility. Hazards and violations are still present.

## Inspector:

Name: Helmberger, Duane  
Work Phone(s): 405-739-1355  
Email(s): dhelmberger@midwestcityok.org

**Representative Signature:**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

# Midwest City Fire Department

Occupancy: **Montgomery Wards**  
Occupancy ID: **6777ERENO**  
Address: **6777 E RENO AVE**  
**Midwest City OK 73110**



Form: Inspection Form

Inspection Type: **Annual**  
Inspection Date: **1/14/2020** By: **Helmberger, Duane C (F-267)**  
Time In: **09:00** Time Out: **12:00**  
Authorized Date: **01/17/2020** By: **Helmberger, Duane C (F-267)**

## Inspection Description:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2015 International Fire Code (IFC), the 2015 International Building Code (IBC), and the National Fire Codes. Items not addressed in the following inspection are still enforceable by the above mentioned Codes and Ordinances.  
General Authority and Responsibilities - Section 104.1 IFC (2015)

## Inspection Topics:

### Inspection Type

Annual

Annual Inspection

**Status:** Yes

**Notes:** Mr. Bahreini,

In accordance with the City of Midwest City Ordinance Article I. – Fire Department - Section 15-2 – Duties, which states: “It shall be the duty of the fire department to: (f) Enforce all pertinent ordinances, and take such other actions as may be necessary or appropriate” (Ordinance No. 2884 § 1, 8-26-03). Citations will be issued for the noted International Fire Code violations of the properties located at 6801 and 6777 E Reno Avenue in Midwest City. These citations are in accordance with Midwest City Ordinance Section 15-55 – International Fire Code Adopted (Ord. No. 2884, § 1, 8-26-03; Ord. No. 3065, § 1, 8-1-08; Ord. No. 3183, § 1, 11-27-12; Ord. No. 3258 § 1,1-12-16).

This letter serves as formal notice of violations observed during the inspection of both properties located at 6801 and 6777 E Reno Avenue. In order to come into compliance with the City of Midwest City Ordinances and International Fire Code requirements, all stored material located at the above listed addresses is required to Immediately be removed from the premises. The facilities has been deemed an unsafe building by the Fire Code Official and removal of all stored items are required. A re-inspection of the facilities will take place on Tuesday February 18th at 9 AM.

Authority:

Section 104.1 of the International Fire Code (IFC) states:

The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

Section 109.1 states:

It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize a building, occupancy, premises or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

Furthermore, Section 109.2 states:

Correction and abatement of violations of this code shall be the responsibility of the owner or the owner’s authorized agent. Where an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of such hazardous conditions.



In March of 2019, Mr. Bahreini was served a "Notice of Violations" in regards to the observations made during the inspections performed on 03/19/2019 for 6801 & 6777 E Reno Avenue. This inspection is the fourth follow-up inspection since March 2019. The failure to correct the violations further supports that 6801 and 6777 E Reno be deemed a Unsafe Building in accordance with Section 110 of the IFC. In accordance with Section 110.1.1 of the IFC this letter is being sent to the Chief Building Official for submittal of a unsafe building.

IFC Section 109.3.2 Compliance with orders and notices which states:

A notice of violations issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the notice of violation pertains and IFC Section 109.4.1 Abatement of violation which states: In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate actions.

The following violations still present for the property located at 6777 E Reno Avenue: Citations are being issued for the following violations.

Citation # C535174 - IFC Section 105.3.3 – Occupancy prohibited before approval. –

This facility has not received the required certificate of occupancy for the current use of the building. 6777 E Reno Avenue was originally permitted as an mercantile occupancy. This occupancy has changed and the facility is being utilized as a storage "S" facility in accordance with Chapter 2 of the International Fire Code (IFC). Storage facilities are required to be maintained in accordance with all sections of the IFC. The building is housing miscellaneous items as observed from multiple inspections and site visits. The presence of materials in the facility constitutes it as a storage facility. Although this facility is primarily un-occupied by actual tenants, the space is still housing multiple items. In order to legally store these items in the facility all violations must be corrected and a Certificate of Occupancy be issued for the building. An application has been completed for the certificate of occupancy however, no inspections have been scheduled.

Citation # C535175 - IFC Section 109.3.2 – Compliance with orders and notices. –

Many violations have not been complied with since 2016.

- 12/20/2016 - Annual fire inspection performed with "Correction Notice Issued" result.
- 10/13/2017 – Annual fire inspection performed with "Failed" result.
- 02/27/2018 – Annual fire inspection performed with "Correction Notice Issued" result.
- 06/20/2018 – Re-inspection performed with "Correction Notice Issued" result.
- 03/19/2019 – Annual fire inspection performed with "Correction Notice Issued" result.
- 05/08/2019 – Re-inspection performed with "Citation Issued" result.
- 06/21/2019 – Re-inspection performed with "Correction Notice Issued" result.
- 08/28/2019 – Re-inspection performed with "Citation Issued" result.

Citation # C535188 - IFC Section 901.4 – Failure to maintain the fire sprinkler suppression system.-

Ceiling tiles are missing throughout the facility, the system has not received the required annual inspection, escutcheons are missing throughout during the inspection on 01/14/2020

Citation # C535189 - IFC Section 903.4 – Failure to electronically supervise and monitor suppression system. – The fire sprinkler suppression system is not currently monitored by a listed fire alarm control unit. The alarms are not connected or monitored. No fire alarm monitoring is currently taking place.

Other observed violations:

- IFC Section 605 – Electrical equipment, wiring and hazards
  - o Required Illumination not maintained (IFC Section 605.2)
  - o Working space and clearance not maintained (IFC Section 605.3)
  - o Illegal extension cord use (IFC Section 605.5)
  - o Unapproved conditions (IFC Section 605.6)

All of the observed electrical hazards for this occupancy are required to be immediately abated and mitigated in accordance with IFC Section 605.1. Failure to correct all violations will result in citations being issued for all violations if observed during the February inspection.

- IFC Chapter 7 – Fire and Smoke Protection Features

All walls, ceilings, corridors and other interior fire resistance rated construction is required to be maintained as originally installed when the facility is being utilized for storage purposes. Failure to repair all areas will result in citations being issued for all observed instances.

- IFC Section 906 – Portable Fire Extinguishers

Fire extinguishers were purchased in 2019. During this inspection they are not installed in the required locations per NFPA 10. Old existing extinguishers are also observed throughout the facility.

- IFC Section 1031 – Maintenance of the means of egress

The means of egress throughout the facility have been obstructed and not maintained. All requirements of IFC Section 1031 apply for this occupancy. Failure to maintain all means of egress when the facility is being used as a storage facility will result in citations being issued for all observations after the February inspection.

- o IFC Section 1031.1
- o IFC Section 1031.2
- o IFC Section 1031.3
- o IFC Section 1031.4
- o IFC Section 1031.5
- o IFC Section 1031.6

The observations and violations noted on the provided inspection reports are required to be mitigated by February 18th 2020 if items are still stored within the buildings. The facility owner has not abated many of the fire hazards observed in this facility and has failed to become in compliance with the International Fire Code Section 109.3.2 Compliance with orders and notices.

The facility has been deemed an unsafe building. Due to the potential risk of life and health for any occupants of this facility all utility services have been requested to be terminated immediately. Continued illegal occupancy and use of this facility will result in continued monthly citations. If all items are removed from the facilities they will be deemed vacant in accordance with the International Fire Code.

Multiple photographs of this occupancy were taken during this inspection. These photos are too numerous to include on this report. All violations have photographs available.

#### Certificate of Occupancy

Certificate of Occupancy Inspection

**Status:**

**Notes:**

#### Complaint

Complaint Inspection

**Status:**

**Notes:**

#### Construction Inspection

Inspection Notes:

**Status:**

**Notes:**

#### Consultation

Consultation Inspection

**Status:**

**Notes:**

### Building Services/Housekeeping

#### Address Identification - Section 505.1 IFC (2015)

All building shall have a posted address. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. These numbers shall be posted high enough so as not to be obstructed in a position that is visible from the street or road fronting the property.

**Status:** Yes

**Notes:**

#### Fire Protection and Utility Equipment Signage - Section 509 IFC (2015)

Exterior suppression rooms to be labeled with buildings numerical address and "Fire Sprinkler Riser" or "Sprinkler Riser Room". Buildings Numerical address to be centered at the top of the door. Numerical lettering to be a minimum of 4". "Fire Sprinkler Riser" or "Sprinkler Riser Room" to be a minimum of 7" x 10" engineered grade reflective aluminum, white lettering on a red background with a white stripe around the edge. Utility spaces and FACP locations also required to have similar signage. Riser locations that do not have direct access to the exterior are required to have signage on nearest exterior door.

**Status:** Yes

**Notes:**

**Knox Box (If present)**

Occupancy keys present in Knox Box

**Status:**

**Notes:**

**Fire Apparatus Access Roads (Lanes) - Section 503.2.1 IFC (2015)**

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire lanes shall extend to within 150 of all portions of the facility and shall be posted or marked FIRE LANE-NO PARKING every 30'. This shall be maintained clean and legible.

**Status:** Yes

**Notes:**

**General Storage: Storage in buildings - Section 315.3 IFC (2015)**

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

**Status:**

**Notes:**

**Premises: Waste accumulation prohibited - Section 304.1 IFC (2015)**

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

**Status:** Violation

**Notes:**



**General Storage: Ceiling clearance - Section 315.3.1 IFC (2015)**

Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches below sprinkler head deflectors in sprinklered areas of buildings.

**Status:**

**Notes:**

## Electrical Equipment, Wiring and Hazards - Section 605 IFC (2015)

(1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes and electrical shock or fire hazard shall not be used. Section 605.1 IFC (2015) (2) A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Section 605.3 IFC (2015) (3) Multiple adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited. Section 605.4 IFC (2015) (4) Extension cords and flexible cords shall not be a substitute for permanent wiring. Section 605.5 IFC (2015) (5) Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. Section 605.6 IFC (2015)

**Status:** Violation

**Notes:**



## Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

**Status:**

**Notes:**

## Maintenance of Exitways

### Maintenance of the Means of Egress: Reliability - Section 1031 IFC (2015)

1031.2 Required exit accesses, exits, and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. 1031.3 A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

**Status:** Violation

**Notes:**

### Means of Egress Illumination - Section 1008 IFC (2015)

Where required by code exit and emergency light shall function properly.

**Status:** Violation

**Notes:**

### Means of Egress (Stairway) - 315.3.2 IFC (2015)

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

**Status:**

**Notes:**

Emergency escape and rescue openings - Sections 1031.7 & 1010.1.9 IFC (2015)

Door hardware shall not be locked in a manner that prevents function of the exit. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. (No chains, bolts, bars, etc. impeding egress)

**Status:**

**Notes:**

Enclosures under interior and exterior stairways - Sections 1011.7.3 & 1011.7.4 IFC (2015)

The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-Hour fire-resistance - rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure. No penetrations through stairwells other than systems that serve that associated space.

**Status:**

**Notes:**

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

**Status:**

**Notes:**

Fire Doors and smoke barrier doors - Sections 703.2-703.2.3 IFC (2015)

Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Doors to be closed unless held open by approved hold-open devices.

**Status:**

**Notes:**

**Hazardous Materials**

Compressed Gas: Properly stored and handled - Section 5304 IFC (2015)

All compressed gasses shall be secured to prevent falling. Incompatible gasses shall be stored separately.

**Status:**

**Notes:**

Flammable Liquids: Properly stored and handled - Section 5704 IFC (2015)

Storage of gasoline (IA) shall be limited to 30 gal. Increased 100% with an approved storage cabinet. Increased 100% with a sprinkler system. IB/IC is limited to 120 gal. Combination of the IA,IB, IC is 120 gal.

**Status:**

**Notes:**

Hazardous Materials: Properly stored and handled - Chapter 50 IFC (2015)

Is proper containment, storage, separation, grounding, ventilation, etc. provided?

**Status:**

**Notes:**

Site Properly Placarded in accordance with NFPA 704

Where a significant quantity of hazard exists 704 placarding shall be provided.

**Status:**

**Notes:**

**Fire Alarm and Detection System**

Inspection, testing and maintenance - Section 907.8.5 (IFC)

(1)The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. (2) Fire alarm system to be tested and serviced annually in accordance with Chapter 14 (NFPA 10, (2013))

**Status:** Violation

**Notes:**

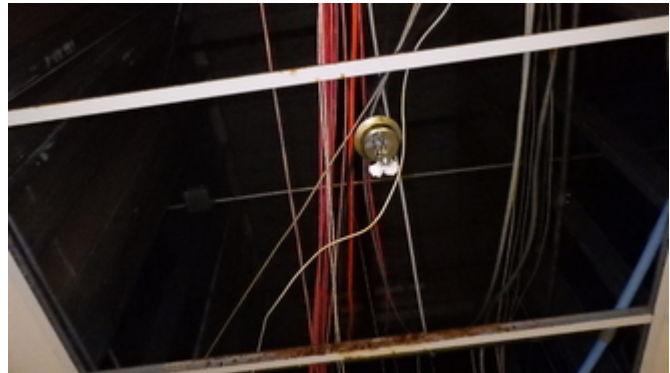
## Sprinkler System

### Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

Sprinkler systems are required to be tested annually in accordance with NFPA 13 and NFPA 25.

**Status:** Violation

**Notes:** Sprinkler system has not been maintained or serviced. Does not meet any requirements from NFPA 13.



### Sprinkler Valves: Accessible and Open - Chapter 13 (NFPA 25, 2014)

Sprinkler valves are required to be accessible and open when the system is in service.

**Status:** Violation

**Notes:**

### Sprinklers - Section 5.2.1 (NFPA 25, 2014)

(1) Sprinkler shall be inspected from the floor level annually. - 5.2.1.1 (NFPA 25) (2) Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation. - 5.2.1.1.1 (NFPA 25)

**Status:** Violation

**Notes:**

### Fire Sprinkler Riser Clearance - Section 901.4.6

Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment. Rooms shall be provided with a door and an unobstructed passageway large enough to allow removal of the largest piece of equipment.

**Status:** Violation

**Notes:**

### Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced if found missing during the inspection.

**Status:** Violation

**Notes:**

### Fire Department Connections - Section 13.7 (NFPA 25, 2014)

Required to maintain a 5' radius from the center of the Fire Department Connection. Obstructing and or blocking the Fire Department Connection is in violation of Sec. 15-20 of the adopted Midwest City Ordinances. Knox caps or closed caps required on all FDCs.

**Status:** Violation

**Notes:**

## Cooking Suppression and Hood Systems

### Extinguishing System Service - Section 904.12.6.2 (IFC)

Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion - 904.12.6.2 (IFC)

**Status:**

**Notes:**

### Commercial Kitchen Hoods - Section 609 (IFC)

(1) High-volume cooking operations, such as 24-hour cooking, charbroiling or wok cooking shall be inspected every 3 months. (2) Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers shall be inspected every 12 months. (3) Cooking operations utilizing solid fuel-burning cooking appliances shall be inspected every month. (4) All other cooking operations shall be inspected every 6 months. - Table 609.3.3.1 (5) Grease accumulation - If during the inspection it is found that hoods, grease removal devices, fans, ducts, or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IFECA C 10.

**Status:**

**Notes:**

### Commercial cooking system - Section 904.12 (IFC)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. These systems shall be tested in accordance with UL 300.

**Status:**

**Notes:**

## Fire Extinguishers

### Portable Fire Extinguishers: General Requirements - Section 906 (IFC)

(1) Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 (1) (2) Within 30 feet of cooking of commercial cooking equipment. - 906.1 (2) (3) In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 (3) (4) Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 (5) 75 feet total travel distance - Table 906.3(1)

**Status:** Violation

**Notes:** Extinguishers purchased in 2019. Have not been installed and existing extinguishers have not been removed.



### Unobstructed and unobscured - Section 906.6 (IFC)

(1) Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. (2) Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 (3) The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

**Status:** Violation

**Notes:**

### Extinguisher Maintenance - Section 7.3 (NFPA 10, (2013))

(1) Fire extinguishers shall be internally examined at intervals not exceeding those specified in Table 7.3.3.1. (NFPA 10) (2) Dry chemical - annually, Wetting agent - annually - Table 7.3.3.1 (NFPA 10)

**Status:** Violation

**Notes:**

## Compartmentation

### Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2015)

Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.

**Status:** Violation

**Notes:**

Horizontal Separation: Walls and barriers appear to be enclosed and or sealed. Section 703 IFC (2015)

Pay close attention to rated structures.

**Status:** Violation

**Notes:** Walls damaged throughout facility.



### Operating Features

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

**Status:** No

**Notes:** No record of fire drills conducted.

Fire Drills Initiation: Manual pull, smoke detector, hood system, or fire drill option found on alarm panel

IFC requires fire drills in all occupancies

**Status:**

**Notes:**

### Other Observations

Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

**Status:**

**Notes:**

### Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
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**Notes:** No Additional time recorded

**Total Additional Time: 0 minutes**

**Inspection Time: 180 minutes**

**Total Time: 180 minutes**

### Summary:

**Overall Result:** Failed

**Inspector Notes:** Facility owner is required to remove all stored items immediately. Failure to remove items will result in citations being issued in February 2020.



**Inspector:**

Name: Helmberger, Duane C  
Work Phone(s): 405-739-1355  
Email(s): aduncan@midwestcityok.org, dhelmberger@midwestcityok.org

**Representative Signature:**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

# Midwest City Fire Department



Occupancy: **Heritage Park Mall**  
Occupancy ID: **6801ERENOB**  
Address: **6801 E RENO AVE**  
**Midwest City OK 73110**

Inspection Type: **Annual**  
Inspection Date: **1/14/2020** By: **Helmberger, Duane C (F-267)**  
Time In: **09:00** Time Out: **12:00**  
Authorized Date: **01/17/2020** By: **Helmberger, Duane C (F-267)**

Form: Inspection Form

## Inspection Description:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2015 International Fire Code (IFC), the 2015 International Building Code (IBC), and the National Fire Codes. Items not addressed in the following inspection are still enforceable by the above mentioned Codes and Ordinances.  
General Authority and Responsibilities - Section 104.1 IFC (2015)

## Inspection Topics:

### Inspection Type

Annual

Annual Inspection

**Status:** Yes

**Notes:** Mr. Bahreini,

In accordance with the City of Midwest City Ordinance Article I. – Fire Department - Section 15-2 – Duties, which states: “It shall be the duty of the fire department to: (f) Enforce all pertinent ordinances, and take such other actions as may be necessary or appropriate” (Ordinance No. 2884 § 1, 8-26-03). Citations will be issued for the noted International Fire Code violations of the properties located at 6801 and 6777 E Reno Avenue in Midwest City. These citations are in accordance with Midwest City Ordinance Section 15-55 – International Fire Code Adopted (Ord. No. 2884, § 1, 8-26-03; Ord. No. 3065, § 1, 8-1-08; Ord. No. 3183, § 1, 11-27-12; Ord. No. 3258 § 1,1-12-16).

This letter serves as formal notice of violations observed during the inspection of both properties located at 6801 and 6777 E Reno Avenue. In order to come into compliance with the City of Midwest City Ordinances and International Fire Code requirements, all stored material located at the above listed addresses is required to Immediately be removed from the premises. The facilities has been deemed an unsafe building by the Fire Code Official and removal of all stored items are required. A re-inspection of the facilities will take place on Tuesday February 18th at 9 AM.

Authority:

Section 104.1 of the International Fire Code (IFC) states:

The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

Section 109.1 states:

It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize a building, occupancy, premises or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

Furthermore, Section 109.2 states:

Correction and abatement of violations of this code shall be the responsibility of the owner or the owner’s authorized agent. Where an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of such hazardous conditions.

In March of 2019, Mr. Bahreini was served a "Notice of Violations" in regards to the observations made during the inspections performed on 03/19/2019 for 6801 & 6777 E Reno Avenue. This inspection is the fourth follow-up inspection since March 2019. The failure to correct the violations further supports that 6801 and 6777 E Reno be deemed a Unsafe Building in accordance with Section 110 of the IFC. In accordance with Section 110.1.1 of the IFC this letter is being sent to the Chief Building Official for submittal of a unsafe building.

IFC Section 109.3.2 Compliance with orders and notices which states:

A notice of violations issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the notice of violation pertains and IFC Section 109.4.1 Abatement of violation which states: In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate actions.

The following violations are still present for the property located at 6801 E Reno Avenue: Citations are being issued for the following violations.

Citation # C535169 - IFC Section 105.3.3 – Occupancy prohibited before approval. –

This facility has not received the required certificate of occupancy for the current use of the building. 6801 E Reno Avenue was originally permitted as an assembly space / mall building. This occupancy has changed and the facility is being utilized as a storage "S" facility in accordance with Chapter 2 of the International Fire Code (IFC). Storage facilities are required to be maintained in accordance with all sections of the IFC. The buildings are housing miscellaneous items as observed from multiple inspections and site visits. The presence of materials in the facility constitutes it as a storage facility. Although this facility is primarily un-occupied by actual tenants, the space is still housing multiple items. In order to legally store these items in the facility all violations must be corrected and a Certificate of Occupancy be issued for the building or the facility may be completely vacated in accordance with the IFC Section 311.

Citation # 535170 - IFC Section 109.3.2 – Compliance with orders and notices. –

Many violations have not been complied with since 2016.

- 12/06/2016 - Annual fire inspection performed with "Correction Notice Issued" result.
- 06/05/2017 – Re-inspection performed with "Correction Notice Issued" result.
- 10/13/2017 – Annual fire inspection performed with "Failed" result.
- 02/27/2018 – Annual fire inspection performed with "Correction Notice Issued" result.
- 06/20/2018 – Re-inspection performed with "Correction Notice Issued" result.
- 07/12/2018 – Re-inspection performed with "Passed" result for minor repairs to sprinkler. Fire extinguisher and sprinkler issues still present with ongoing discussion noted.
- 03/19/2019 – Annual fire inspection performed with "Failed" result.
- 05/08/2019 – Re-inspection performed with "Citation Issued" result.
- 06/21/2019 – Re-inspection performed with "Correction Notice Issued" result.
- 08/28/2019 – Re-inspection performed with "Citation's Issued" result

Citation # C535171 - IFC Section 304 – Waste accumulation prohibited. –

Combustible material creating fire hazard shall not be allowed to accumulate in buildings or structures or upon premises. The tenant space formerly known as A to Z has been observed full of miscellaneous material throughout. Both the lower level of the facility and the upper story is currently housing miscellaneous items. Other tenant spaces in the mall building were also observed with material in multiple states of decomposition. These observations were noted on the inspection performed on inspection dating back to 2017. In order to become compliant, all stored items in this facility is required to be immediately removed from the structure.

Citation # C535172 - IFC Section 901.4 – Failure to maintain the fire sprinkler suppression system.-

The fire sprinkler suppression system is currently turned off for a portion of the facility.. Ceiling tiles are missing throughout the facility, the systems have not received the required annual inspection, escutcheons are missing throughout and sprinklers were observed covered in tape and paper during the inspection on 01/14/2020. The inspection performed on 01/14/2020 confirms no progress has been made to the sprinkler systems and Mr. Bahreini confirmed this during the inspection.

Citation # C535173 - IFC Section 903.4 – Sprinkler system supervision and alarms. –

The fire sprinkler suppression system is not currently monitored by a listed fire alarm control unit. The alarms are not connected or monitored. The system being turned off to a portion of the mall would have called an alarm to the owner at that time. No fire alarm monitoring is currently taking place.

Other observed violations:

- IFC Section 605 – Electrical equipment, wiring and hazards
  - o Required Illumination not maintained (IFC Section 605.2)
  - o Working space and clearance not maintained (IFC Section 605.3)
  - o Illegal extension cord use (IFC Section 605.5)
  - o Unapproved conditions (IFC Section 605.6)

All of the observed electrical hazards for this occupancy are required to be immediately abated and mitigated in accordance with IFC Section 605.1. Failure to correct all violations will result in citations being issued for all violations if observed during the February inspection.

- IFC Chapter 7 – Fire and Smoke Protection Features

All walls, ceilings, corridors and other interior fire resistance rated construction is required to be maintained as originally installed when the facility is being utilized for storage purposes. Failure to repair all areas will result in citations being issued for all observed instances.

- IFC Section 906 – Portable Fire Extinguishers

Fire extinguishers were purchased in 2019. During this inspection they are not installed in the required locations per NFPA 10. Old existing extinguishers are also observed throughout the facility.

- IFC Section 1031 – Maintenance of the means of egress

The means of egress throughout the facility have been obstructed and not maintained. All requirements of IFC Section 1031 apply for this occupancy. Failure to maintain all means of egress when the facility is being used as a storage facility will result in citations being issued for all observations after the February inspection.

- o IFC Section 1031.1
- o IFC Section 1031.2
- o IFC Section 1031.3
- o IFC Section 1031.4
- o IFC Section 1031.5
- o IFC Section 1031.6

The observations and violations noted on the provided inspection reports are required to be mitigated by February 18th 2020 if items are still stored within the buildings. The facility owner has not abated many of the fire hazards observed in this facility and has failed to become in compliance with the International Fire Code Section 109.3.2 Compliance with orders and notices.

The facility has been deemed an unsafe building. Due to the potential risk of life and health for any occupants of this facility all utility services have been requested to be terminated immediately. Continued illegal occupancy and use of this facility will result in continued monthly citations. If all items are removed from the facilities they will be deemed vacant in accordance with the International Fire Code.

Multiple photographs taken during this inspection and were not tagged in this written report.





Certificate of Occupancy  
Certificate of Occupancy Inspection

**Status:**  
**Notes:**

Complaint  
Complaint Inspection

**Status:**  
**Notes:**

## Construction Inspection

Inspection Notes:

**Status:**

**Notes:**

## Consultation

Consultation Inspection

**Status:**

**Notes:**

## Building Services/Housekeeping

### Address Identification - Section 505.1 IFC (2015)

All building shall have a posted address. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. These numbers shall be posted high enough so as not to be obstructed in a position that is visible from the street or road fronting the property.

**Status:**

**Notes:**

### Fire Protection and Utility Equipment Signage - Section 509 IFC (2015)

Exterior suppression rooms to be labeled with buildings numerical address and "Fire Sprinkler Riser" or "Sprinkler Riser Room". Buildings Numerical address to be centered at the top of the door. Numerical lettering to be a minimum of 4". "Fire Sprinkler Riser" or "Sprinkler Riser Room" to be a minimum of 7" x 10" engineered grade reflective aluminum, white lettering on a red background with a white stripe around the edge. Utility spaces and FACP locations also required to have similar signage. Riser locations that do not have direct access to the exterior are required to have signage on nearest exterior door.

**Status:**

**Notes:**

### Knox Box (If present)

Occupancy keys present in Knox Box

**Status:**

**Notes:**

### Fire Apparatus Access Roads (Lanes) - Section 503.2.1 IFC (2015)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire lanes shall extend to within 150 of all portions of the facility and shall be posted or marked FIRE LANE-NO PARKING every 30'. This shall be maintained clean and legible.

**Status:**

**Notes:**

### General Storage: Storage in buildings - Section 315.3 IFC (2015)

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

**Status:**

**Notes:**

### Premises: Waste accumulation prohibited - Section 304.1 IFC (2015)

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

**Status:** Violation

**Notes:**

### General Storage: Ceiling clearance - Section 315.3.1 IFC (2015)

Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches below sprinkler head deflectors in sprinklered areas of buildings.

**Status:** Violation

**Notes:**

### Electrical Equipment, Wiring and Hazards - Section 605 IFC (2015)

(1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. Section 605.1 IFC (2015) (2) A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Section 605.3 IFC (2015) (3) Multiple adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited. Section 605.4 IFC (2015) (4) Extension cords and flexible cords shall not be a substitute for permanent wiring. Section 605.5 IFC (2015) (5) Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. Section 605.6 IFC (2015)

**Status:** Violation

**Notes:**

### Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

**Status:**

**Notes:**

### Maintenance of Exitways

#### Maintenance of the Means of Egress: Reliability - Section 1031 IFC (2015)

1031.2 Required exit accesses, exits, and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. 1031.3 A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

**Status:** Violation

**Notes:**

#### Means of Egress Illumination - Section 1008 IFC (2015)

Where required by code exit and emergency light shall function properly.

**Status:** Violation

**Notes:**

#### Means of Egress (Stairway) - 315.3.2 IFC (2015)

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

**Status:**

**Notes:**

#### Emergency escape and rescue openings - Sections 1031.7 & 1010.1.9 IFC (2015)

Door hardware shall not be locked in a manner that prevents function of the exit. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. (No chains, bolts, bars, etc. impeding egress)

**Status:**

**Notes:**

#### Enclosures under interior and exterior stairways - Sections 1011.7.3 & 1011.7.4 IFC (2015)

The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-Hour fire-resistance - rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure. No penetrations through stairwells other than systems that serve that associated space.

**Status:**

**Notes:**

#### Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

**Status:**

**Notes:**

#### Fire Doors and smoke barrier doors - Sections 703.2-703.2.3 IFC (2015)

Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Doors to be closed unless held open by approved hold-open devices.

**Status:**

**Notes:**

## Hazardous Materials

### Compressed Gas: Properly stored and handled - Section 5304 IFC (2015)

All compressed gasses shall be secured to prevent falling. Incompatible gasses shall be stored separately.

**Status:**

**Notes:**

### Flammable Liquids: Properly stored and handled - Section 5704 IFC (2015)

Storage of gasoline (IA) shall be limited to 30 gal. Increased 100% with an approved storage cabinet. Increased 100% with a sprinkler system. IB/IC is limited to 120 gal. Combination of the IA,IB, IC is 120 gal.

**Status:**

**Notes:**

### Hazardous Materials: Properly stored and handled - Chapter 50 IFC (2015)

Is proper containment, storage, separation, grounding, ventilation, etc. provided?

**Status:**

**Notes:**

### Site Properly Placarded in accordance with NFPA 704

Where a significant quantity of hazard exists 704 placarding shall be provided.

**Status:**

**Notes:**

## Fire Alarm and Detection System

### Inspection, testing and maintenance - Section 907.8.5 (IFC)

(1)The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. (2) Fire alarm system to be tested and serviced annually in accordance with Chapter 14 (NFPA 10, (2013))

**Status:**

**Notes:**

## Sprinkler System

### Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

Sprinkler systems are required to be tested annually in accordance with NFPA 13 and NFPA 25.

**Status:** Violation

**Notes:**

### Sprinkler Valves: Accessible and Open - Chapter 13 (NFPA 25, 2014)

Sprinkler valves are required to be accessible and open when the system is in service.

**Status:** Violation

**Notes:**

### Sprinklers - Section 5.2.1 (NFPA 25, 2014)

(1) Sprinkler shall be inspected from the floor level annually. - 5.2.1.1 (NFPA 25) (2) Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation. - 5.2.1.1.1 (NFPA 25)

**Status:** Violation

**Notes:**

### Fire Sprinkler Riser Clearance - Section 901.4.6

Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment. Rooms shall be provided with a door and an unobstructed passageway large enough to allow removal of the largest piece of equipment.

**Status:** Violation

**Notes:**



#### Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced if found missing during the inspection.

**Status:** Violation

**Notes:**

#### Fire Department Connections - Section 13.7 (NFPA 25, 2014)

Required to maintain a 5' radius from the center of the Fire Department Connection. Obstructing and or blocking the Fire Department Connection is in violation of Sec. 15-20 of the adopted Midwest City Ordinances. Knox caps or closed caps required on all FDCs.

**Status:** Violation

**Notes:**

### Cooking Suppression and Hood Systems

#### Extinguishing System Service - Section 904.12.6.2 (IFC)

Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion - 904.12.6.2 (IFC)

**Status:**

**Notes:**

#### Commercial Kitchen Hoods - Section 609 (IFC)

(1) High-volume cooking operations, such as 24-hour cooking, charbroiling or wok cooking shall be inspected every 3 months. (2) Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers shall be inspected every 12 months. (3) Cooking operations utilizing solid fuel-burning cooking appliances shall be inspected every month. (4) All other cooking operations shall be inspected every 6 months. - Table 609.3.3.1 (5) Grease accumulation - If during the inspection it is found that hoods, grease removal devices, fans, ducts, or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/KECA C 10.

**Status:**

**Notes:**

#### Commercial cooking system - Section 904.12 (IFC)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. These systems shall be tested in accordance with UL 300.

**Status:**

**Notes:**

### Fire Extinguishers

#### Portable Fire Extinguishers: General Requirements - Section 906 (IFC)

(1) Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 (1) (2) Within 30 feet of cooking of commercial cooking equipment. - 906.1 (2) (3) In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 (3) (4) Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 (5) 75 feet total travel distance - Table 906.3(1)

**Status:** Violation

**Notes:**

#### Unobstructed and unobscured - Section 906.6 (IFC)

(1) Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. (2) Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 (3) The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

**Status:** Violation

**Notes:**

#### Extinguisher Maintenance - Section 7.3 (NFPA 10, (2013))

(1) Fire extinguishers shall be internally examined at intervals not exceeding those specified in Table 7.3.3.1. (NFPA 10) (2) Dry chemical - annually, Wetting agent - annually - Table 7.3.3.1 (NFPA 10)

**Status:** Violation

**Notes:**

**Compartmentation**

Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2015)  
Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.  
**Status:** Violation  
**Notes:**

Horizontal Separation: Walls and barriers appear to be enclosed and or sealed. Section 703 IFC (2015)  
Pay close attention to rated structures.  
**Status:** Violation  
**Notes:**

**Operating Features**

Fire Drills: Conducted. Section 403 IFC (2015)  
Documentation maintained.  
**Status:** Violation  
**Notes:**

Fire Drills Initiation: Manual pull, smoke detector, hood system, or fire drill option found on alarm panel  
IFC requires fire drills in all occupancies  
**Status:** Violation  
**Notes:**

**Other Observations**

Occupancy Specific Observations  
Observations from IFC 2015 and the National Fire Codes.  
**Status:**  
**Notes:**

**Additional Time Spent on Inspection:**

Category	Start Date / Time	End Date / Time
<b>Notes:</b> No Additional time recorded		

**Total Additional Time: 0 minutes**  
**Inspection Time: 180 minutes**  
**Total Time: 180 minutes**

**Summary:**

**Overall Result:** Failed  
**Inspector Notes:** Facility owner is required to remove all stored material from the facility. If material is not removed citations will be issued in February for all violations not corrected. This building is deemed unsafe in accordance with the International Fire Code.

**Inspector:**

Name: Helmberger, Duane C  
Work Phone(s): 405-739-1355  
Email(s): aduncan@midwestcityok.org, dhelmberger@midwestcityok.org

**Representative Signature:**

<hr/>	<hr/>
<i>Signature</i>	<i>Date</i>



Permit # 21-846/B-21-0649  
 Date 4-28-21  
 Permit Cost \_\_\_\_\_

**COMMERCIAL BUILDING PERMIT APPLICATION**

**THE CITY OF MIDWEST CITY, OKLAHOMA**

FOR USE REGARDING MULTI-FAMILY, COMMERCIAL, INDUSTRIAL AND AGRICULTURAL APPLICATIONS

**Application for permits shall be accompanied by four (4) sets of drawings of the proposed work, drawn to scale, showing floor plans, sections, elevations, structural details, computations, stress diagrams, electrical, plumbing and mechanical plans.**

A registered land surveyor must certify all boundary surveys. A registered architect and / or engineer must certify all plans and specifications, except for the following buildings;

1. Duplexes,
2. Apartment buildings not exceeding two (2) stories in height,
3. Warehouse, maintenance, garage or storage buildings not exceeding two (2) stories in height,
4. Hotel, lodge or fraternal buildings not exceeding two (2) stories in height,
5. Farm improvements,
6. Industrial or commercial buildings not exceeding two (2) stories in height,
7. Schools where the reasonable estimated total construction cost of the building, remodeling, or repair does not exceed \$40,000.00,
8. Any other building where the reasonable estimated total cost of construction, Remodeling, or repairing of such building does not exceed \$40,000.00.

**A plot plan must be submitted with this application showing to scale the size and location of the property and the dimensions and location of all existing and / or proposed buildings or structures on the property.**

Owner: AHMAD BAHREINI / ABABING

Applicant: AHMAD BAHREINI

Address: 7008 NW 16 #1105 OKC OK 73127

Work #: (405) 235-4328 Cell #: (405) 235-4328

EMAIL for applicant: ababing80@gmail.com

I. Location of Building: 6801 E Reno Ave MWC OK 73110 Body of Mall  
(street address)

(legal description)

II. Type of Building: Commercial Industrial Multi-family  
(circle one)

III. Type of Improvement:  
 Multi-family / No of units - \_\_\_\_\_ New - \_\_\_\_\_  
 Addition - \_\_\_\_\_ Alteration - \_\_\_\_\_  
 Remodeling -  \_\_\_\_\_ Re-locating (Move-in) - \_\_\_\_\_  
 Foundation only - \_\_\_\_\_ Demolition - \_\_\_\_\_

*Sheet Rocks, ceiling tiles, roof repair, floor tiles 6-3-20  
 paint, cleanup, Truck Hauling*

IV. Proposed Use / Tenant - Office & Retail

V. Estimated Cost \$ 250000  
(including electrical, a/c, plumbing, heating, and paving work)

VI. Ownership: Public / Private / FHA / VA / Conv. (circle applicable ones)

VII. (For new building and additions to existing buildings)  
A. Principal type of frame: Brick -  Wood - \_\_\_\_\_  
Masonry -  Steel -   
Reinforced Concrete  Other - \_\_\_\_\_

B. Principal type of sewage disposal: Public or Private System - \_\_\_\_\_  
Individual (septic) - \_\_\_\_\_

C. Principal type of water supply: Public or Private System - Individual (well)

D. Dimensions: No. of stories - 1  
Sq ft. of floor area - 225000  
Sq ft. of garage - \_\_\_\_\_  
Sq ft. of other - \_\_\_\_\_  
Total building area - 225000

E. General Description:  
Front yard setback - \_\_\_\_\_ Side yard setback - \_\_\_\_\_  
Rear yard setback - \_\_\_\_\_ Building height - 45 feet  
No. of parking spaces - 1 Parking surface - Pavement  
Size of lot: \_\_\_\_\_ wide \_\_\_\_\_ depth  
Area of lot: \_\_\_\_\_ sq ft. % of lot coverage - 13AC

General Contractor: Name - AHMAD BAHRENI/ABABINC  
Address - 7008 NW 10 #405 OKC, OK 73127  
Phone (405) 235-4328 Cell (405) 235-4328  
E-Mail address - ababinc80@gmail.com

Architect's: Name - \_\_\_\_\_  
Address - \_\_\_\_\_  
Phone - \_\_\_\_\_ Cell - \_\_\_\_\_  
E-Mail address - \_\_\_\_\_

Footing / Slab Contractor: Name - \_\_\_\_\_  
Address - \_\_\_\_\_  
Phone - \_\_\_\_\_ Cell - \_\_\_\_\_  
E-Mail address - \_\_\_\_\_

I hereby certify that the statements in this application are true and correct to the best of my knowledge and belief. Also, that all work under this permit will comply and conform to the attached plans, specifications and drawings. I further agree to comply with all Midwest City Codes and attached recommendations of the City of Midwest City, Oklahoma.

Applicant's Signature: [Signature] Date: 4/28/21

For MWC's Office Use Only

Public Utilities:

**Water**

Existing tap and service line – yes / no  
Assessment of Bond line – yes / no  
Water meter size - \_\_\_\_\_  
# of Meters - \_\_\_\_\_  
Fee - \_\_\_\_\_  
Total Paid - \_\_\_\_\_

**Sewer**

Existing sewer wye – yes / no  
Service line – yes / no  
Assessment of Bond line – yes / no  
City to tap main – yes / no  
Fee - \_\_\_\_\_  
Sewer tie-on fee - \_\_\_\_\_  
Total paid - \_\_\_\_\_

Is Floodplain Development Permit required?      Yes      No

Right-of-Way:

1. Approved as all necessary right-of-way has been granted. \_\_\_\_\_
2. Conditionally approved subject to the granting of right-of-way. \_\_\_\_\_
3. Right-of-way and other easement have been received. \_\_\_\_\_

Current Planner \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_

Engineering \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_

Building Official \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_

Fire Inspector \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_

Storm Water Management \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_

Health Inspector \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/23/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Daemi Group of Oklahoma Inc. 10798 E 41st Street Tulsa, OK 74146	<b>CONTACT NAME:</b> Ali Daemi		
	<b>PHONE (A/C, No, Ext):</b> 918-663-9500	<b>FAX (A/C, No):</b> 918-663-9511	
<b>E-MAIL ADDRESS:</b>			
<b>INSURED</b> ABAB INC 6777 E. RENO AVE MIDWEST CITY OK 73110	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A:</b> Scottsdale Insurance Company		41297
	<b>INSURER B:</b>		
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			RBS0074263	4/10/2021	4/10/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						MED EXP (Any one person)	\$ 5,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMPIOP AGG	\$ 2,000,000
<input checked="" type="checkbox"/>	POLICY	<input checked="" type="checkbox"/>	PROJEC					\$
								\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	ANY AUTO						BODILY INJURY (Per person)	\$
	ALL OWNED AUTOS	<input type="checkbox"/>	SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$
	HIRED AUTOS	<input type="checkbox"/>	NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB	<input type="checkbox"/>	OCCUR				EACH OCCURRENCE	\$
	EXCESS LIAB	<input type="checkbox"/>	CLAIMS-MADE				AGGREGATE	\$
								\$
	DED		RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	Y/N				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

<b>CERTIFICATE HOLDER</b> CITY OF MIDWEST CITY	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director  
Christine Brakefield, Chief Building Official

ENGINEERING DIVISION  
Patrick Menefee, City Engineer  
CURRENT PLANNING DIVISION  
Kellie Gilles, Current Planning Manager  
COMPREHENSIVE PLANNING  
Petya Stefanoff, Comprehensive Planner  
BUILDING INSPECTION DIVISION  
Christine Brakefield, Building Official  
GIS DIVISION  
Greg Hakman, GIS Coordinator

May 19, 2021

Ahmad Bahreini & ABAB Inc  
6777 & 6801 E Reno Ave  
Midwest City, OK 73110

Permit Number: B-21-0650 & B-21-0649

Applications received: April 28, 2021

Description of work: Sheetrock, ceiling tiles, roof repairs, floor tiles, paint, clean-up and trash hauling

A remodel permit is not required based on the scope of work listed by the applicant except for roofing repairs, per Section 105.2 (7) of the 2015 International Building Code which exempts items such as painting, tiling, carpeting and similar finish work. Any work exceeding the scope listed by the applicant will be in violation of Section 105.1 of the 2015 International Building Code.

A permit is required for roofing repairs per Section 9-41 of the Midwest City Municipal Code. By code any person or company wishing to engage in the practice of roofing commercial buildings in the city of Midwest City must first register with the city and comply with all regulations set forth in Title 158, Construction Industries Board, Chapter 85, Roofing Contractor Registration Regulation and show proof of minimum insurance requirements to obtain require license. The license and permit must be obtained before work begins. In addition to the license and permit, inspections are required for the roofing repairs.

Work previously done without proper permitting and required inspections is still in violation. This letter is NOT a Certificate of Occupancy, and both addresses referenced above are in violation of Section 9-34.118 of the City of Midwest City Municipal Code and Section 111 of the 2015 International Building Code as they are being used for storage without a Certificate of Occupancy. The applicant lists proposed uses of retail and office on the applications received on April 28, 2021, these uses would also require a Certificate of Occupancy as required by code.

Please contact Community Development at 405-739-1210 if you have any questions.

Thank you,

Christine Brakefield, MPA, CBO  
Chief Building Official, Community Development



# Midwest City Fire Department

Occupancy: **Storage Facility (Montgomery Wards)**

Occupancy ID: **6777ERENO**

Address: **6777 E RENO AVE**

**Midwest City OK 73110**

Inspection Type: **Annual**

Inspection Date: **5/20/2021**

By: **Helmberger, Duane C (F-267)**

Time In: **08:30**

Time Out: **09:15**

Authorized Date: **05/26/2021**

By: **Helmberger, Duane C (F-267)**



Form: Inspection Form

## Inspection Description:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2015 International Fire Code (IFC), the 2015 International Building Code (IBC), and the National Fire Codes. Items not addressed in the following inspection are still enforceable by the above mentioned Codes and Ordinances.

General Authority and Responsibilities - Section 104.1 IFC (2015)

## Inspection Topics:

## Inspection Type

Annual

Annual Inspection

**Status:** Observed

**Notes:** 2021 Annual inspection for the facility formerly known as Montgomery Wards. The address for the facility is 6777 E Reno Avenue.

This facility has been deemed unsafe for human occupancy.

The 2015 International Fire Code (IFC) Section 110.1: If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or order to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

The property owner has been served notice to abate and remove all of the illegally stored items from this facility by July 1 2021. Failure to remove these items will result in this facility being condemned unsafe for human occupancy. Abatement of the violations will be appropriately handled and citations will be issued for all listed violations on this inspection.

It is the property owners responsibility in accordance with IFC Section 109.2 to keep the facility safe for human occupancy.



Certificate of Occupancy

Certificate of Occupancy Inspection

**Status:** Violation

**Notes:** There is no certificate of occupancy issued to this facility. This building and its garage and lawn and garden area are being utilized as a storage facility. This is in violation of 2015 International Fire Code (IFC) Section 105.3.3. General photographs of the facility are located below.



Complaint

Complaint Inspection

**Status:**

**Notes:**

Construction Inspection

Inspection Notes:

**Status:**

**Notes:**

Consultation

Consultation Inspection

**Status:**

**Notes:**

## Building Services/Housekeeping

### Address Identification - Section 505.1 IFC (2015)

All building shall have a posted address. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. These numbers shall be posted high enough so as not to be obstructed in a position that is visible from the street or road fronting the property.

**Status:** Observed

**Notes:**



### Fire Protection and Utility Equipment Signage - Section 509 IFC (2015)

Exterior suppression rooms to be labeled with buildings numerical address and "Fire Sprinkler Riser" or "Sprinkler Riser Room". Buildings Numerical address to be centered at the top of the door. Numerical lettering to be a minimum of 4". "Fire Sprinkler Riser" or "Sprinkler Riser Room" to be a minimum of 7" x 10" engineered grade reflective aluminum, white lettering on a red background with a white stripe around the edge. Utility spaces and FACP locations also required to have similar signage. Riser locations that do not have direct access to the exterior are required to have signage on nearest exterior door.

**Status:** Note Only

**Notes:** The riser room door is labeled for the building. There is no location provided for the required fire alarm. No markings indicating the location of the fire alarm panel.



### Knox Box (If present)

Occupancy keys present in Knox Box

**Status:** Violation

**Notes:** No knox box located at this facility. Owner has multiple keys.

### Fire Apparatus Access Roads (Lanes) - Section 503.2.1 IFC (2015)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire lanes shall extend to within 150 of all portions of the facility and shall be posted or marked FIRE LANE-NO PARKING every 30'. This shall be maintained clean and legible.

**Status:** Note Only

**Notes:** Fire lane signs are posted.

General Storage: Storage in buildings - Section 315.3 IFC (2015)

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

**Status:** Violation

**Notes:** Facility is not permitted for storage use.

Majority of facility is providing aisles for storage. Dead end corridors and travel distances are exceeded.

No aisles or egress pathways provided in vehicle storage areas.

Error: Subreport could not be shown

Premises: Waste accumulation prohibited - Section 304.1 IFC (2015)

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

**Status:** Violation

**Notes:** Combustible material creating a fire hazard is located throughout the facility both interior and exterior.



General Storage: Ceiling clearance - Section 315.3.1 IFC (2015)

Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches below sprinkler head deflectors in sprinklered areas of buildings.

**Status:**

**Notes:**

**Electrical Equipment, Wiring and Hazards - Section 605 IFC (2015)**

(1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. Section 605.1 IFC (2015) (2) A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Section 605.3 IFC (2015) (3) Multiple adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited. Section 605.4 IFC (2015) (4) Extension cords and flexible cords shall not be a substitute for permanent wiring. Section 605.5 IFC (2015) (5) Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. Section 605.6 IFC (2015)

**Status:** Violation

**Notes:** Electrical panel clearance is not maintained.

Extension cord sticking out of wall.

Wiring splices and open junction boxes located throughout facility. Approved covers on electrical boxes observed missing.

Mr. Bahreini requested to not turn all of the breaker panels in the vehicle storage area on due to concern with the leaks from the ceiling possibly causing an electrical issue with the system. Requested not to turn on all breakers during inspection.



**Occupant Load Designator**

Occupant load designator posted for all assembly occupancies.

**Status:**

**Notes:**

## Maintenance of Exitways

### Maintenance of the Means of Egress: Reliability - Section 1031 IFC (2015)

1031.2 Required exit accesses, exits, and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. 1031.3 A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

**Status:** Violation

**Notes:** Exits throughout facility are secured with sheet metal and locks. Exits are not accessible within building. Doors are blocked, aisles blocked in back storage areas, vehicles blocking egress paths.

Common path of travel and dead-end aisles maximum distance limits are exceeded.



### Means of Egress Illumination - Section 1008 IFC (2015)

Where required by code exit and emergency light shall function properly.

**Status:** Note Only

**Notes:** Exit lights on the 1st floor of Montgomery Wards are functioning. Exit lights on second story and in the vehicle storage area are not functioning.



Means of Egress (Stairway) - 315.3.2 IFC (2015)

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

**Status:**

**Notes:**

Emergency escape and rescue openings - Sections 1031.7 & 1010.1.9 IFC (2015)

Door hardware shall not be locked in a manner that prevents function of the exit. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. (No chains, bolts, bars, etc. impeding egress)

**Status:** Violation

**Notes:** Emergency exits and escapes paths are blocked and secured that prevent the proper function of the egress points throughout the facility.

Enclosures under interior and exterior stairways - Sections 1011.7.3 & 1011.7.4 IFC (2015)

The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-Hour fire-resistance - rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure. No penetrations through stairwells other than systems that serve that associated space.

**Status:**

**Notes:**

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

**Status:**

**Notes:**

Fire Doors and smoke barrier doors - Sections 703.2-703.2.3 IFC (2015)

Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Doors to be closed unless held open by approved hold-open devices.

**Status:**

**Notes:**

**Hazardous Materials**

Compressed Gas: Properly stored and handled - Section 5304 IFC (2015)

All compressed gasses shall be secured to prevent falling. Incompatible gasses shall be stored separately.

**Status:** Violation

**Notes:** Minimum requirements for the hazardous compressed gas are not being maintained per Chapter 50 of the IFC.

Flammable Liquids: Properly stored and handled - Section 5704 IFC (2015)

Storage of gasoline (IA) shall be limited to 30 gal. Increased 100% with an approved storage cabinet. Increased 100% with a sprinkler system. IB/IC is limited to 120 gal. Combination of the IA,IB, IC is 120 gal.

**Status:**

**Notes:**



**Hazardous Materials: Properly stored and handled - Chapter 50 IFC (2015)**

Is proper containment, storage, separation, grounding, ventilation, etc. provided?

**Status:** Violation

**Notes:** The exhaust fan in the hazardous material area was not functioning during inspection. Building owner commented that the belt is most likely blown again. The lighting for the area is turned off at all times at the breaker. There is no pathway to the hazardous material room.



**Site Properly Placarded in accordance with NFPA 704**

Where a significant quantity of hazard exists 704 placarding shall be provided.

**Status:** Note Only

**Notes:** Placard was observed on exterior of building and the door leading to the hazardous materials.



**Fire Alarm and Detection System**

**Inspection, testing and maintenance - Section 907.8.5 (IFC)**

(1)The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. (2) Fire alarm system to be tested and serviced annually in accordance with Chapter 14 (NFPA 10, (2013))

**Status:** Violation

**Notes:** There is no active fire alarm at 6777 E Reno. The fire suppression system is currently not being monitored. Mr. Bahreini stated that he has done nothing to for this system and that is exactly how it always has been.

## Sprinkler System

### Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

Sprinkler systems are required to be tested annually in accordance with NFPA 13 and NFPA 25.

**Status:** Violation

**Notes:** The fire sprinkler system was not able to be accessed. Mr. Bahreini could not get the riser room door open to inspect. He stated it is in the same condition it was in last time I saw it. The main drain was open to keep water flowing out of the building due to concern for the pipes freezing. This has been running since February on a constant stream. The system has not been green tagged and is not functioning as required for a facility this size. It is not protecting the hazards located within. Ceiling tiles are missing throughout the property. This causes the fire sprinkler system to not function as designed and installed and violates the listing and approval of the system in the past. The system has not functioned correctly or been active since inspections of this property dating back to 2015.



### Sprinkler Valves: Accessible and Open - Chapter 13 (NFPA 25, 2014)

Sprinkler valves are required to be accessible and open when the system is in service.

**Status:** Violation

**Notes:** The sprinkler system and valves are not accessible. The door is secured and could not be opened by the building owner.

### Sprinklers - Section 5.2.1 (NFPA 25, 2014)

(1) Sprinkler shall be inspected from the floor level annually. - 5.2.1.1 (NFPA 25) (2) Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation. - 5.2.1.1.1 (NFPA 25)

**Status:** Violation

**Notes:** Sprinklers throughout the facility were observed with obstructions and loaded debris. Sprinklers are not being maintained as originally designed.

### Fire Sprinkler Riser Clearance - Section 901.4.6

Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment. Rooms shall be provided with a door and an unobstructed passageway large enough to allow removal of the largest piece of equipment.

**Status:**

**Notes:**

Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced if found missing during the inspection.

**Status:** Violation

**Notes:** Escutcheons are missing throughout as well as ceiling tiles that would hold them in place.



Fire Department Connections - Section 13.7 (NFPA 25, 2014)

Required to maintain a 5' radius from the center of the Fire Department Connection. Obstructing and or blocking the Fire Department Connection is in violation of Sec. 15-20 of the adopted Midwest City Ordinances. Knox caps or closed caps required on all FDCs.

**Status:** Violation

**Notes:** The FDC for this property was obstructed by brush and tree overgrowth. Hydrants around the property are also not maintained clear of obstructions.



**Cooking Suppression and Hood Systems**

Extinguishing System Service - Section 904.12.6.2 (IFC)

Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion - 904.12.6.2 (IFC)

**Status:**

**Notes:**

Commercial Kitchen Hoods - Section 609 (IFC)

(1) High-volume cooking operations, such as 24-hour cooking, charbroiling or wok cooking shall be inspected every 3 months. (2) Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers shall be inspected every 12 months. (3) Cooking operations utilizing solid fuel-burning cooking appliances shall be inspected every month. (4) All other cooking operations shall be inspected every 6 months. - Table 609.3.3.1 (5) Grease accumulation - If during the inspection it is found that hoods, grease removal devices, fans, ducts, or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IFECA C 10.

**Status:**

**Notes:**

### Commercial cooking system - Section 904.12 (IFC)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. These systems shall be tested in accordance with UL 300.

**Status:**

**Notes:**

## Fire Extinguishers

### Portable Fire Extinguishers: General Requirements - Section 906 (IFC)

(1) Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 (1) (2) Within 30 feet of cooking of commercial cooking equipment. - 906.1 (2) (3) In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 (3) (4) Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 (5) 75 feet total travel distance - Table 906.3(1)

**Status:** Note Only

**Notes:** New fire extinguishers are installed in the facility. No purchase date observed. Owner stated he would need to get them inspected in October. This information could not be verified.



### Unobstructed and unobscured - Section 906.6 (IFC)

(1) Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. (2) Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 (3) The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

**Status:**

**Notes:**

### Extinguisher Maintenance - Section 7.3 (NFPA 10, (2013))

(1) Fire extinguishers shall be internally examined at intervals not exceeding those specified in Table 7.3.3.1. (NFPA 10) (2) Dry chemical - annually, Wetting agent - annually - Table 7.3.3.1 (NFPA 10)

**Status:**

**Notes:**

## Compartmentation

Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2015)

Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.

**Status:** Violation

**Notes:** Ceilings throughout the facility are not maintained. They are missing throughout, leaks from the roof were observed in certain areas (2nd floor and vehicle storage). This has a direct effect on the sprinkler system and it being properly installed per NFPA 13.



Horizontal Separation: Walls and barriers appear to be enclosed and or sealed. Section 703 IFC (2015)

Pay close attention to rated structures.

**Status:** Violation

**Notes:** Holes in walls were observed throughout. Some from water leaks others some type of physical damage. Unknown to all the causes. Photos indicate multiple problem areas within the facility.



## Operating Features

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

**Status:**

**Notes:**

Fire Drills Initiation: Manual pull, smoke detector, hood system, or fire drill option found on alarm panel

IFC requires fire drills in all occupancies

**Status:**

**Notes:**

## Other Observations

### Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

**Status:** Violation

**Notes:** Mold and mildew was observed and could be smelled throughout facility. It is unknown the health and safety risk of the mold observed. A health study needs to be conducted on the mold that is located in this facility by a licensed professional. - IFC Section 110 Unsafe Building

Rust observed on structural members in the ceiling. All observations were taken from ground level. These structural members need to be evaluated by a licensed professional to verify that the members are structurally sound. - IFC Section 110 Unsafe Building



**Additional Time Spent on Inspection:**

Category	Start Date / Time	End Date / Time
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**Notes:** No Additional time recorded

**Total Additional Time: 0 minutes**

**Inspection Time: 45 minutes**

**Total Time: 45 minutes**

**Summary:**

**Overall Result:** Failed

**Inspector Notes:** The 2015 International Fire Code (IFC) Section 110.1: If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or order to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

The property owner has been served notice to abate and remove all of the illegally stored items from this facility by July 1 2021. Failure to remove these items will result in this facility being condemned unsafe for human occupancy. Abatement of the violations will be appropriately handled and citations will be issued for all listed violations on this inspection. It is the property owners responsibility in accordance with IFC Section 109.2 to keep the facility safe for human occupancy.

**Inspector:**

Name: Helmberger, Duane C  
 Work Phone(s): 405-739-1355  
 Email(s): aduncan@midwestcityok.org, dhelmberger@midwestcityok.org

**Representative Signature:**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*



# Midwest City Fire Department



Occupancy: **Heritage Park Mall**  
Occupancy ID: **6801ERENOB**  
Address: **6801 E RENO AVE**  
**Midwest City OK 73110**

Inspection Type: **Annual**

Inspection Date: **5/20/2021**

Time In: **09:15**

Authorized Date: **05/26/2021**

By: **Helmberger, Duane C (F-267)**

Time Out: **10:00**

By: **Helmberger, Duane C (F-267)**

Form: Inspection Form

## Inspection Description:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2015 International Fire Code (IFC), the 2015 International Building Code (IBC), and the National Fire Codes. Items not addressed in the following inspection are still enforceable by the above mentioned Codes and Ordinances.  
General Authority and Responsibilities - Section 104.1 IFC (2015)

## Inspection Topics:

### Inspection Type

Annual

Annual Inspection

**Status: Observed**

**Notes: 2021 Annual inspection for the facility formerly known as Montgomery Wards. The address for the facility is 6777 E Reno Avenue.**

**This facility has been deemed unsafe for human occupancy.**

**The 2015 International Fire Code (IFC) Section 110.1: If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or order to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.**

**The property owner has been served notice to abate and remove all of the illegally stored items from this facility by July 1 2021. Failure to remove these items will result in this facility being condemned unsafe for human occupancy. Abatement of the violations will be appropriately handled and citations will be issued for all listed violations on this inspection.**

**It is the property owners responsibility in accordance with IFC Section 109.2 to keep the facility safe for human occupancy.**



Certificate of Occupancy

Certificate of Occupancy Inspection

**Status:** Violation

**Notes:** There is no certificate of occupancy issued to this facility. The use of the facility as a storage facility is illegal. The building is not vacant per Section 311 of the 2015 International Fire Code (IFC). This is in violation of IFC Section 105.3.3



Complaint

Complaint Inspection

**Status:**

**Notes:**

Construction Inspection

Inspection Notes:

**Status:**

**Notes:**

Consultation

Consultation Inspection

**Status:**

**Notes:**

**Building Services/Housekeeping**

Address Identification - Section 505.1 IFC (2015)

All building shall have a posted address. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. These numbers shall be posted high enough so as not to be obstructed in a position that is visible from the street or road fronting the property.

**Status:** Observed

**Notes:** The facility address is located at the South Entrance.

### Fire Protection and Utility Equipment Signage - Section 509 IFC (2015)

Exterior suppression rooms to be labeled with buildings numerical address and "Fire Sprinkler Riser" or "Sprinkler Riser Room". Buildings Numerical address to be centered at the top of the door. Numerical lettering to be a minimum of 4". "Fire Sprinkler Riser" or "Sprinkler Riser Room" to be a minimum of 7" x 10" engineered grade reflective aluminum, white lettering on a red background with a white stripe around the edge. Utility spaces and FACP locations also required to have similar signage. Riser locations that do not have direct access to the exterior are required to have signage on nearest exterior door.

**Status:** Violation

**Notes:** Fire riser doors are semi-marked. However these doors are overgrown and not easily noticeable from the drive.



### Knox Box (If present)

Occupancy keys present in Knox Box

**Status:** Note Only

**Notes:** No Knox Box is installed at this facility. Owner has multiple keys for the building doors.

### Fire Apparatus Access Roads (Lanes) - Section 503.2.1 IFC (2015)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire lanes shall extend to within 150 of all portions of the facility and shall be posted or marked FIRE LANE-NO PARKING every 30'. This shall be maintained clean and legible.

**Status:** Observed

**Notes:** Fire lane signs are installed.

General Storage: Storage in buildings - Section 315.3 IFC (2015)

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

**Status:** Violation

**Notes:** Storage is not orderly or stacked. Piles are located throughout the facility in many different locations.



Premises: Waste accumulation prohibited - Section 304.1 IFC (2015)

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

**Status:** Violation

**Notes:** Piles of waste material were observed throughout the facility.



General Storage: Ceiling clearance - Section 315.3.1 IFC (2015)

Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas of buildings or not less than 18 inches below sprinkler head deflectors in sprinklered areas of buildings.

**Status:**

**Notes:**

## Electrical Equipment, Wiring and Hazards - Section 605 IFC (2015)

(1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. Section 605.1 IFC (2015) (2) A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Section 605.3 IFC (2015) (3) Multiple adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited. Section 605.4 IFC (2015) (4) Extension cords and flexible cords shall not be a substitute for permanent wiring. Section 605.5 IFC (2015) (5) Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. Section 605.6 IFC (2015)

**Status:** Violation

**Notes:** Ceilings are missing throughout the facility. Wires are exposed. Unknown the condition of the electrical system throughout the facility. Leaks found throughout the building. This creates a health and safety risk due to the unknown condition of the electrical system.



## Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

**Status:**

**Notes:**

## Maintenance of Exitways

### Maintenance of the Means of Egress: Reliability - Section 1031 IFC (2015)

1031.2 Required exit accesses, exits, and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. 1031.3 A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

**Status:** Violation

**Notes:** Exit doors have been secured shut with plywood and metal. They are kept locked at all times. All doors have been sealed and secured shut. Riser room doors have screws holding them closed. Access is not reliable for any required exits.



Means of Egress Illumination - Section 1008 IFC (2015)

Where required by code exit and emergency light shall function properly.

**Status:** Violation

**Notes:** No exit lighting was observed functioning during the inspections.

Means of Egress (Stairway) - 315.3.2 IFC (2015)

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

**Status:**

**Notes:**

Emergency escape and rescue openings - Sections 1031.7 & 1010.1.9 IFC (2015)

Door hardware shall not be locked in a manner that prevents function of the exit. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. (No chains, bolts, bars, etc. impeding egress)

**Status:** Violation

**Notes:** Emergency escapes and rescue openings were observed permanently locked.

Enclosures under interior and exterior stairways - Sections 1011.7.3 & 1011.7.4 IFC (2015)

The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-Hour fire-resistance - rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure. No penetrations through stairwells other than systems that serve that associated space.

**Status:**

**Notes:**

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

**Status:**

**Notes:**

Fire Doors and smoke barrier doors - Sections 703.2-703.2.3 IFC (2015)

Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Doors to be closed unless held open by approved hold-open devices.

**Status:**

**Notes:**

**Hazardous Materials**

Compressed Gas: Properly stored and handled - Section 5304 IFC (2015)

All compressed gasses shall be secured to prevent falling. Incompatible gasses shall be stored separately.

**Status:**

**Notes:**

Flammable Liquids: Properly stored and handled - Section 5704 IFC (2015)

Storage of gasoline (IA) shall be limited to 30 gal. Increased 100% with an approved storage cabinet. Increased 100% with a sprinkler system. IB/IC is limited to 120 gal. Combination of the IA,IB, IC is 120 gal.

**Status:**

**Notes:**

**Hazardous Materials: Properly stored and handled - Chapter 50 IFC (2015)**

Is proper containment, storage, separation, grounding, ventilation, etc. provided?

**Status:** Violation

**Notes:** The quantity of hazardous materials is unknown. No records are provided of stored materials. Barrels, buckets, cans, tires, car parts and other miscellaneous items were observed.



**Site Properly Placarded in accordance with NFPA 704**

Where a significant quantity of hazard exists 704 placarding shall be provided.

**Status:**

**Notes:**

**Fire Alarm and Detection System**

**Inspection, testing and maintenance - Section 907.8.5 (IFC)**

(1)The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. (2) Fire alarm system to be tested and serviced annually in accordance with Chapter 14 (NFPA 10, (2013))

**Status:** Violation

**Notes:** No fire alarm is active at this facility. The fire suppression systems are not being monitored as required per the IFC.





## Sprinkler System

### Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

Sprinkler systems are required to be tested annually in accordance with NFPA 13 and NFPA 25.

**Status:** Violation

**Notes:** The sprinkler systems were observed in the off position. A main line disconnected in February and flooded the facility. The system has not been repaired and is off. The ceiling tiles are missing throughout the facility rendering the fire suppression system unable to function as originally designed.



### Sprinkler Valves: Accessible and Open - Chapter 13 (NFPA 25, 2014)

Sprinkler valves are required to be accessible and open when the system is in service.

**Status:**

**Notes:**

### Sprinklers - Section 5.2.1 (NFPA 25, 2014)

(1) Sprinkler shall be inspected from the floor level annually. - 5.2.1.1 (NFPA 25) (2) Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation. - 5.2.1.1.1 (NFPA 25)

**Status:** Violation

**Notes:** Sprinklers inside the facility were observed in a multitude of differing states of operation. Some are covered in tape and paper, others are obstructed and loaded with debris, some appear to be in operating condition. All sprinklers are required to be maintained as originally installed.



### Fire Sprinkler Riser Clearance - Section 901.4.6

Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment. Rooms shall be provided with a door and an unobstructed passageway large enough to allow removal of the largest piece of equipment.

**Status:**

**Notes:**

### Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced if found missing during the inspection.

**Status:** Violation

**Notes:** Escutcheons are not maintained throughout the facility. Ceiling tiles are missing in multiple locations.

### Fire Department Connections - Section 13.7 (NFPA 25, 2014)

Required to maintain a 5' radius from the center of the Fire Department Connection. Obstructing and or blocking the Fire Department Connection is in violation of Sec. 15-20 of the adopted Midwest City Ordinances. Knox caps or closed caps required on all FDCs.

**Status:** Violation

**Notes:** The FDC and fire hydrants are not visible. They are overgrown.



## Cooking Suppression and Hood Systems

### Extinguishing System Service - Section 904.12.6.2 (IFC)

Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion - 904.12.6.2 (IFC)

**Status:**

**Notes:**

### Commercial Kitchen Hoods - Section 609 (IFC)

(1) High-volume cooking operations, such as 24-hour cooking, charbroiling or wok cooking shall be inspected every 3 months. (2) Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers shall be inspected every 12 months. (3) Cooking operations utilizing solid fuel-burning cooking appliances shall be inspected every month. (4) All other cooking operations shall be inspected every 6 months. - Table 609.3.3.1 (5) Grease accumulation - If during the inspection it is found that hoods, grease removal devices, fans, ducts, or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C 10.

**Status:**

**Notes:**

### Commercial cooking system - Section 904.12 (IFC)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. These systems shall be tested in accordance with UL 300.

**Status:**

**Notes:**

## Fire Extinguishers

### Portable Fire Extinguishers: General Requirements - Section 906 (IFC)

(1) Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 (1) (2) Within 30 feet of cooking of commercial cooking equipment. - 906.1 (2) (3) In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 (3) (4) Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 (5) 75 feet total travel distance - Table 906.3(1)

**Status:** Note Only

**Notes:** New fire extinguishers are installed in the facility. No purchase date observed. Owner stated he would need to get them inspected in October. This information could not be verified.

### Unobstructed and unobscured - Section 906.6 (IFC)

(1) Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. (2) Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 (3) The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

**Status:**

**Notes:**

### Extinguisher Maintenance - Section 7.3 (NFPA 10, (2013))

(1) Fire extinguishers shall be internally examined at intervals not exceeding those specified in Table 7.3.3.1. (NFPA 10) (2) Dry chemical - annually, Wetting agent - annually - Table 7.3.3.1 (NFPA 10)

**Status:**

**Notes:**

## Compartmentation

Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2015)

Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.

**Status:** Violation

**Notes:** Ceilings throughout the facility are not maintained. They are missing throughout, leaks from the roof were observed in certain areas (A-Z). This has a direct effect on the sprinkler system and it being properly installed per NFPA 13.



Horizontal Separation: Walls and barriers appear to be enclosed and or sealed. Section 703 IFC (2015)

Pay close attention to rated structures.

**Status:** Violation

**Notes:** Walls observed with damage in multiple locations inside the facility.



## Operating Features

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

**Status:**

**Notes:**

Fire Drills Initiation: Manual pull, smoke detector, hood system, or fire drill option found on alarm panel

IFC requires fire drills in all occupancies

**Status:**

**Notes:**

## Other Observations

Occupancy Specific Observations

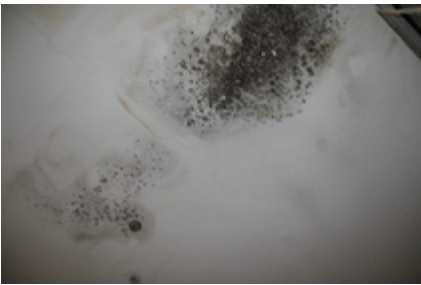
Observations from IFC 2015 and the National Fire Codes.

**Status:** Violation

**Notes:** Mold and mildew was observed and could be smelled throughout facility. It is unknown the health and safety risk of the mold observed. A health study needs to be conducted on the mold that is located in this facility by a licensed professional. - IFC Section 110 Unsafe Building

Rust observed on structural members in the ceiling. All observations were taken from ground level. Damage to the wooden structure members also observed These structural members need to be evaluated by a licensed professional to verify that the members are structurally sound. - IFC Section 110 Unsafe Building





**Additional Time Spent on Inspection:**

Category	Start Date / Time	End Date / Time
<b>Notes:</b> No Additional time recorded		

**Total Additional Time: 0 minutes**  
**Inspection Time: 45 minutes**  
**Total Time: 45 minutes**

## Summary:

**Overall Result:** Failed

**Inspector Notes:**

The 2015 International Fire Code (IFC) Section 110.1: If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or order to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

The property owner has been served notice to abate and remove all of the illegally stored items from this facility by July 1 2021. Failure to remove these items will result in this facility being condemned unsafe for human occupancy. Abatement of the violations will be appropriately handled and citations will be issued for all listed violations on this inspection. It is the property owners responsibility in accordance with IFC Section 109.2 to keep the facility safe for human occupancy.

## Inspector:

Name: Helmberger, Duane C  
Work Phone(s): 405-739-1355  
Email(s): aduncan@midwestcityok.org, dhelmberger@midwestcityok.org

## Representative Signature:

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

## Case Search

Search found 59 results

#	address	violation	date reported	citation date	mail date	contract date	cleared date	officer	ward	status	<a href="#">view letter</a>
<a href="#">23919</a>	6707 E RENO AVE	Tall Grass & Weeds	2011/5/27	-	2011/5/31	-	2011/6/7		31	closed	<a href="#">view letter</a>
<a href="#">23920</a>	6707 E RENO AVE	Trash and Debris	2011/5/27	-	2011/5/31	-	2011/7/7		31	closed	<a href="#">view letter</a>
<a href="#">23921</a>	6707 E RENO AVE	Graffiti	2011/5/27	-	2011/5/31	-	2011/7/11		31	closed	<a href="#">view letter</a>
<a href="#">23922</a>	6707 E RENO AVE	PM - Accessory Structures	2011/5/27	-	2011/5/31	-	2011/6/13		31	closed	<a href="#">view letter</a>
<a href="#">31512</a>	6707 E RENO AVE	Tall Grass & Weeds	2012/3/29	-	2012/3/30	-	2012/4/9		31	closed	<a href="#">view letter</a>
<a href="#">31515</a>	6707 E RENO AVE	PM - Accessory Structures	2012/3/29	-	2012/3/29	-	2012/4/2		31	closed	<a href="#">view letter</a>
<a href="#">33360</a>	6707 E RENO AVE	Rubbish	2012/5/29	-	2012/5/30	-	2012/6/5		31	closed	<a href="#">view letter</a>
<a href="#">34651</a>	6707 E RENO AVE	Graffiti	2012/7/17	-	2012/7/18	-	2012/7/30		31	closed	<a href="#">view letter</a>
<a href="#">40192</a>	6707 E RENO AVE	Graffiti	2013/3/27	-	2013/4/1	-	2013/4/18		33	closed	<a href="#">view letter</a>
<a href="#">40193</a>	6707 E RENO AVE	Inoperative Vehicle	2013/3/27	-	2013/4/1	-	2013/5/9		33	closed	<a href="#">view letter</a>
<a href="#">40194</a>	6707 E RENO AVE	PM - Open and Unsecure	2013/3/27	-	2013/4/1	-	2013/4/18		33	closed	<a href="#">view letter</a>
<a href="#">40195</a>	6707 E RENO AVE	PM - Accessory Structures	2013/3/27	-	2013/4/1	-	2013/4/18		33	closed	<a href="#">view letter</a>
<a href="#">40847</a>	6707 E RENO AVE	Tall Grass & Weeds	2013/4/23	-	2013/4/24	-	2013/5/8		34	closed	<a href="#">view letter</a>
<a href="#">42135</a>	6707 E RENO AVE	Misc. Violation	2013/6/14	-	-	-	2013/7/31		31	closed	
<a href="#">44788</a>	6707 E RENO AVE	Trash and Debris	2013/9/11	-	2013/9/12	-	2013/9/23		31	closed	<a href="#">view letter</a>
<a href="#">50687</a>	6707 E RENO AVE	PM - Windows and Glazing	2014/7/10	-	2014/7/11	-	2014/8/18		31	closed	<a href="#">view letter</a>
<a href="#">52169</a>	6707 E RENO AVE	Rubbish	2014/9/5	-	2014/9/9	-	2014/10/4		31	closed	<a href="#">view letter</a>
<a href="#">52591</a>	6707 E RENO AVE	Misc. Violation	2014/9/25	-	-	-	2014/9/29		31	closed	
<a href="#">52895</a>	6707 E RENO AVE	Rubbish	2014/10/10	-	2014/10/14	-	2014/11/13		31	closed	<a href="#">view letter</a>
<a href="#">53589</a>	6707 E RENO AVE	Rubbish	2014/11/21	-	2014/11/24	-	2014/12/8		31	closed	<a href="#">view letter</a>
<a href="#">53590</a>	6707 E RENO AVE	PM - General Exterior	2014/11/21	-	2014/11/24	-	2015/1/2		31	closed	<a href="#">view letter</a>
<a href="#">56255</a>	6707 E RENO AVE	Tall Grass & Weeds	2015/4/2	-	2015/4/3	2015/4/17	2015/4/21	Teresa Coplen	31	closed	<a href="#">view letter</a>
<a href="#">56258</a>	6707 E RENO AVE	Trash and Debris	2015/4/2	-	2015/4/3	2015/4/16	2015/4/21	Teresa Coplen	31	closed	<a href="#">view letter</a>



<a href="#">62316</a>	6707 E RENO AVE	PM - Accessory Structures	2015/11/11	-	2015/11/12	-	2015/12/9	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">63662</a>	6707 E RENO AVE	PM - Accessory Structures	2016/3/24	2016/7/25	2016/3/28	-	2016/7/28	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">63677</a>	6707 E RENO AVE	PM - General Exterior	2016/3/24	2016/7/25	2016/3/28	-	2016/7/28	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">63679</a>	6707 E RENO AVE	PM - Exterior Paint	2016/3/24	2016/7/25	2016/3/28	-	2016/7/28	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">63992</a>	6707 E RENO AVE	Tall Grass & Weeds	2016/4/5	-	2016/4/6	-	2016/4/25	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">63993</a>	6707 E RENO AVE	Trash and Debris	2016/4/5	-	2016/4/6	-	2016/4/25	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">63994</a>	6707 E RENO AVE	Rubbish	2016/4/5	-	2016/4/6	-	2016/4/25	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">65990</a>	6707 E RENO AVE	Rubbish	2016/6/13	-	2016/6/14	-	2016/6/27	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">67363</a>	6707 E RENO AVE	Tall Grass & Weeds	2016/8/9	-	-	-	2016/8/10	Bill Pascoe	31	closed	
<a href="#">67367</a>	6707 E RENO AVE	Trash and Debris	2016/8/9	-	-	-	2016/8/10	Bill Pascoe	31	closed	
<a href="#">68967</a>	6707 E RENO AVE	Trim Trees	2016/10/18	-	-	-	2016/11/4	Jeff Crutcher	31	closed	
<a href="#">69295</a>	6707 E RENO AVE	Trash and Debris	2016/11/29	-	2016/11/30	2016/12/19	2016/12/29	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">69296</a>	6707 E RENO AVE	PM - Accessory Structures	2016/11/29	-	2016/11/30	-	2017/2/1	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">69301</a>	6707 E RENO AVE	Rubbish	2016/11/29	-	2016/11/30	2016/12/19	2016/12/29	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">70070</a>	6707 E RENO AVE	Rubbish	2017/2/14	-	2017/2/15	-	2017/2/27	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">70223</a>	6707 E RENO AVE	PM - Accessory Structures	2017/2/16	-	2017/2/17	-	2017/3/29	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">71476</a>	6707 E RENO AVE	PM - Accessory Structures	2017/3/29	-	2017/3/31	-	2017/5/9	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">71505</a>	6707 E RENO AVE	PM - Exterior Paint	2017/3/30	-	2017/3/31	-	2017/5/9	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">72361</a>	6707 E RENO AVE	PM - Exterior Paint	2017/5/10	-	2017/5/11	-	2017/6/30	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">72414</a>	6707 E RENO AVE	Tall Grass & Weeds	2017/5/12	-	2017/5/18	-	2017/5/31	Bill Pascoe	32	closed	<a href="#">view letter</a>
<a href="#">72415</a>	6707 E RENO AVE	Rubbish	2017/5/12	-	2017/5/18	-	2017/5/31	Bill Pascoe	32	closed	<a href="#">view letter</a>
<a href="#">73092</a>	6707 E RENO AVE	Rubbish	2017/6/21	-	2017/6/22	-	2017/6/28	Bill Pascoe	32	closed	<a href="#">view letter</a>
<a href="#">73224</a>	6707 E RENO AVE	Trash and Debris	2017/6/27	-	2017/6/30	-	2017/9/22	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">73981</a>	6707 E RENO AVE	PM - Open and Unsecure	2017/8/8	-	2017/8/9	-	2017/8/21	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">73994</a>	6707 E RENO AVE	Misc. Violation	2017/8/8	-	2017/8/9	-	2017/8/21	Jeff Crutcher	31	closed	<a href="#">view letter</a>

<u>78009</u>	6707 E RENO AVE	PM - Accessory Structures	2018/5/3	-	2018/5/4	-	2018/7/12	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<u>79925</u>	6707 E RENO AVE	Tall Grass & Weeds	2018/7/5	-	2018/7/6	-	2018/7/17	Melissa Manos	31	closed	<a href="#">view letter</a>
<u>79929</u>	6707 E RENO AVE	Trash and Debris	2018/7/5	-	2018/7/6	2018/7/26	2018/11/29	Melissa Manos	31	closed	<a href="#">view letter</a>
<u>82943</u>	6707 E RENO AVE	Rubbish	2018/10/16	-	2018/10/17	-	2018/11/14	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<u>84927</u>	6707 E RENO AVE	PM - Accessory Structures	2019/2/20	-	2019/2/21	-	2019/4/3	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<u>84962</u>	6707 E RENO AVE	Trash and Debris	2019/2/21	-	2019/2/22	-	2019/4/16	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<u>86043</u>	6707 E RENO AVE	Tall Grass & Weeds	2019/4/16	-	2019/4/17	-	2019/5/14	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<u>89474</u>	6707 E RENO AVE	Graffiti	2019/8/8	-	2019/8/9	-	2019/8/22	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<u>89574</u>	6707 E RENO AVE	Trash and Debris	2019/8/12	-	-	2019/8/12	-	Jeff Crutcher	31	open	
<u>89576</u>	6707 E RENO AVE	PM - Accessory Structures	2019/8/12	-	2019/8/13	-	-	Jeff Crutcher	31	open	<a href="#">view letter</a>
<u>89577</u>	6707 E RENO AVE	Rubbish	2019/8/12	-	2019/8/13	-	2019/8/22	Jeff Crutcher	31	closed	<a href="#">view letter</a>

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## Case Search

Search found 75 results

#	address	violation	date reported	citation date	mail date	contract date	cleared date	officer	ward	status	
<a href="#">8178</a>	6777 E RENO AVE	Inoperative Vehicle	2009/6/9	-	2009/6/10	-	2009/6/23	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">8323</a>	6777 E RENO AVE	Tall Grass & Weeds	2009/6/16	-	2009/6/17	2009/6/30	2009/7/6		31	closed	<a href="#">view letter</a>
<a href="#">8324</a>	6777 E RENO AVE	Trash and Debris	2009/6/16	-	2009/6/17	2009/6/30	2009/7/1		31	closed	<a href="#">view letter</a>
<a href="#">8325</a>	6777 E RENO AVE	PM - Accessory Structures	2009/6/16	2009/6/30	2009/6/17	-	2009/7/31		31	closed	<a href="#">view letter</a>
<a href="#">9608</a>	6777 E RENO AVE	Tall Grass & Weeds	2009/8/10	-	2009/8/11	-	2009/8/12	Jeff Crutcher	31	closed	
<a href="#">9879</a>	6777 E RENO AVE	Rubbish	2009/8/19	-	2009/8/21	-	2009/8/26	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">15246</a>	6777 E RENO AVE	Tall Grass & Weeds	2010/4/27	-	2010/4/29	-	2010/5/11	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">17215</a>	6777 E RENO AVE	Rubbish	2010/7/14	-	2010/7/15	-	2010/7/29	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">17216</a>	6777 E RENO AVE	Trash and Debris	2010/7/14	-	2010/7/15	-	2010/7/29	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">17700</a>	6777 E RENO AVE	PM - Accessory Structures	2010/7/30	-	2010/8/2	-	2010/9/1		31	closed	<a href="#">view letter</a>
<a href="#">19487</a>	6777 E RENO AVE	Tall Grass & Weeds	2010/10/5	-	-	2010/10/5	2010/10/12	Jeff Crutcher	31	closed	
<a href="#">22315</a>	6777 E RENO AVE	Trash and Debris	2011/4/5	-	2011/4/6	-	2011/4/18	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">24036</a>	6777 E RENO AVE	Tall Grass & Weeds	2011/6/2	-	2011/6/3	-	2011/6/7		31	closed	<a href="#">view letter</a>
<a href="#">24037</a>	6777 E RENO AVE	Trash and Debris	2011/6/2	-	2011/6/3	-	2011/7/7		31	closed	<a href="#">view letter</a>
<a href="#">24038</a>	6777 E RENO AVE	PM - Accessory Structures	2011/6/2	-	2011/6/3	-	2011/7/7		31	closed	<a href="#">view letter</a>
<a href="#">31513</a>	6777 E RENO AVE	Tall Grass & Weeds	2012/3/29	-	2012/3/29	-	2012/4/9		31	closed	<a href="#">view letter</a>
<a href="#">31514</a>	6777 E RENO AVE	PM - Accessory Structures	2012/3/29	-	2012/3/29	-	2012/4/2		31	closed	<a href="#">view letter</a>
<a href="#">35085</a>	6777 E RENO AVE	PM - Exterior Paint	2012/8/1	-	2012/9/11	-	2012/10/11		31	closed	<a href="#">view letter</a>
<a href="#">35086</a>	6777 E RENO AVE	PM - Accessory Structures	2012/8/1	-	2012/9/11	-	2012/10/11		31	closed	<a href="#">view letter</a>
<a href="#">39174</a>	6777 E RENO AVE	Zoning - Merchandise For Sale	2013/2/7	-	-	-	2013/2/8		31	closed	
<a href="#">39531</a>	6777 E RENO AVE	Zoning - Merchandise For Sale	2013/2/26	-	-	-	2013/2/27		31	closed	

<a href="#">40189</a>	6777 E RENO AVE	Misc. Violation	2013/3/27	-	2013/4/1	-	2013/4/18		31	closed	<a href="#">view letter</a>
<a href="#">40719</a>	6777 E RENO AVE	Rubbish	2013/4/18	-	2013/4/19	-	2013/4/30		34	closed	<a href="#">view letter</a>
<a href="#">40848</a>	6777 E RENO AVE	Tall Grass & Weeds	2013/4/23	-	2013/4/24	-	2013/5/8		34	closed	<a href="#">view letter</a>
<a href="#">42136</a>	6777 E RENO AVE	Misc. Violation	2013/6/14	-	-	-	2013/7/31		31	closed	
<a href="#">45847</a>	6777 E RENO AVE	Rubbish	2013/11/5	-	2013/11/6	-	2013/11/13		31	closed	<a href="#">view letter</a>
<a href="#">48575</a>	6777 E RENO AVE	Trash and Debris	2014/4/21	-	2014/4/21	-	2014/5/8		31	closed	<a href="#">view letter</a>
<a href="#">49081</a>	6777 E RENO AVE	PM - Accessory Structures	2014/5/7	-	2014/5/7	-	2014/6/6		31	closed	<a href="#">view letter</a>
<a href="#">50688</a>	6777 E RENO AVE	Tall Grass & Weeds	2014/7/10	-	2014/7/11	-	2014/7/30		31	closed	<a href="#">view letter</a>
<a href="#">52894</a>	6777 E RENO AVE	Rubbish	2014/10/10	-	2014/10/14	-	2014/11/13		31	closed	<a href="#">view letter</a>
<a href="#">56263</a>	6777 E RENO AVE	Rubbish	2015/4/2	-	2015/4/3	2015/4/16	2015/4/21	Teresa Coplen	31	closed	<a href="#">view letter</a>
<a href="#">56264</a>	6777 E RENO AVE	Tall Grass & Weeds	2015/4/2	-	2015/4/3	-	2015/4/14	Teresa Coplen	31	closed	<a href="#">view letter</a>
<a href="#">59930</a>	6777 E RENO AVE	Trash and Debris	2015/7/28	-	2015/7/29	-	2015/8/7	Teresa Coplen	31	closed	<a href="#">view letter</a>
<a href="#">62315</a>	6777 E RENO AVE	PM - Accessory Structures	2015/11/11	-	2015/11/12	-	2015/12/9	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">62747</a>	6777 E RENO AVE	Misc. Violation	2016/1/7	-	-	-	2016/1/8		34	closed	
<a href="#">63199</a>	6777 E RENO AVE	PM - Windows and Glazing	2016/2/5	-	2016/2/8	-	2016/2/8	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">63200</a>	6777 E RENO AVE	PM - Open and Unsecure	2016/2/5	-	2016/2/8	-	2016/2/8	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">63663</a>	6777 E RENO AVE	PM - Accessory Structures	2016/3/24	2016/7/25	2016/3/28	-	2016/7/28	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">64517</a>	6777 E RENO AVE	PM - Windows and Glazing	2016/4/20	-	2016/4/21	-	2016/6/3	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">64519</a>	6777 E RENO AVE	Rubbish	2016/4/20	-	2016/4/21	-	2016/6/3	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">65153</a>	6777 E RENO AVE	Tall Grass & Weeds	2016/5/12	-	2016/5/13	-	2016/5/24	Teresa Coplen	31	closed	<a href="#">view letter</a>
<a href="#">65991</a>	6777 E RENO AVE	Rubbish	2016/6/13	-	2016/6/14	-	2016/6/27	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">67364</a>	6777 E RENO AVE	Tall Grass & Weeds	2016/8/9	-	-	-	2016/8/10	Bill Pascoe	31	closed	
<a href="#">69299</a>	6777 E RENO AVE	PM - Windows and Glazing	2016/11/29	-	2016/11/30	-	2017/3/29	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">69302</a>	6777 E RENO AVE	Trash and Debris	2016/11/29	-	2016/11/30	2016/12/19	2016/12/29	Bill Pascoe	41	closed	<a href="#">view letter</a>
<a href="#">69303</a>	6777 E RENO AVE	Rubbish	2016/11/29	-	2016/11/30	2016/12/19	2016/12/29	Bill Pascoe	41	closed	<a href="#">view letter</a>
<a href="#">69304</a>	6777 E RENO AVE	PM - General Exterior	2016/11/29	-	2016/11/30	-	2017/3/29	Jeff Crutcher	31	closed	<a href="#">view letter</a>

<a href="#">70071</a>	6777 E RENO AVE	Rubbish	2017/2/14	-	2017/2/15	-	2017/2/27	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">70509</a>	6777 E RENO AVE	Rubbish	2017/3/1	-	2017/3/6	-	2017/3/6	Bill Pascoe	32	closed	<a href="#">view letter</a>
<a href="#">71235</a>	6777 E RENO AVE	Rubbish	2017/3/21	-	-	-	2017/3/28	Bill Pascoe	31	closed	
<a href="#">71474</a>	6777 E RENO AVE	PM - Windows and Glazing	2017/3/29	2017/5/9	2017/3/31	-	2017/6/28	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">71477</a>	6777 E RENO AVE	PM - General Exterior	2017/3/29	2017/5/9	2017/3/31	-	2017/6/28	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">71486</a>	6777 E RENO AVE	PM - Exterior Paint	2017/3/30	2017/5/9	2017/3/31	-	2017/6/28	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">71508</a>	6777 E RENO AVE	PM - Accessory Structures	2017/3/30	2017/5/9	2017/3/31	-	2017/6/28	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">72318</a>	6777 E RENO AVE	Tall Grass & Weeds	2017/5/8	-	-	-	2017/7/24	Bill Pascoe	31	closed	
<a href="#">72319</a>	6777 E RENO AVE	Rubbish	2017/5/8	-	-	-	2017/5/10	Bill Pascoe	31	closed	
<a href="#">72417</a>	6777 E RENO AVE	Rubbish	2017/5/12	-	2017/5/18	-	2017/5/31	Bill Pascoe	32	closed	<a href="#">view letter</a>
<a href="#">73094</a>	6777 E RENO AVE	Trash and Debris	2017/6/21	-	2017/6/22	-	2017/6/28	Bill Pascoe	32	closed	<a href="#">view letter</a>
<a href="#">73913</a>	6777 E RENO AVE	Litter	2017/8/2	-	-	-	2017/8/8	Bill Pascoe	31	closed	
<a href="#">73990</a>	6777 E RENO AVE	PM - Windows and Glazing	2017/8/8	2017/10/18	2017/8/9	-	2018/2/7	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">74015</a>	6777 E RENO AVE	Litter	2017/8/9	-	-	-	2017/9/21	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">75010</a>	6777 E RENO AVE	PM - Accessory Structures	2017/10/16	-	2017/10/17	-	2017/12/5	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">76230</a>	6777 E RENO AVE	Trash and Debris	2018/2/26	-	2018/2/27	-	2018/3/12	Bill Pascoe	32	closed	<a href="#">view letter</a>
<a href="#">78011</a>	6777 E RENO AVE	PM - Accessory Structures	2018/5/3	-	2018/5/4	-	2018/7/12	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">79324</a>	6777 E RENO AVE	Trash and Debris	2018/6/7	-	2018/6/8	-	2018/6/21	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">79325</a>	6777 E RENO AVE	Rubbish	2018/6/7	-	2018/6/8	-	2018/6/25	Bill Pascoe	31	closed	<a href="#">view letter</a>
<a href="#">79923</a>	6777 E RENO AVE	Tall Grass & Weeds	2018/7/5	-	2018/7/6	-	2018/7/11	Elyse Davis	31	closed	<a href="#">view letter</a>
<a href="#">79943</a>	6777 E RENO AVE	Rubbish	2018/7/5	-	2018/7/6	-	2018/7/11	Elyse Davis	31	closed	<a href="#">view letter</a>
<a href="#">82942</a>	6777 E RENO AVE	Rubbish	2018/10/16	-	2018/10/17	-	2018/11/9	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">84928</a>	6777 E RENO AVE	PM - Accessory Structures	2019/2/20	-	2019/2/21	-	2019/4/3	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">84967</a>	6777 E RENO AVE	Rubbish	2019/2/21	-	2019/2/22	-	2019/4/16	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">84971</a>	6777 E RENO AVE	Trash and Debris	2019/2/21	-	2019/2/22	-	2019/4/16	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<a href="#">84972</a>	6777 E RENO AVE	PM - Windows and Glazing	2019/2/21	2019/8/9	2019/2/22	-	-	Jeff Crutcher	31	open	<a href="#">view letter</a>

<u>86044</u>	6777 E RENO AVE	Tall Grass & Weeds	2019/4/16	-	2019/4/17	-	2019/5/14	Jeff Crutcher	31	closed	<a href="#">view letter</a>
<u>89475</u>	6777 E RENO AVE	Trash and Debris	2019/8/8	-	-	2019/8/8	2019/8/12	Jeff Crutcher	31	closed	

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Case Search

Search found 1 results

#	address	violation	<u>date reported</u>	<u>citation date</u>	<u>mail date</u>	<u>contract date</u>	<u>cleared date</u>	<u>officer</u>	<u>wardstatus</u>
<u>7866</u>	6801 E. RENO AVE	Inoperative Vehicle	2009/5/22	-	2009/5/26	-	2009/6/8	Jeff Crutcher	32 closed <a href="#">view letter</a>

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INBOX

PLL Case/Permits

Add/Edit People

Add/Edit Contractors

CE Open Cases AsgnTo JCRUTCHER

Code Enforcement Dashboard

All Code Enforcement Cases

2021 Open/In-Progress Special Pickups

Tasks - All Available

Court Cases - People

Tasks - Office

Tasks - NOT Available

Tasks - Missed

All Code Enforcement Cases

CE All Cases (Incl Cancelled)

Open Expand Configure Map

6801 e

<input type="checkbox"/>	Case Number	Type Description	Location	Status	Status Code	Initiated By	Initiated Date	Expiration Date	Assigned To
<input type="checkbox"/>	<a href="#">17580</a>	CE-21-04158 Tall Grass & Weeds	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/23/2021 4:32 PM	07/5/2021 4:32 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">17579</a>	CE-21-04157 Rubbish	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/23/2021 4:30 PM	07/5/2021 4:30 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">17577</a>	CE-21-04156 Trash & Debris	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/23/2021 4:06 PM	07/5/2021 4:06 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">9236</a>	CE-20-06558 Tall Grass & Weeds	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	07/15/2020 3:23 PM	07/27/2020 3:23 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">8729</a>	CE-20-06051 Trash & Debris	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/22/2020 4:19 PM	07/4/2020 4:19 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">7291</a>	CE-20-05265 Rubbish	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	05/19/2020 2:41 PM	05/31/2020 2:41 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">6436</a>	CE-20-04632 Tall Grass & Weeds	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	TCOPLIN	04/21/2020 10:20 AM	05/3/2020 10:20 AM	TCOPLIN
<input type="checkbox"/>	<a href="#">1820</a>	CE-20-00116 Temporary Signs	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	01/3/2020 2:14 PM	01/5/2020 2:14 PM	JCRUTCHER

Rows 50 1 - 8 of 8

Per Oklahoma County Assessor the main portion of Heritage Park Mall is 6707 E. RENO AVE.  
 Per this same area of the mall in GEOCODE is assigned to 6801 E. RENO AVE.



6777 E RENO

Search...

Cartmill, Cammy

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2021 Open/In-Progress Special Pickups

2021 Open/In-Progress Special Pickups

All Code Enforcement Cases

CE All Cases (incl Cancelled)

Open    Expand    Configure    Map

6777 e reno

<input type="checkbox"/>	Case Number	Type Description	Location	Status	Status Code	Initiated By	Initiated Date	Expiration Date	Assigned To
<input type="checkbox"/>	<a href="#">17433</a> CE-21-04058	Trash & Debris	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/17/2021 3:46 PM	06/29/2021 3:46 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">17427</a> CE-21-04056	Accessory Structures	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/17/2021 3:28 PM	07/19/2021 3:28 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">17426</a> CE-21-04055	Rubbish	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/17/2021 3:25 PM	06/29/2021 3:25 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">17425</a> CE-21-04054	Tall Grass & Weeds	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/17/2021 3:21 PM	06/29/2021 3:21 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">8728</a> CE-20-06050	Tall Grass & Weeds	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/22/2020 4:03 PM	07/4/2020 4:03 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">8727</a> CE-20-06049	Trash & Debris	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/22/2020 3:55 PM	07/4/2020 3:55 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">7288</a> CE-20-05262	Graffiti	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	05/19/2020 2:23 PM	05/31/2020 2:23 PM	JCRUTCHER
<input type="checkbox"/>	<a href="#">6423</a> CE-20-04619	Tall Grass & Weeds	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	TCOPLN	04/21/2020 9:58 AM	05/3/2020 9:58 AM	TCOPLN
<input type="checkbox"/>	<a href="#">6420</a> CE-20-04616	Trash & Debris	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	TCOPLN	04/21/2020 9:57 AM	05/3/2020 9:57 AM	TCOPLN

Rows 50    1 - 9 of 9

COMPLAINT - INFORMATION  
The undersigned, being duly sworn, upon his oath deposes and says that:  
On or about (date) 1/14/2020 at (24 hour time) 0900 AM at or near (location) 6801 E Reno Avenue  
County Number 55 55 East Control-int. North Location

Name (last, first, middle) Bahreini, Ahmad  
Address 14501 N Western Ave  
City EDMOND OK Zip Code 73013-1828

Birthdate (mo., day, yr.)  
Height Weight Race Sex Class Endorsements  
Employer  
Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle  
ACCIDENT: PD PI FATALITY  
and did then and there commit the following offense:

Other Violation: IFC Section 304 - Waste accumulation prohibited.  
Contrary to Statute/Ordinance MWC ord 15-55

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.  
Signature of Officer: [Signature] Date: 1/14/2020 Badge No. F267 Dist.

Sworn to and subscribed before me this 26 day of February 2020  
Name and Title Expires  
Court Appearance: 26 day of February 2020 at 3 PM (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.  
WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

SIGNATURE: (CHECK ONLY ONE BOX)  
Signed Personal Recognizance  Bond Attached  Magistrate  Jail  Other

JUVENILE Name of Parent or Guardian Address  
Remarks: See report dated 1/14/2020

AREA HIGHWAY TYPE: business industrial school residential rural  
3 lane 4 or more undivided 4 or more divided on/off ramp

COMPLAINT - INFORMATION  
The undersigned, being duly sworn, upon his oath deposes and says that:  
On or about (date) 1/14/2020 at (24 hour time) 0900 AM at or near (location) 6801 E Reno Avenue  
County Number 55 55 East Control-int. North Location

Name (last, first, middle) Bahreini, Ahmad  
Address 14501 N Western Avenue  
City EDMOND OK Zip Code 73013-1828

Birthdate (mo., day, yr.)  
Height Weight Race Sex Class Endorsements  
Employer  
Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle  
ACCIDENT: PD PI FATALITY  
and did then and there commit the following offense:

Other Violation: IFC Section 109.3.2 failure to comply with orders & notices  
Contrary to Statute/Ordinance MWC ord. 15-55

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.  
Signature of Officer: [Signature] Date: 1/14/2020 Badge No. F267 Dist.

Sworn to and subscribed before me this 26 day of February 2020  
Name and Title Expires  
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WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

SIGNATURE: (CHECK ONLY ONE BOX)  
Signed Personal Recognizance  Bond Attached  Magistrate  Jail  Other

JUVENILE Name of Parent or Guardian Address  
Remarks: See report dated 1/14/2020

AREA HIGHWAY TYPE: construction business industrial school residential rural  
1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

COMPLAINT - INFORMATION  
The undersigned, being duly sworn, upon his oath deposes and says that:  
On or about (date) 01/14/2020 at (24 hour time) 0900 AM at or near (location) 6801 E Reno Avenue  
County Number 55 55 East Control-int. North Location

Name (last, first, middle) Bahreini, Ahmad  
Address 14501 N Western Avenue  
City EDMOND OK Zip Code

Birthdate (mo., day, yr.)  
Height Weight Race  
Employer  
Vehicle Make Year Body Style-Color Tag

Commercial Motor Vehicle  
ACCIDENT: PD PI FATALITY  
and did then and there commit the following offense:

Other Violation: IFC Section 105.3.3 occupancy prohibited before  
Contrary to Statute/Ordinance MWC ord 15-55

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.  
Signature of Officer: [Signature] Date: 1/14/2020

Sworn to and subscribed before me this 26 day of February 2020  
Name and Title Expires  
Court Appearance: 26 day of February 2020

Address of Court 100 N. MIDWEST BLVD.

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WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

SIGNATURE: (CHECK ONLY ONE BOX)  
Signed Personal Recognizance  Bond Attached  Magistrate

JUVENILE Name of Parent or Guardian Address  
Remarks: See inspection dated 1/14/2020

AREA HIGHWAY TYPE: construction business industrial school residential rural  
1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

COURT RECORD

Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_

Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

William Lloyd 1/28/20  
Signature (Prosecuting Attorney: D.A.; A.D.A. ) Date

COURT ORDERS

On (Date): \_\_\_\_\_

Charge Amended to \_\_\_\_\_

Non Conviction Based Upon:

Court (Jury) Acquittal  Court Dismissal No Fine/Costs

Deferred to Date  Court Dismissal With Fine/Costs

Conviction Based Upon:

Bond Forfeiture  Plea of Guilty

Plea of Nolo Contendere  Court (Jury) Conviction

Conviction Date: 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of:  Judge  Clerk  Deputy Clerk

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

William Lloyd 1/28/20  
Signature (Prosecuting Attorney: D.A.; A.D.A. ) Date

COURT ORDERS

On (Date): \_\_\_\_\_

Charge Amended to \_\_\_\_\_

Non Conviction Based Upon:

Court (Jury) Acquittal  Court Dismissal No Fine/Costs

Deferred to Date  Court Dismissal With Fine/Costs

Date of Order \_\_\_\_\_

Conviction Based Upon:

Bond Forfeiture  Plea of Guilty

Plea of Nolo Contendere  Court (Jury) Conviction

Conviction Date: 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of:  Judge  Clerk  Deputy Clerk

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

William Lloyd 1/28/20  
Signature (Prosecuting Attorney: D.A.; A.D.A. ) Date

COURT ORDERS

On (Date): \_\_\_\_\_

Charge Amended to \_\_\_\_\_

Non Conviction Based Upon:

Court (Jury) Acquittal  Court Dismissal No Fine/Costs

Deferred to Date  Court Dismissal With Fine/Costs

Date of Order \_\_\_\_\_

Conviction Based Upon:

Bond Forfeiture  Plea of Guilty

Plea of Nolo Contendere  Court (Jury) Conviction

Conviction Date: 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of:  Judge  Clerk  Deputy Clerk

OKLAHOMA UNIFORM VIOLATIONS COMPLAINT

State of Oklahoma, County of Oklahoma, City of Midwest City, Complaint - Information, The undersigned, being duty sworn, upon his oath deposes and says that:

1/14/2020 at 1000 AM 6777 E Reno Avenue, State OK, Zip Code 73015-1828

Violator: IFC Section: 105.3.3 Occupancy prohibited before approval

Signature of Officer: [Signature], Date: 1/14/2020, Badge No. F267, Dist. [ ]

Sworn to and subscribed before me this 26 day of February 2020 at 3p M, Address of Court: 100 N. MIDWEST BLVD.

Signature: [Signature], Name and Title: [ ], My Commission Expires: [ ], Court Appearance: 26 day of February 2020 at 3p M, Area Highway Type: [ ]

SCANNED

State of Oklahoma, County of Oklahoma, City of Midwest City, Complaint - Information, The undersigned, being duty sworn, upon his oath deposes and says that:

1/14/2020 at 0900 AM 6601 E Reno Ave, State OK, Zip Code 73013-1828

Violator: IFC Section 903.4 - failure to electronically supervise: monitor suppression system

Signature of Officer: [Signature], Date: 1/14/2020, Badge No. F267, Dist. [ ]

Sworn to and subscribed before me this 26 day of February 2020 at 3p M, Address of Court: 100 N. MIDWEST BLVD.

Signature: [Signature], Name and Title: [ ], My Commission Expires: [ ], Court Appearance: 26 day of February 2020 at 3p M, Area Highway Type: [ ]

SCANNED

State of Oklahoma, County of Oklahoma, City of Midwest City, Complaint - Information, The undersigned, being duty sworn, upon his oath deposes and says that:

1/14/2020 at 0900 AM 6601 E Reno Ave, State OK, Zip Code 73013-1828

Violator: IFC 901.4 - Failure to fire sprinkler suppression

Signature of Officer: [Signature], Date: 1/14/2020, Badge No. [ ], Dist. [ ]

Sworn to and subscribed before me this 26 day of February 2020 at 3p M, Address of Court: 100 N. MIDWEST BLVD.

Signature: [Signature], Name and Title: [ ], My Commission Expires: [ ], Court Appearance: 26 day of February 2020 at 3p M, Area Highway Type: [ ]

COURT RECORD

Case No. \_\_\_\_\_ Page No. \_\_\_\_\_

APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

Date: 2-26-2020

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed.

COURT ORDERS

On (Date): \_\_\_\_\_

- Non Conviction Based Upon: Court Dismissal No Fine/Costs, Court Dismissal With Fine/Costs

- Conviction Based Upon: Plea of Guilty, Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order: Fines \$ 200.00 Costs \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_ School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_ Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: Judge Clerk Deputy Clerk

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

Date: 2-26-2020

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed.

COURT ORDERS

On (Date): \_\_\_\_\_

- Non Conviction Based Upon: Court (Jury) Acquittal, Court Dismissal No Fine/Costs, Court Dismissal With Fine/Costs, Deferred to Date

- Conviction Based Upon: Bond Forfeiture, Plea of Guilty, Plea of Nolo Contendere, Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order: Fines \$ 200.00 Costs \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_ School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_ Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: Judge Clerk Deputy Clerk

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

Date: 2-26-2020

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed.

COURT ORDERS

On (Date): \_\_\_\_\_

- Non Conviction Based Upon: Court (Jury) Acquittal, Court Dismissal No Fine/Costs, Court Dismissal With Fine/Costs, Deferred to Date

- Conviction Based Upon: Bond Forfeiture, Plea of Guilty, Plea of Nolo Contendere, Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order: Fines \$ 200.00 Costs \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_ School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_ Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: Judge Clerk Deputy Clerk

**COMPLAINT - INFORMATION**  
 The undersigned, being duly sworn, upon his oath deposes and says that:

**COMPLAINT - INFORMATION**  
 The undersigned, being duly sworn, upon his oath deposes and says that:

**COMPLAINT - INFORMATION**  
 The undersigned, being duly sworn, upon his oath:

on or about (date) 1/14/2020 at (24 hour time) 1000 AM at or near (location) 6777 E Reno Ave  
 County Number 55 55 East Control-int.  North Location

on or about (date) 1/14/2020 at (24 hour time) 1000 AM at or near (location) 6777 E Reno Avenue  
 County Number 55 55 East Control-int.  North Location

on or about (date) 1/14/2020 at (24 hour time) 1000 AM at or near (location) 6887 E  
 County Number 55 55 East Control-int.  North Location

Name (last, first, middle) Bahreini, Ahmad Phone Number \_\_\_\_\_

Name (last, first, middle) Bahreini, Ahmad Phone Number 78013-1828

Name (last, first, middle) Bahreini, Ahmad Phone Number \_\_\_\_\_

Address 14501 N Western Ave

Address Edmond OK 78013-1828

Address 14501 N Western Ave

City Edmond State OK Zip Code 73013

City Edmond State OK Zip Code 73013

City Edmond State OK Zip Code 73013

Birthdate (mo., day, yr.) \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Class \_\_\_\_\_ Endorsements \_\_\_\_\_

Birthdate (mo., day, yr.) \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Class \_\_\_\_\_ Endorsements \_\_\_\_\_

Birthdate (mo., day, yr.) \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Class \_\_\_\_\_ Endorsements \_\_\_\_\_

Drivers License Number \_\_\_\_\_ Month/Year \_\_\_\_\_ State \_\_\_\_\_

Drivers License Number \_\_\_\_\_ Month/Year \_\_\_\_\_ State \_\_\_\_\_

Drivers License Number \_\_\_\_\_ Month/Year \_\_\_\_\_ State \_\_\_\_\_

Employer \_\_\_\_\_ Did Unlawfully  Operate  Park

Employer \_\_\_\_\_ Did Unlawfully  Operate  Park

Employer \_\_\_\_\_ Did Unlawfully  Operate  Park

Vehicle Make \_\_\_\_\_ Year \_\_\_\_\_ Body Style-Color \_\_\_\_\_ Tag Number \_\_\_\_\_ Year \_\_\_\_\_ State \_\_\_\_\_

Vehicle Make \_\_\_\_\_ Year \_\_\_\_\_ Body Style-Color \_\_\_\_\_ Tag Number \_\_\_\_\_ Year \_\_\_\_\_ State \_\_\_\_\_

Vehicle Make \_\_\_\_\_ Year \_\_\_\_\_ Body Style-Color \_\_\_\_\_ Tag \_\_\_\_\_ Year \_\_\_\_\_ State \_\_\_\_\_

Commercial Motor Vehicle  Y  N  Haz. Mat. Placard ACCIDENT:  PD  PI  FATALITY

Commercial Motor Vehicle  Y  N  Haz. Mat. Placard ACCIDENT:  PD  PI  FATALITY

Commercial Motor Vehicle  Y  N  Haz. Mat. Placard ACCIDENT:  PD  PI  FATALITY

and did then and there commit the following offense:  
 SPEEDING MPH in \_\_\_\_\_ MPH zone  Pace  Radar  Plane  Other

and did then and there commit the following offense:  
 SPEEDING MPH in \_\_\_\_\_ MPH zone  Pace  Radar  Plane  Other

and did then and there commit the following offense:  
 SPEEDING MPH in \_\_\_\_\_ MPH zone  Pace  Radar  Plane  Other

Other Violation: IFC Section 903.4 - Failure to electronically supervise suppression system

Other Violation: IFC Section 901.4 - Failure to maintain the fire sprinkler suppression system

Other Violation: IFC Section 109.3 - comply with orders and n

Contrary to Statute/Ordinance MWC 15-55

Contrary to Statute/Ordinance MWC ORD 15-55

Contrary to Statute/Ordinance MWC 15-55

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer D. N. J. Date 1/14/2020 Badge No. F267 Dist. \_\_\_\_\_

Signature of Officer D. N. J. Date 1/14/2020 Badge No. F267 Dist. \_\_\_\_\_

Signature of Officer D. N. J. Date 1/14/2020 Badge \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Name and Title \_\_\_\_\_ My Commission Expires \_\_\_\_\_

Name and Title \_\_\_\_\_ My Commission Expires \_\_\_\_\_

Name and Title \_\_\_\_\_ My Commission Expires \_\_\_\_\_

on or before Court Appearance: 26 day of February 2020 at 3P M (DPS USE)

on or before Court Appearance: 26 day of February 2020 at 3P M (DPS USE)

on or before Court Appearance: 26 day of February 2020 at \_\_\_\_\_ M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

Address of Court 100 N. MIDWEST BLVD.

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognizance  Bond Attached  Magistrate  Jail  Other

X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognizance  Bond Attached  Magistrate  Jail  Other

X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognizance  Bond Attached  Magistrate

JUVENILE Name of Parent or Guardian \_\_\_\_\_ Address \_\_\_\_\_

JUVENILE Name of Parent or Guardian \_\_\_\_\_ Address \_\_\_\_\_

JUVENILE Name of Parent or Guardian \_\_\_\_\_ Address \_\_\_\_\_

Officer's Remarks: see report dated 1/14/2020

Officer's Remarks: see report dated 1/14/2020

Officer's Remarks: see report date

AREA HIGHWAY TYPE:  construction zone  business  industrial  school  residential  rural  4 or more undivided  4 or more divided  on/off ramp

AREA HIGHWAY TYPE:  construction zone  business  industrial  school  residential  rural  4 or more undivided  4 or more divided  on/off ramp

AREA HIGHWAY TYPE:  construction zone  business  industrial  residential  rural  4 or more undivided  4 or more divided  on/off ramp

COURT RECORD

Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: 1/28/20

Signature (Prosecuting Attorney: [Signature] D.A.; A.D.A. ) Date

COURT ORDERS

On (Date): \_\_\_\_\_

Court Dismissal No Fine/Costs

Court Dismissal With Fine/Costs

Plea of Guilty

Court (Jury) Conviction

The Court, therefore, enters the following order:

Fines \$ 111.00 Costs: \$ \_\_\_\_\_

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights \_\_\_\_\_

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

Abstract Of Court Record.

Signature of: [Signature]  
 Judge  Clerk  Deputy Clerk

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: 1/28/20

Signature (Prosecuting Attorney: [Signature] D.A.; A.D.A. ) Date

COURT ORDERS

On (Date): \_\_\_\_\_

Charge Amended to \_\_\_\_\_

Non Conviction Based Upon:

Court (Jury) Acquittal

Deferred to Date \_\_\_\_\_

Court Dismissal No Fine/Costs

Court Dismissal With Fine/Costs

Date of Order \_\_\_\_\_

Conviction Based Upon:

Bond Forfeiture

Plea of Nolo Contendere

Plea of Guilty

Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights \_\_\_\_\_

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: [Signature]  
 Judge  Clerk  Deputy Clerk

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: 1/28/20

Signature (Prosecuting Attorney: [Signature] D.A.; A.D.A. ) Date

COURT ORDERS

On (Date): \_\_\_\_\_

Charge Amended to \_\_\_\_\_

Non Conviction Based Upon:

Court (Jury) Acquittal

Deferred to Date \_\_\_\_\_

Court Dismissal No Fine/Costs

Court Dismissal With Fine/Costs

Date of Order \_\_\_\_\_

Conviction Based Upon:

Bond Forfeiture

Plea of Nolo Contendere

Plea of Guilty

Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights \_\_\_\_\_

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: [Signature]  
 Judge  Clerk  Deputy Clerk

Vehicle Make Year Body Style-Color Tag Number Year State  
 Commercial Motor Vehicle Y N  Haz. Mat. Placard ACCIDENT:  PD  PI  FATALITY  
 and did then and there commit the following offense:  
 SPEEDING MPH in MPH zone  Pace  Radar  Plane  Other   
 Other Violation: MCO 20-1 IPMC 305.3 INTERIOR SURFACES

Contrary to Statute/Ordinance  
 I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.  
 Signature of Officer Date Badge No. Dist.  
 [Signature] 1-20-20 490  
 Sworn to and subscribed before me this 20 day of JAN 20 20  
 Name and Title My Commission Expires  
 DEREK COLQUHUN INSPECTOR  
 on or before Court Appearance: 26 day of FEB 20 20, at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.  
 NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.  
 WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.  
 X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognizance  Bond Attached  Magistrate  Jail  Other  
 JUVENILE Name of Parent or Guardian Address

Officer's Remarks: SANITARY CONDITIONS NOT MAINTAINED ON INTERIOR SURFACES  
 AREA HIGHWAY TYPE:  construction zone  business  industrial  school  residential  rural  1 lane  2 lane  3 lane  4 or more undivided  4 or more divided  on/off ramp

Vehicle Make Year Body Style-Color Tag Number Year State  
 Commercial Motor Vehicle Y N  Haz. Mat. Placard ACCIDENT:  PD  PI  FATALITY  
 and did then and there commit the following offense:  
 SPEEDING MPH in MPH zone  Pace  Radar  Plane  Other   
 Other Violation: MCO SEC 9-39 IPMC 110.1 CERTIFICATE OF OCCUPANLY VIOLATION

Contrary to Statute/Ordinance  
 I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.  
 Signature of Officer Date Badge No. Dist.  
 [Signature] 1-20-20 490  
 Sworn to and subscribed before me this 20 day of JAN 20 20  
 Name and Title My Commission Expires  
 DEREK COLQUHUN INSPECTOR  
 on or before Court Appearance: 26 day of FEB 20 20, at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.  
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 WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.  
 X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognizance  Bond Attached  Magistrate  Jail  Other  
 JUVENILE Name of Parent or Guardian Address

Officer's Remarks: OCCUPIED BUILDING w/o CO  
 AREA HIGHWAY TYPE:  construction zone  business  industrial  school  residential  rural  1 lane  2 lane  3 lane  4 or more undivided  4 or more divided  on/off ramp

SCANNED

SCANNED



COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

- I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

Victor Lloyd 1/28/20  
Signature (Prosecuting Attorney: D.A. A.D.A. ) Date

COURT ORDERS

On (Date): \_\_\_\_\_

Charge Amended to \_\_\_\_\_

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date \_\_\_\_\_
- Court Dismissal With Fine/Costs

Date of Order \_\_\_\_\_

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights \_\_\_\_\_

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of:

- Judge
- Clerk
- Deputy Clerk

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

- I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

Victor Lloyd 1/28/20  
Signature (Prosecuting Attorney: D.A. A.D.A. ) Date

COURT ORDERS

On (Date): \_\_\_\_\_

Charge Amended to \_\_\_\_\_

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date \_\_\_\_\_
- Court Dismissal With Fine/Costs

Date of Order \_\_\_\_\_

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights \_\_\_\_\_

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of:

- Judge
- Clerk
- Deputy Clerk

COUNTY OF OKLAHOMA  
CITY OF MIDWEST CITY

0553504

COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:

on or about (date) 1-14-2020 at (24 hour time) 0930 at or near (location) 6777 E RENO AVE  
County Number 55 55 East Control-Int. North Location  
within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI, AHMAD Phone Number  
Address 14501 N WESTERN AVE

City EDMOND State OK Zip Code 73013  
Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race M Sex M Class Endorsements  
Drivers License Number P082532940 Month/Year 5-31-21 State OK  
Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State  
Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY  
and did then and there commit the following offense:

SPEEDING MPH in MPH zone Pace Radar Plane Other  
Other Violation: MCO 20-1 IPMC 109.1.1 UNSAFE STRUCTURE

Contrary to Statute/Ordinance  
I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer [Signature] 1-20-20 Date Badge No. 480 Dist.  
Sworn to and subscribed before me this 20 day of JAN 20 20  
Name and Title DEREK COLQUHITT INSPECTOR My Commission Expires

on or before Court Appearance: 26 day of FEB 20 20, at 2P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognition  Bond Attached  Magistrate  Jail  Other  
 JUVENILE Name of Parent or Guardian Address

Officer's Remarks: STRUCTURE DANGEROUS TO LIFE & SAFETY

AREA HIGHWAY TYPE: construction zone business industrial school residential rural  
TYPE: 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

NAME Last Middle

COUNTY OF OKLAHOMA  
CITY OF MIDWEST CITY

0553503

COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:

on or about (date) 1-14-2020 at (24 hour time) 0930 at or near (location) 6777 E RENO AVE  
County Number 55 55 East Control-Int. North Location  
within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI, AHMAD Phone Number  
Address 14501 N WESTERN AVE

City EDMOND State OK Zip Code 73013  
Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race M Sex M Class Endorsements  
Drivers License Number P082532940 Month/Year 5-31-21 State OK  
Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State  
Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY  
and did then and there commit the following offense:

SPEEDING MPH in MPH zone Pace Radar Plane Other  
Other Violation: MCO 20-1 IPMC 702.3 LOCKED DOORS

Contrary to Statute/Ordinance  
I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer [Signature] 1-20-20 Date Badge No. 480 Dist.  
Sworn to and subscribed before me this 20 day of JAN 20 20  
Name and Title DEREK COLQUHITT INSPECTOR My Commission Expires

on or before Court Appearance: 26 day of FEB 20 20, at 2P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognition  Bond Attached  Magistrate  Jail  Other  
 JUVENILE Name of Parent or Guardian Address

Officer's Remarks: EGRESS DOORS SHALL BE READILY OPERABLE

AREA HIGHWAY TYPE: construction zone business industrial school residential rural  
TYPE: 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

NAME Last Middle

SCANNED

SCANNED

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

- I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_  
Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: \_\_\_\_\_

Victor Floyd 1/28/20  
Signature (Prosecuting Attorney) D.A. A.D.A. Date

COURT ORDERS

Charge Amended to \_\_\_\_\_ On (Date): \_\_\_\_\_

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date \_\_\_\_\_
- Court Dismissal With Fine/Costs

Date of Order \_\_\_\_\_

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights \_\_\_\_\_

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: \_\_\_\_\_  
 Judge  Clerk

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

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- I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_  
Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: \_\_\_\_\_

Victor Floyd 1/28/20  
Signature (Prosecuting Attorney) D.A. A.D.A. Date

COURT ORDERS

Charge Amended to \_\_\_\_\_ On (Date): \_\_\_\_\_

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date \_\_\_\_\_
- Court Dismissal With Fine/Costs

Date of Order \_\_\_\_\_

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights \_\_\_\_\_

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: \_\_\_\_\_  
 Judge  Clerk  Deputy Clerk

State of Oklahoma )  
County of Oklahoma )  
CITY OF MIDWEST CITY )  
COMPLAINT - INFORMATION )  
C553506 )

The undersigned, being duly sworn, upon his oath deposes and says that:  
on or about (date) 1-14-2020 at (24 hour time) 0930 at or near (location) 6901 E RENO  
County Number 55 55 East Control-Int. North Location  
within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI, AHMAD  
Address 14501 N WESTERN AVE  
City EDMOND State OK Zip Code 73013

Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race M Sex M Class Endorsements  
Drivers License Number P092532940 Month/Year 5-31-21 State OK  
Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State  
Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:  
SPEEDING MPH in MPH zone Pace Radar Plane Other  
Other Violation: MCO 9-39 IPMC 110.1 CERTIFICATE OF OCCUPANCY

Contrary to Statute/Ordinance I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer [Signature] Date 1-20-20 Badge No. 480 Dist.  
Sworn to and subscribed before me this 20 day of JAN 20 20  
Name and Title DEBEE COLONET INSPECTOR My Commission Expires

on or before Court Appearance: 26 day of FEB 20 20 at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognition  Bond Attached  Magistrate  Jail  Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: OCCUPIED BUILDING w/o A CO.

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

State of Oklahoma )  
County of Oklahoma )  
CITY OF MIDWEST CITY )  
COMPLAINT - INFORMATION )  
C553505 )

The undersigned, being duly sworn, upon his oath deposes and says that:  
on or about (date) 1-14-2020 at (24 hour time) 0930 at or near (location) 6901 E RENO  
County Number 55 55 East Control-Int. North Location  
within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI, AHMAD  
Address 14501 N WESTERN AVE  
City EDMOND State OK Zip Code 73013

Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race M Sex M Class Endorsements  
Drivers License Number P092532940 Month/Year 5-31-21 State OK  
Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State  
Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:  
SPEEDING MPH in MPH zone Pace Radar Plane Other  
Other Violation: MCO 20-1 IPMC 305.3 INTERIOR SURFACES

Contrary to Statute/Ordinance I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer [Signature] Date 1-20-20 Badge No. 480 Dist.  
Sworn to and subscribed before me this 20 day of JAN 20 20  
Name and Title DEBEE COLONET INSPECTOR My Commission Expires

on or before Court Appearance: 26 day of FEB 20 20 at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognition  Bond Attached  Magistrate  Jail  Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: SANITARY CONDITIONS NOT MAINTAINED

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

SCANNED

SCANNED

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

- I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: \_\_\_\_\_

Signature (Prosecuting Attorney): Yellin Lloyd D.A.: \_\_\_\_\_ A.D.A.: \_\_\_\_\_ Date: 1/28/20

COURT ORDERS

On (Date): \_\_\_\_\_

Charge Amended to: \_\_\_\_\_

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date \_\_\_\_\_
- Court Dismissal With Fine/Costs

Date of Order \_\_\_\_\_

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date: 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs \$ 111.00

Jailed \_\_\_\_\_ days in \_\_\_\_\_

School \_\_\_\_\_ days; Probation \_\_\_\_\_ days; Defendant notified of his rights \_\_\_\_\_

Appeal Bond of \$ \_\_\_\_\_ filed \_\_\_\_\_

Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: \_\_\_\_\_

- Judge
- Clerk
- Deputy Clerk

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

- I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: \_\_\_\_\_

Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: \_\_\_\_\_

Signature (Prosecuting Attorney): Yellin Lloyd D.A.: \_\_\_\_\_ A.D.A.: \_\_\_\_\_ Date: 1/28/20

COURT ORDERS

On (Date): \_\_\_\_\_

Charge Amended to: \_\_\_\_\_

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Appeal to \_\_\_\_\_ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: \_\_\_\_\_

- Judge
- Clerk
- Deputy Clerk

Jud. Dist. Court  
 State of Oklahoma )  
 ) ss  
 COUNTY OF OKLAHOMA )  
 CITY OF MIDWEST CITY ) **C553508**  
 COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:  
 on or about (date) 1-14-2020 at (24 hour time) 0930 6901 E RENO AVE at or near (location)  
 County Number 55 55 East Control-Int. North Location  
 within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI, AHMAD Phone Number

Address 14501 N WESTERN AVE

City EDMOND State OK Zip Code 73013

Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race Sex M Class Endorsements

Drivers License Number P082532940 Month/Year 5-31-21 State OK

Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N  Haz. Mat. Placard ACCIDENT:  PD  PI  FATALITY

and did then and there commit the following offense:  
 SPEEDING MPH in MPH zone  Pace  Radar  Plane  Other

Other Violation: MCO 20-1 IPMC 102.1.1 UNSAFE STRUCTURE

Contrary to Statute/Ordinance

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

[Signature] 1-20-20 Date Signature of Officer Badge No. 480 Dist.

Sworn to and subscribed before me this 20 day of JAN 20 20

DEBEE COLEMITT INSPECTOR My Commission Expires

on or before 26 day of FEB 20 20, at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognizance  Bond Attached  Magistrate  Jail  Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: STRUCTURE DANGEROUS TO LIFE AND SAFETY

AREA HIGHWAY TYPE:  construction zone  business  industrial  school  residential  rural  1 lane  2 lane  3 lane  4 or more undivided  4 or more divided  on/off ramp

NAME  
Last  
First  
Middle

SCANNED

Jud. Dist. Court  
 State of Oklahoma )  
 ) ss  
 COUNTY OF OKLAHOMA )  
 CITY OF MIDWEST CITY ) **C553507**  
 COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:  
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 County Number 55 55 East Control-Int. North Location  
 within the city, county and state aforesaid:

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City EDMOND State OK Zip Code 73013

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Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N  Haz. Mat. Placard ACCIDENT:  PD  PI  FATALITY

and did then and there commit the following offense:  
 SPEEDING MPH in MPH zone  Pace  Radar  Plane  Other

Other Violation: MCO 20-1 IPMC 702.3 LOCKED DOORS

Contrary to Statute/Ordinance

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

[Signature] 1-20-20 Date Signature of Officer Badge No. 480 Dist.

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X SIGNATURE: (CHECK ONLY ONE BOX)  
 Signed Personal Recognizance  Bond Attached  Magistrate  Jail  Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: EGRESS DOORS SHALL BE READILY OPENABLE

AREA HIGHWAY TYPE:  construction zone  business  industrial  school  residential  rural  1 lane  2 lane  3 lane  4 or more undivided  4 or more divided  on/off ramp

NAME  
Last  
First  
Middle

SCANNED

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

Arraignment Continued to: \_\_\_\_\_

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Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

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Signature (Prosecuting Attorney: \_\_\_\_\_ D.A. \_\_\_\_\_ A.D.A. \_\_\_\_\_ ) Date \_\_\_\_\_

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Appeal to \_\_\_\_\_ Court \_\_\_\_\_

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Signature of:

- Judge
- Clerk
- Deputy Clerk

COURT RECORD

Case No. \_\_\_\_\_ Docket No. \_\_\_\_\_ Page No. \_\_\_\_\_

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Signature of Defendant: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Date: 2-26-20

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Appeal to \_\_\_\_\_ Court \_\_\_\_\_

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Signature of:

- Judge
- Clerk
- Deputy Clerk



B-21-2741

Permit # 21-2332  
Date \_\_\_\_\_  
Permit Cost \_\_\_\_\_

**COMMERCIAL BUILDING PERMIT APPLICATION**

**THE CITY OF MIDWEST CITY, OKLAHOMA**

FOR USE REGARDING MULTI-FAMILY, COMMERCIAL, INDUSTRIAL AND AGRICULTURAL APPLICATIONS

**Application for permits shall be accompanied by four (4) sets of drawings of the proposed work, drawn to scale, showing floor plans, sections, elevations, structural details, computations, stress diagrams, electrical, plumbing and mechanical plans.**

A registered land surveyor must certify all boundary surveys. A registered architect and / or engineer must certify all plans and specifications, except for the following buildings;

1. Duplexes,
2. Apartment buildings not exceeding two (2) stories in height,
3. Warehouse, maintenance, garage or storage buildings not exceeding two (2) stories in height,
4. Hotel, lodge or fraternal buildings not exceeding two (2) stories in height,
5. Farm improvements,
6. Industrial or commercial buildings not exceeding two (2) stories in height,
7. Schools where the reasonable estimated total construction cost of the building, remodeling, or repair does not exceed \$40,000.00,
8. Any other building where the reasonable estimated total cost of construction, Remodeling, or repairing of such building does not exceed \$40,000.00.

**A plot plan must be submitted with this application showing to scale the size and location of the property and the dimensions and location of all existing and / or proposed buildings or structures on the property.**

Owner: ABAB INC

Applicant: AHMAD BAHREINI

Address: ~~7008 NW 16 # 11~~ 6801 E Reno Ave MWC, OK 73110

Work #: (405) 235-4328 Cell #: (405) 235-4328

EMAIL for applicant: ababinc80@gmail.com

I. Location of Building: 6801 E Reno Ave, MWC, OK 73110  
(street address)

(legal description)

II. Type of Building:  Commercial  Industrial  Multi-family  
(circle one)

III. Type of Improvement:  
Multi-family / No of units - \_\_\_\_\_ New - \_\_\_\_\_  
Addition - \_\_\_\_\_ Alteration - \_\_\_\_\_  
Remodeling - Fire wall Re-locating (Move-in) - \_\_\_\_\_  
Foundation only - \_\_\_\_\_ Demolition - \_\_\_\_\_

IV. Proposed Use / Tenant - \_\_\_\_\_



V. Estimated Cost \$ 5000  
(including electrical, a/c, plumbing, heating, and paving work)

VI. Ownership: Public / Private / FHA / VA / Conv. (circle applicable ones)

VII. (For new building and additions to existing buildings)

A. Principal type of frame: Brick - \_\_\_\_\_ Wood - \_\_\_\_\_  
Masonry - \_\_\_\_\_ Steel - \_\_\_\_\_  
Reinforced Concrete - \_\_\_\_\_  
Other - \_\_\_\_\_

B. Principal type of sewage disposal: Public or Private System - \_\_\_\_\_  
Individual (septic) - \_\_\_\_\_

C. Principal type of water supply: Public or Private System - Individual (well)

D. Type of water meter: Irrigation Domestic  
(circle one)

Water Meter Quantity \_\_\_\_\_

Water Meter Size 5/8" 1" 1 1/2" 2" 3" 4" 6" 8"  
(circle one)

E. Dimensions: No. of stories - \_\_\_\_\_  
Sq ft. of floor area - \_\_\_\_\_  
Sq ft. of garage - \_\_\_\_\_  
Sq ft. of other - \_\_\_\_\_  
Total building area - 589

F. General Description:

Front yard setback - \_\_\_\_\_ Side yard setback - \_\_\_\_\_  
Rear yard setback - \_\_\_\_\_ Building height - \_\_\_\_\_  
No. of parking spaces - \_\_\_\_\_ Parking surface - \_\_\_\_\_  
Size of lot: \_\_\_\_\_ wide \_\_\_\_\_ depth  
Area of lot: \_\_\_\_\_ sq ft. % of lot coverage - \_\_\_\_\_

General Contractor: Name - AHMAD BAHREINI  
Address - 7008 NW 16 #1105 OKC OK 73127  
Phone - \_\_\_\_\_ Cell - (405) 235-4328  
E-Mail address - ababinc80@gmail.com

Architect's: Name - MBK Gerald Brinlee  
Address - 828 S Ave Depart  
Phone - (405) 740-2862 Cell - \_\_\_\_\_  
E-Mail address - \_\_\_\_\_

Footing / Slab Contractor: Name - \_\_\_\_\_  
Address - \_\_\_\_\_  
Phone - \_\_\_\_\_ Cell - \_\_\_\_\_  
E-Mail address - \_\_\_\_\_

I hereby certify that the statements in this application are true and correct to the best of my knowledge and belief. Also, that all work under this permit will comply and conform to the attached plans, specifications and drawings. I further agree to comply with all Midwest City Codes and attached recommendations of the City of Midwest City, Oklahoma. The

Community Development Department reserves the right to void out any permit applications in which the applicant has failed to respond within a previously communicated deadline.

**Applicant's Signature:** [Signature] **Date:** 12/3/21  
For MWC's Office Use Only

Public Utilities:

**Water**

Existing tap and service line – yes / no  
Assessment of Bond line – yes / no  
Water meter size - \_\_\_\_\_  
# of Meters - \_\_\_\_\_  
Fee - \_\_\_\_\_  
Total Paid - \_\_\_\_\_

**Sewer**

Existing sewer wye – yes / no  
Service line – yes / no  
Assessment of Bond line – yes / no  
City to tap main – yes / no  
Fee - \_\_\_\_\_  
Sewer tie-on fee - \_\_\_\_\_  
Total paid - \_\_\_\_\_

Is Floodplain Development Permit required?      Yes      No

Right-of-Way:

1. Approved as all necessary right-of-way has been granted. \_\_\_\_\_
2. Conditionally approved subject to the granting of right-of-way. \_\_\_\_\_
3. Right-of-way and other easement have been received. \_\_\_\_\_

Current Planner \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_

Engineering \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_

Building Official \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_

Fire Inspector \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_

Storm Water Management \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_

Health Inspector \_\_\_\_\_  
Approved / Disapproved \_\_\_\_\_  
Date \_\_\_\_\_



**MBK**  
 ARCHITECTS/PLANNERS  
 508 S. 4th Street  
 Portland, OR 97204-1110  
 TEL: 503-455-0200  
 FAX: 503-455-0004

CONSULTANTS

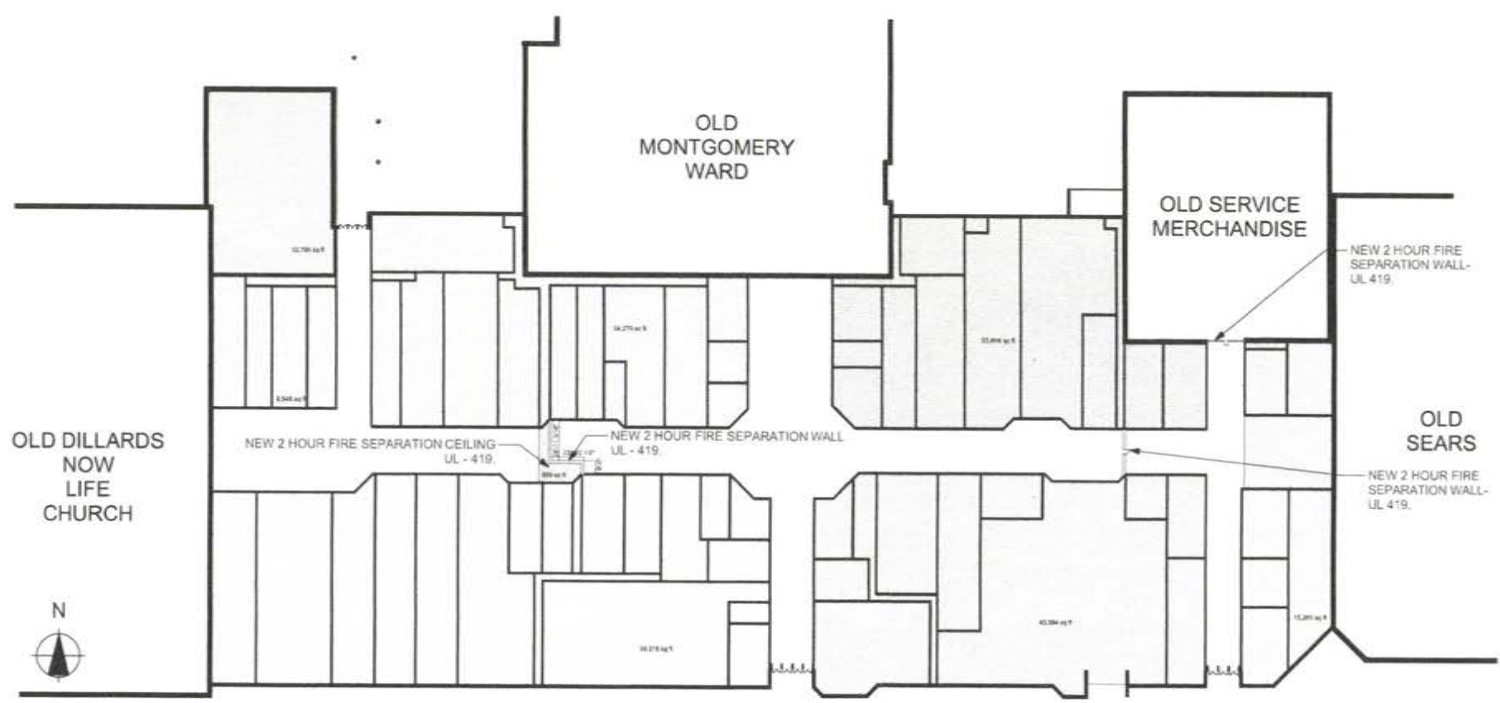
HERITAGE PARK MALL

PROJECT NO. Project No.  
 MODEL FILE  
 Heritage Park Mall fire separation plan 2002.rvt  
 DRAWN BY: CAD Technician Full Name  
 COPYRIGHT:

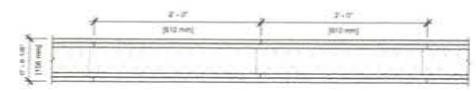
SHEET TITLE  
 HERITAGE PARK MALL  
 FLOOR PLAN-11102021

SD1

SHEET 3 OF 48



1  
 SD1  
 PROPOSED SEPARATION AREA PLAN  
 SCALE: 1" = 40'



- ASSEMBLY OPTIONS:**
- GYPSON BOARD: TWO LAYERS 5/8" THICK GYPSON BOARD (UL TYPE UL878)
  - STEEL STUDS: 3/4" STEEL STUDS (2x4x8) SPACED 2'-0" O.C.
  - INSULATION: 3" 1/2" GLASS FIBER BATT INSULATION IN CAVITY
  - GYPSON BOARD: TWO LAYERS 5/8" THICK GYPSON BOARD (UL TYPE UL878)

UL 419 - 2 HOUR FIRE SEPARATION WALL  
 SCALE: 1" = 10'

**STEPPECo**  
**ENGINEERING**  
**L.L.C.**

3121 S. AIR DEPOT BLVD., EDMOND, OK 73013 PH. 405.412.8884 RICHARD@STEPPECO.COM

DECEMBER 2, 2021

CITY OF MIDWEST CITY BUILDING OFFICIAL  
MIDWEST CITY, OK

RE: HERITAGE PARK MALL STRUCTURAL INSPECTION, CORNER OF RENO & N. AIR  
DEPOT BLVD., MIDWEST CITY, OKLAHOMA

DEAR MIDWEST CITY BUILDING OFFICIAL,

I HAVE HAD THE OPPORTUNITY TO CONDUCT A SITE VISIT, AND STRUCTURAL  
INSPECTION OF THE VACANT RETAIL SPACE, EXCEPT THE OLD SEARS SECTION, OF  
HERITAGE PARK MALL. THE PURPOSE OF THE INSPECTION WAS TO EVALUATE THE  
PRIMARY STRUCTURAL SYSTEMS OF THE BUILDING TO DETERMINE IF THE LONG  
VACANT SHELL BUILDING IS STRUCTURALLY SUITABLE FOR CURRENT USE.

MOST OF THE STRUCTURE WAS ACCESSIBLE FOR VISUAL, NON-DESTRUCTIVE  
OBSERVATION. IT IS MY PROFESSIONAL OPINION, THAT THE VAST MAJORITY OF  
THE EXISTING STRUCTURE IS STRUCTURALLY ACCEPTABLE FOR CONTINUED USE  
UNDER THE CURRENT 2015 IBC. THERE WERE SOME AREAS THAT HAD SOME  
WATER DAMAGE DURING THE PAST 10 YEARS OF VACANCY THAT NEED TO BE  
ADDRESSED. THIS WOULD BE THE MIDDLE BAY WOOD MEMBERS SUPPORTING THE  
PLEXI-GLASS ROOF ELEMENTS IN THE CENTER OF THE MALL. MEMBERS THAT HAVE  
DRY-ROT SHOULD BE REPLACED IN-KIND. THERE WERE TWO AREAS THAT HAD JOB  
BUILT TWO STORY RACK SYSTEMS THAT SHOULD BE REMOVED, DUE TO THE LOAD  
RATING OF THE CURRENT ASSEMBLIES BEING WELL BELOW MINIMUM DESIGN  
STORAGE LOAD CAPACITY.

ONCE NEW TENANTS ARE DETERMINED, IT IS RECOMMENDED THAT ALL  
COMPONENTS AND CLADDING ELEMENTS SHOULD BE EVALUATED BY THE  
ENGINEER OF RECORD FOR THOSE SPACES TO ENSURE EXISTING ELEMENTS MEET  
THE 2015 IBC REQUIREMENTS FOR THE ARCHITECTURAL CLADDING.

PLEASE DO NOT HESITATE TO CONTACT ME IF YOU SHOULD HAVE ANY QUESTIONS  
ON THIS MATTER.

SINCERELY,

RICHARD R. STEPPE, P.E., S.E.  
PRINCIPAL ENGINEER  
STEPPECo ENGINEERING, LLC



12/2/21

CA 4199  
6/30/23

**From:** Billy Harless  
**To:** Phillip Condreay; Donald Maisch  
**Date:** 5/25/2022 3:45 PM  
**Subject:** Fwd: 6801 E Reno Ave. Building Permit Application 21-2332  
**Attachments:** Scanned from a Xerox Multifunction Printer.pdf

Here ya go.

>>> Billy Harless 1/27/2022 2:31 PM >>>

Mr. Bahreni

We are unable to process your building permit application for 6801 E Reno Ave. until a complete application has been submitted. Per the letter dated December 28, 2016 (attached), there are a number of items that need to be addressed before a permit application can be processed. The letter submitted by Mr. Richard R. Steppe, PE mentions issues with the structure elements of Heritage Park Mall, but there lacks sufficient detail of the areas mentioned. The letter also mentions that the structure is vacant, which it is not, and is a cause for concern that the whole building was not inspected.

As we have discussed before, a building permit application can not be processed until we have sufficient information submitted for review. At a minimum, those items have been outlined in the attached letter.

Thank you and If you have any questions, please contact me at 405 739-1228.

Billy Harless, AICP  
Community Development Director  
City of Midwest City  
100 N. Midwest Blvd.  
Midwest City, OK 73110  
(O) (405) 739-1228  
(F) (405) 739-1399  
(C) (405) 229-4533



The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

---

December 28, 2016

Mr. Amhad Bahreni  
ABAB Inc.  
14501 N Western Ave.  
Edmond, OK 73013

**RE: Heritage Park Mall - 6801 East Reno**

Dear Mr. Bahreni,

This correspondence is to inform you of the City of Midwest City's concern for the condition of the Heritage Park Mall property located at 6801 East Reno, Midwest City. This structure, except for Sears and Life Church, has been vacant for several years. During this time, it appears the mall has deteriorated into a state of disrepair. The roof of the structure is defective and does not keep water out of the building. As per section 304.7 2009 International Property Maintenance Code, the roof and flashing shall be sound, tight and not have defects to admit rain. Roof drainage shall be adequate to prevent dampness or deterioration within the walls or interior portion of the structure. There are many unknown concerns for this structure including possible structural, electrical, HVAC and interior environmental issues from exposure to the elements.

It is our understanding that many areas within the mall are being used as storage which is in violation of Chapter 9 Section 9-34 Code Amended 118.0, Certificate of Occupancy. You are required by law to obtain a Certificate of Occupancy from the City of Midwest City to utilize these spaces for that purpose or any other purpose except as a vacant building.

Depending on the intended uses of the spaces within the mall, the following conditions may be required for this structure to be in compliance with codes adopted by the City of Midwest City.

1. A master plan identifying all spaces within the mall, and under your control, indicating the proposed uses for each of these spaces or areas.

2. A code study and recommendations, by a licensed design professional, for the repair of the mall to bring it into compliance with codes adopted by Midwest City. The report must include:
  - a. A report stating the condition of the existing roof and a plan of action to bring the roof into code compliance.
  - b. Verify that all structural members exposed to abnormal conditions are capable of supporting all normal loads and load effects.
  - c. Identify all potential problems that may exist in the electrical, mechanical, plumbing and fire suppression systems and corrections to be in compliance with adopted codes.
  - d. Identify and remediate all interior environmental issues such as mold, trash, rodents, and defective surfaces.
3. You must provide the report to the City of Midwest City by February 1, 2017. Once this report has been reviewed for code compliance, depending on intended uses, you may be required to submit a construction schedule for all items addressed in the review.

If I may be of any further assistance, please do not hesitate to contact me at (405) 739-1228.

Sincerely,



Billy Harless  
Community Development Director



# The City of Midwest City Community Development Department

100 N Midwest Boulevard - Midwest City, OK 73110  
(405) 739-1210 or (405) 739-1211

## Permit Summary

**Application Number:** B-22-1256  
**Property Address:** 6525 E RENO AVE, MIDWEST CITY, OK, 0  
**Tax Roll #:**  
**Permit Type:** Com ChangeOwner Certificate of Occupancy

Initiated: 05/17/2022 by cajunqueensok@gmail.com  
Case Status: B-NEW

### People:

Applicant:  
Veronica Ray  
4200 Perimeter Center Drive Ste 245  
Oklahoma City, OK 73112  
home: 4055329154 || mobile: 4055329154 || work:

### Case Data:

#### **Certificate of Occupancy Data - Com**

---

Name of Business  
Building Permit Date  
Building Permit Number  
Issued Date  
Manager of Business  
Occupancy Load  
Business Use  
Use Group

#### **Com CO Appl - Customer Service**

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Name of Business:	Cest Si Bon Cajun Queens
Business Owner Phone No.:	4055329154
Business Owner Alt Phone No.:	4055944327
Name of Business Owner:	Veronica Ray
Business Type:	restaurant
Oklahoma Employer Identification Number (EIN):	applied for
Oklahoma State Sales Tax Permit Expiration Date:	
Name on Oklahoma State Sales Tax Permit:	Cest Si Bon Cajun Queens
Oklahoma State Sales Tax Permit Number:	applied for



Service Address: 6525 E Reno

**Com CO Appl - Emergency Operations**

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Address of Business: 6525 E Reno  
Name of Business: Cest Si Bon Cajun Queens  
Phone Number of Business: 4055329154  
Contact 1 - Cell Phone Number: 4055329154  
Contact 1 - Name: Veronica Ray  
Contact 1 - Title: Owner  
Contact 2 - Cell Phone Number: 4058166149  
Contact 2 - Name: Christine Millis  
Contact 2 - Title: Owner  
Contact 3 - Cell Phone Number:  
Contact 3 - Name:  
Contact 3 - Title:

**Com CO Appl - Proposed Occupancy**

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Cell Phone Number: 4055329154  
Owner of Building: ABAB Inc  
Contact Information for Building Owner: Ahmed Bahazari  
Business Mailing Address: 4200 Perimeter Center Drive Ste 245  
Email for Business Owner: cajunqueensok@gmail.com  
Name of Business: Cest Si Bon Cajun Queens  
Business Owner: Veronica Ray  
Business Phone Number: 4055329154  
Type of Business: restaurant  
Business Zip Code: 73112  
City Garbage: Y  
City Sewer: Y  
City Water: Y  
Location Address: 6525 E Reno  
Sqft Business: 17,500.00  
Sqft Retail:  
Sqft Storage:

**Com CO Appl - Sewer Use Survey**

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Are all chairs attached to amalgam separator?: N  
Installation date of amalgam separator?:  
Manufacturer of amalgam separator?:  
Model # of amalgam separator?:  
Last service date of amalgam separator?:  
Does this facility have an amalgam separator?: N  
List all applicable NAISC and/or SIC codes for all business processes: 722511  
Brief Description of Business Operations: Full service restaurant  
Business Name: Cest Si Bon Cajun Queens  
Type of Business: Food Sales  
If Other, please Specify:  
Dental facilities, complete the following. Has a compliance form been completed?: N  
Food service, complete the following. Does this facility have a dishwasher?: N

List all existing or pending Federal, State or Local Environmental Permits and Permit Numbers for this Facility::

Facility Owner Name: Ahmed Bahazari  
 Facility Owner Phone Number: 4052354328  
 Does this facility have a garbage disposal?: Y  
 Size of grease interceptor: unknown  
 Grease interceptor serviced by:  
 Grease interceptor service frequency:  
 Does this facility have a grease interceptor?: Y  
 Industrial facilities, has a discharge permit application been completed?: N  
 Operator's City, State, Zip: Oklahoma City, OK 73112  
 Operator's Mailing Address: 4200 Perimeter Center Drive Ste 245  
 Operator's Name: Veronica Ray  
 Operator's Phone Number(s): 4055329154  
 Separator/trap serviced by:  
 Separator/trap service frequency:  
 Size of separator/trap:  
 Vehicle service, repair, wash and/or detail, complete the following. Does this facility have an oil/water separator and/or grit trap(s)?: N  
 Physical Address: 6525 E Reno  
 Define all programs:  
 Does this facility practice pollution prevention?: N  
 Account Number:  
 Name as Shown on Bill: Cajun Queens  
 Water Sources: Municipal Water  
 If Other, please Specify:  
 Methods of Wastewater Disposal - Domestic: City Sewer System  
 Methods of Wastewater Disposal - Industrial/Process: City Sewer System  
 If Hauled Off-site, Identify Hauler:  
 If Other, please Specify:  
 Methods of Wastewater Disposal - Wash Water: City Sewer System  
 If Hauled Off-site, Identify Hauler:  
 If Other, please Specify:  
 Specify type:  
 Are there any wastewater treatment practices at this facility?: N  
 Types of Wastewater Produced at the Facility: Domestic & Industrial/Process

Summary of Fees:

<u>Fee Code</u>	<u>Fee Desc</u>	<u>Rate</u>	<u>Quantity</u>	<u>Amount</u>	<u>Waive?</u>	<u>Payment Amt</u>
B-CO	Certificate of Occupancy Fee	\$50.00		\$50.00	false	\$0.00
				<b>\$50.00</b>		<b>\$0.00</b>

Notes:

Staff Comments:

Inspections:

Inspection Description

Inspection Result

Fire - CO Inspection & Sign Off  
Buildings - CO Inspection & Sign Off  
County Health - CO Inspection & Sign Off  
Planning - CO Inspection & Sign Off  
Utilities - CO Inspection & Sign Off

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I HAVE READ & AGREE TO ADHERE TO THE COMMENTS IN THIS PERMIT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**\*\*\* PERMITS ARE NON-REFUNDABLE OR TRANSFERABLE\*\*\***

# Midwest City Fire Department



Occupancy: **Cajun Queens**  
Occupancy ID: **6525ERENO**  
Address: **6525 E RENO AVE**  
**Midwest City OK 73110**

Inspection Type: **Certificate of Occupancy**

Inspection Date: **5/25/2022** By: Helmberger, Duane C (F-267)

Time In: **09:37** Time Out: **11:30**

Authorized Date: **05/25/2022** By: Helmberger, Duane C (F-267)

Form: Inspection Form  
V22.2

## Inspection Description:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2015 International Building Code (IBC), and the National Fire Codes. Items not addressed in the following inspection are still enforceable by the above mentioned Codes and Ordinances.  
General Authority and Responsibilities - Section 104.1 IFC (2018)

## Inspection Topics:

### Inspection Type

Annual  
Annual Fire Inspection

**Status:**  
**Notes:**

Certificate of Occupancy  
Certificate of Occupancy Inspection

**Status:** **Note Only**

**Notes:** A certificate of occupancy inspection was called in for the property located at 6525 E Reno Avenue. Upon arrival inspectors met with the potential owners of Cajun Queens restaurant.

Exterior observations of the property showed multiple areas of decay. The exterior brick is crumbling in multiple locations. Rot and water damage observed on the siding and roof area of the structure. Exposed wiring also noted on the exterior of the structure. Egress doors and windows were observed boarded shut and secured.

**Interior Observations:**

The main seating area was observed having many cooking appliances and miscellaneous storage of items placed. Interior doors were observed boarded shut and sealed with a foam sealant. Interior emergency exit lighting was not operational. Interior emergency lighting was not operational. The bathrooms were observed with ceiling leaks, falling and missing ceiling tiles, mold and other states of decomposition with the fixtures and finishes of the space.

All cooking appliances in the space were observed with heavy rust and decomposition. A detailed report of the hood vents for the cooking appliances will be required to certify the operational condition of the vents. Ducting for the vent system is required to be serviced and cleaned. Hoods shall comply with the requirements set for by the International Mechanical Code. Factory-built commercial exhaust hoods shall be listed and labeled in accordance with UL 710. Ventilation systems shall be listed and labeled in accordance with UL 1046. The hood suppression system has not been serviced since 2012. The system is required to be inspected, tested, and certified for the desired cooking appliance layout for proper use in accordance with NFPA 17. All commercial kitchen hoods shall be permitted and approved with the Chief Building Official of the City of Midwest City. All hood suppression systems shall be permitted and inspected by the Midwest City Fire Marshal's office.

Electrical components of the facility were observed in many different states of decomposition and visible debris. Existing grease was present. The City of Midwest City electrical inspector was present during the inspection. All electrical hazards identified shall be permitted and abated in accordance with the Chief Building Official and Electrical Inspector. A final certificate of occupancy will not be issued until all electrical hazards are abated. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment.

All smoke barriers and smoke partitions are required to be maintained as originally installed. Replace all ceiling tiles and holes in the hard ceiling areas. Active water was leaking in multiple locations within the building. These repairs are required to be permitted and inspected throughout the building department of the City of Midwest City. Any alteration to the interior finishes of the space are required to meet the requirements of IFC Chapter 8. Approval of interior finishes can be obtained from the Fire Marshal's office prior to purchase and installation.

The fire suppression system for the facility was observed in the off position. The system has not been inspected or tested since 2018. The system is required to be fully inspected and testing in accordance with NFPA 13 prior to a certificate of occupancy being issued. A fire alarm system is required to be installed to monitor the fire suppression system and hood suppression system. An exterior horn/strobe shall be installed to replace the outdated water motor gong to the facility.

All portable fire extinguishers located in the facility shall be inspected and tested in accordance with NFPA 10. Existing extinguishers have not been inspected within the allowable time limit of once per year.

All means of egress components are required to be maintained and accessible prior to a CO being issued. An occupant load sign is required to be installed in the dining space of the property. A lock box (Knox Box3200) is required to be installed on the exterior of the facility to allow the fire department emergency access to the location. Proper fire lanes are required to be installed. Fire lane details can be obtained from the Fire Marshal's office prior to installation for proper compliance.

Photographs of the interior and exterior observations are attached below for reference.

A certificate of occupancy for this location is denied until all listed observation violations are permitted and corrected.

If you have any questions feel free to contact Duane Helmberger at 405-739-1355 or by email [dhelmberger@midwestcityok.org](mailto:dhelmberger@midwestcityok.org).







OMMA  
 OMMA Compliance Inspection  
**Status:**  
**Notes:**

Consultation  
 Consultation Inspection  
**Status:**  
**Notes:**

**Building Services/Housekeeping**

Address Identification - Section 505.1 IFC (2018)

All building shall have a posted address. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. These numbers shall be posted high enough so as not to be obstructed in a position that is visible from the street or road fronting the property.

**Status:**  
**Notes:**

Fire Protection and Utility Equipment Signage - Section 509 IFC (2018)

Exterior suppression rooms to be labeled with buildings numerical address and "Fire Sprinkler Riser" or "Sprinkler Riser Room". Buildings Numerical address to be centered at the top of the door. Numerical lettering to be a minimum of 4". "Fire Sprinkler Riser" or "Sprinkler Riser Room" to be a minimum of 7" x 10" engineered grade reflective aluminum, white lettering on a red background with a white stripe around the edge. Utility spaces and FACP locations also required to have similar signage. Riser locations that do not have direct access to the exterior are required to have signage on nearest exterior door.

**Status:**  
**Notes:**

Knox Box - Section 506 IFC (2018)

A Knox Box Series 3200 is required to be located at the facility. The occupancy keys are required to be present in Knox Box.

**Status:**  
**Notes:**



**Fire Apparatus Access Roads (Lanes) - Section 503.2.1 IFC (2018)**

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire lanes shall extend to within 150 of all portions of the facility and shall be posted or marked FIRE LANE-NO PARKING every 30'. This shall be maintained clean and legible.

**Status:**  
**Notes:**

**General Storage: Storage in buildings - Section 315.3 IFC (2018)**

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

**Status:**  
**Notes:**

**Premises: Waste accumulation prohibited - Section 304.1 IFC (2018)**

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

**Status:**  
**Notes:**

**General Storage: Ceiling clearance - Section 315.3.1 IFC (2018)**

Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches below sprinkler head deflectors in sprinklered areas of buildings.

**Status:**  
**Notes:**

**Electrical Equipment, Wiring and Hazards - Section 604 IFC (2018)**

(1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. Section 604.1 IFC (2018) (2) A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Section 604.3 IFC (2018) (3) Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited. Section 604.4 IFC (2018) (4) Extension cords and flexible cords shall not be a substitute for permanent wiring. Section 604.5 IFC (2018) (5) Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. Section 605.6 IFC (2015)

**Status:**  
**Notes:**

**Occupant Load Designator - Section 1004.9 IFC (2018)**

Occupant load designator posted for all assembly occupancies.

**Status:**  
**Notes:**

**Maintenance of Exitways**

**Maintenance of the Means of Egress: Reliability - Section 1031 IFC (2018)**

1031.2 Required exit accesses, exits, and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. 1031.3 A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

**Status:**  
**Notes:**

**Means of Egress Illumination - Section 1008 IFC (2018)**

Where required by code exit and emergency light shall function properly.

**Status:**  
**Notes:**

Means of Egress (Stairway) - 315.3.2 IFC (2018)

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

**Status:**

**Notes:**

Emergency escape and rescue openings - Sections 1031.7 & 1010.1.9 IFC (2018)

Door hardware shall not be locked in a manner that prevents function of the exit. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. (No chains, bolts, bars, etc. impeding egress)

**Status:**

**Notes:**

Enclosures under interior and exterior stairways - Sections 1011.7.3 & 1011.7.4 IFC (2018)

The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-Hour fire-resistance - rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure. No penetrations through stairwells other than systems that serve that associated space.

**Status:**

**Notes:**

Exit Doors/Self Closing Devices: Functioning properly - Section 1031.2 IFC (2018)

All doors shall open and close (where required) properly

**Status:**

**Notes:**

Fire Doors and smoke barrier doors - Sections 705 IFC (2018)

Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Doors to be closed unless held open by approved hold-open devices.

**Status:**

**Notes:**

**Hazardous Materials**

Compressed Gas: Properly stored and handled - Section 5304 IFC (2018)

All compressed gasses shall be secured to prevent falling. Incompatible gasses shall be stored separately.

**Status:**

**Notes:**

Flammable Liquids: Properly stored and handled - Section 5704 IFC (2018)

Storage of gasoline (IA) shall be limited to 30 gal. Increased 100% with an approved storage cabinet. Increased 100% with a sprinkler system. IB/IC is limited to 120 gal. Combination of the IA,IB, IC is 120 gal.

**Status:**

**Notes:**

Hazardous Materials: Properly stored and handled - Chapter 50 IFC (2018)

Is proper containment, storage, separation, grounding, ventilation, etc. provided?

**Status:**

**Notes:**

Site Properly Placarded in accordance with NFPA 704

Where a significant quantity of hazard exists 704 placarding shall be provided.

**Status:**

**Notes:**

## Sprinkler System

### Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

Sprinkler systems are required to be tested annually in accordance with NFPA 13 and NFPA 25.

**Status:**

**Notes:**

### Sprinkler Valves: Accessible and Open - Chapter 13 (NFPA 25, 2014)

Sprinkler valves are required to be accessible and open when the system is in service.

**Status:**

**Notes:**

### Sprinklers - Section 5.2.1 (NFPA 25, 2014)

(1) Sprinkler shall be inspected from the floor level annually. - 5.2.1.1 (NFPA 25) (2) Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation. - 5.2.1.1.1 (NFPA 25)

**Status:**

**Notes:**

### Fire Sprinkler Riser Clearance - Section 901.4.6

Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment. Rooms shall be provided with a door and an unobstructed passageway large enough to allow removal of the largest piece of equipment.

**Status:**

**Notes:**

### Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced if found missing during the inspection.

**Status:**

**Notes:**

### Fire Department Connections - Section 13.7 (NFPA 25, 2014)

Required to maintain a 5' radius from the center of the Fire Department Connection. Obstructing and or blocking the Fire Department Connection is in violation of Sec. 15-20 of the adopted Midwest City Ordinances. Knox caps or closed caps required on all FDCs.

**Status:**

**Notes:**

## Fire Alarm and Detection System

### Inspection, testing and maintenance - Section 907.8.5 (IFC)

(1) The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. (2) Fire alarm system to be tested and serviced annually in accordance with Chapter 14 (NFPA 10, (2013))

**Status:**

**Notes:**

## Cooking Suppression and Hood Systems

### Extinguishing System Service - Section 904.12.5.2 IFC (Section 2018)

Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion - 904.12.6.2 (IFC)

**Status:**

**Notes:**

### Commercial Kitchen Hoods - Section 607 IFC (2018)

(1) High-volume cooking operations, such as 24-hour cooking, charbroiling or wok cooking shall be inspected every 3 months. (2) Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers shall be inspected every 12 months. (3) Cooking operations utilizing solid fuel-burning cooking appliances shall be inspected every month. (4) All other cooking operations shall be inspected every 6 months. - Table 609.3.3.1 (5) Grease accumulation - If during the inspection it is found that hoods, grease removal devices, fans, ducts, or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C 10.

**Status:**

**Notes:**

### Commercial cooking system - Section 904.12 IFC (2018)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. These systems shall be tested in accordance with UL 300.

**Status:**

**Notes:**

## Fire Extinguishers

### Portable Fire Extinguishers: General Requirements - Section 906 IFC (2018)

(1) Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 (1) (2) Within 30 feet of cooking of commercial cooking equipment. - 906.1 (2) (3) In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 (3) (4) Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 (5) 75 feet total travel distance - Table 906.3(1)

**Status:**

**Notes:**

### Unobstructed and Unobscured - Section 906.6 IFC (2018)

(1) Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. (2) Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 (3) The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

**Status:**

**Notes:**

### Extinguisher Maintenance - Section 7.3 (NFPA 10, (2013))

(1) Fire extinguishers shall be internally examined at intervals not exceeding those specified in Table 7.3.3.1. (NFPA 10) (2) Dry chemical - annually, Wetting agent - annually - Table 7.3.3.1 (NFPA 10)

**Status:**

**Notes:**

## Compartmentation

### Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2018)

Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.

**Status:**

**Notes:**

### Horizontal Separation: Walls and barriers appear to be enclosed and or sealed. Section 703 IFC (2018)

Pay close attention to rated structures.

**Status:**

**Notes:**

## Operating Features

### Fire Drills: Conducted. Section 403 IFC (2018)

Documentation maintained.

**Status:**

**Notes:**

Fire Drills Initiation: Manual pull, smoke detector, hood system, or fire drill option found on alarm panel

IFC requires fire drills in all occupancies

**Status:**

**Notes:**

### Other Observations

Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

**Status:**

**Notes:**

### Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

**Notes:** No Additional time recorded

**Total Additional Time: 0 minutes**

**Inspection Time: 113 minutes**

**Total Time: 113 minutes**

### Summary:

**Overall Result:** Failed

**Inspector Notes:**

### Inspector:

Name: Helmberger, Duane C

Work Phone(s): 405-739-1355

Email(s): aduncan@midwestcityok.org, dhelmberger@midwestcityok.org

### Representative Signature:

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

**EXHIBIT 8**

**FIRE INCIDENT REPORTS**



## Midwest City Fire Department

Station: **3**  
Shifts Or Platoon: **A Shift**

Location: <b>6777 E RENO MIDWEST CITY OK 73110</b>	Incident Type: <b>651 - Smoke scare, odor of smoke</b>
Lat/Long: <b>N 35° 28' 0.96" W 97° 24' 34.64"</b>	FDID: <b>55010</b> Incident #: <b>2016-006420</b> Exposure ID: <b>21221587</b> Exposure #: <b>0</b> Incident Date: <b>12/06/2016</b> Dispatch Run #: <b>16-FD-006420</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Koivisto , Matt	<b>ID:</b> F-265	<b>Date:</b> 12/06/2016
<b>Report Reviewed by:</b>	Russell , Aaron Mathew	<b>ID:</b> F-111	<b>Date:</b> 12/06/2016
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:21

Structure Type:	Property Use: <b>800 - Storage, other</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: <b>None</b>	Primary action taken: <b>80 - Information, investigation &amp; enforcement, other</b>		
Additional actions: <b>64 - Shut down system , -</b>			
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>1</b>	Total # of personnel on call:	<b>3</b>

<b>NARRATIVE (1)</b>
<p><b>Narrative Title:</b> n/a</p> <p><b>Narrative Author:</b> Russell, Aaron</p> <p><b>Narrative Date:</b></p> <p><b>Narrative Apparatus ID:</b> n/a</p> <p><b>Narrative:</b> E3 received a call from dispatch stating 205 requested us to investigate a burning smell at Heritage Park Mall. E3 responded code 1. E3 arrived to find 205 outside with the owner saying after they turned power on they could smell something burning. Then, they turned the power off until E3 could respond. E3 used the TIC to try and locate any hot spots in the ceiling but couldn't find anything remarkable. Power was then turned back on and after a few minutes a loud noise was heard as the power went out. In a separate room, a breaker box was found to have tripped, flashed, and smoking where the fuse blew. Two separate fuses were of significant temperature and found to be the cause of the smoke. E3 then checked the ceiling with the TIC once more for extension. The owner of the building was advised to keep power off until an electrician could repair all issues. He agreed and E3 returned to service.</p> <p>We also noticed that the owner is storing many items in the building and it has a heavy fire load, not sprinkled and no power.</p> <p><b>Narrative from dispatch:</b> (EMBREY, T 12/06/2016 12:41:08) CALLER UPDATED, NAME: 205, ADDRESS: , PHONE: , CONTACT: N, (EMBREY, T 12/06/2016 12:40:25) CALLER CREATED , NAME:205, ADDRESS:, PHONE:, CONTACT:N, (EMBREY, T 12/06/2016 12:40:21) WANTS A UNIT TO RESPOND CODE 1, WHEN ASKED WHAT WAS GOING ON HE WOULD NOT ADV ,</p>

Member Making Report (PR Matt Koivisto): \_\_\_\_\_

Incident Reviewer (MAJ Aaron Mathew Russell): \_\_\_\_\_





## Midwest City Fire Department

Station: **1**  
Shifts Or Platoon: **A**

Location: <b>6801 E RENO AV Midwest City OK 73110</b>	Incident Type: <b>155 - Outside stationary compactor/compacted trash fire</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2002-0001829</b> Exposure ID: <b>7870817</b> Exposure #: <b>0</b> Incident Date: <b>06/06/2002</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Williams , Tommy J	<b>ID:</b> F-116	<b>Date:</b> 06/06/2002
<b>Report Reviewed by:</b>	Williams , Tommy J	<b>ID:</b> F-116	<b>Date:</b> 06/06/2002
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:39

Structure Type:	Property Use: <b>599 - Business office</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: <b>None</b>	Primary action taken: <b>11 - Extinguishment by fire service personnel</b>		
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property: <b>\$500.00</b>	Property: <b>\$5,000.00</b>	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>1</b>	Total # of personnel on call:	<b>3</b>

<b>NARRATIVE (1)</b>
<p><b>Narrative Title:</b> n/a</p> <p><b>Narrative Author:</b></p> <p><b>Narrative Date:</b></p> <p><b>Narrative Apparatus ID:</b> n/a</p> <p><b>Narrative:</b> Engine 3 responded to a dumpster fire on the south side of Heritage Park Mall and upon our arrival we found a large amount of smoke coming from the dumpster. We attacked with booster line and had a knock down on the fire. The dumpster was attached to a trash compactor and BFI was called to separate the two. Upon arrival of BFI the dumpster was pulled away from the compactor and we removed the burning and charred contents onto the ground. We changed over to foam and placed a thick foam blanket over the entire area. I talked with Jeff Carr who works for the maintenance department at the mall and we agreed to leave the contents on the ground and he would have a crew place it back in the dumpster tomorrow. Mall Manager Bill Nemeth 737-1473 material used: 40 gallons of AFFF foam</p>

Member Making Report (CP Tommy J Williams): \_\_\_\_\_

Incident Reviewer (CP Tommy J Williams): \_\_\_\_\_



## Midwest City Fire Department

Station: **3**  
Shifts Or Platoon: **B**

Location: <b>6801 E RENO AV Midwest City OK 73110</b>	Incident Type: <b>154 - Dumpster or other outside trash receptacle fire</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2003-0001627</b> Exposure ID: <b>7921501</b> Exposure #: <b>0</b> Incident Date: <b>05/04/2003</b>
Location Type: <b>1 - Street address</b> Census Tract: . -. .	

<b>Report Completed by:</b>	Freeman , Brooks	<b>ID:</b> F-203	<b>Date:</b> 05/04/2003
<b>Report Reviewed by:</b>	Sanders , Alan	<b>ID:</b> F-126	<b>Date:</b> 05/04/2003
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:38

Structure Type:	Property Use: <b>599 - Business office</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: <b>None</b>	Primary action taken: <b>11 - Extinguishment by fire service personnel</b>		
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>1</b>	Total # of personnel on call:	<b>4</b>

<b>NARRATIVE (1)</b>
<p><b>Narrative Title:</b> n/a</p> <p><b>Narrative Author:</b></p> <p><b>Narrative Date:</b></p> <p><b>Narrative Apparatus ID:</b> n/a</p> <p><b>Narrative:</b> Engine 3 responded to a dumpster fire at the mall. When we arrived we found a large dumpster with smoke coming out of the side of it. We pulled a booster line and soaked the contents with nearly one third of the tank. We quit putting water inside the dumpster when the contents stopped smoking. The security guards think it was caused by arson, but no evidence was found.</p>

Member Making Report (FF Brooks Freeman): \_\_\_\_\_

Incident Reviewer (CP Alan Sanders): \_\_\_\_\_



**Midwest City Fire Department**

Station: **3**  
Shifts Or Platoon: **C**

Location: <b>6801 E RENO AV # K 13 Midwest City OK 73110</b>	Incident Type: <b>441 - Heat from short circuit (wiring), defective/worn</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2003-0001923</b> Exposure ID: <b>7921798</b> Exposure #: <b>0</b> Incident Date: <b>05/25/2003</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Donnelly , Ronald P	<b>ID:</b> F-145	<b>Date:</b> 05/27/2003
<b>Report Reviewed by:</b>	Donnelly , Ronald P	<b>ID:</b> F-145	<b>Date:</b> 05/27/2003
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:38

Structure Type:	Property Use: <b>580 - General retail, other</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	<b>None</b>	Primary action taken:	<b>86 - Investigate</b>
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>1</b>	Total # of personnel on call:	<b>3</b>

<b>NARRATIVE (1)</b>
<b>Narrative Title:</b> n/a
<b>Narrative Author:</b>
<b>Narrative Date:</b>
<b>Narrative Apparatus ID:</b> n/a
<b>Narrative:</b> Smell of electrical short in back room. Found over heated breaker. Pulled breaker. Told assist. Mgr. to contact electrician today or ASAP.

Member Making Report (CP Ronald P Donnelly): \_\_\_\_\_

Incident Reviewer (CP Ronald P Donnelly): \_\_\_\_\_



## Midwest City Fire Department

Station: **3**  
Shifts Or Platoon: **B**

Location: <b>6801 E RENO AV Midwest City OK 73110</b>	Incident Type: <b>100 - Fire, other</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2003-0002265</b> Exposure ID: <b>7922141</b> Exposure #: <b>0</b> Incident Date: <b>06/22/2003</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Freeman , Brooks	<b>ID:</b> F-203	<b>Date:</b> 06/22/2003
<b>Report Reviewed by:</b>	Sanders , Alan	<b>ID:</b> F-126	<b>Date:</b> 06/22/2003
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:36

Structure Type:	Property Use: <b>500 - Mercantile, business, other</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: <b>None</b>	Primary action taken: <b>11 - Extinguishment by fire service personnel</b>		
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>1</b>	Total # of personnel on call:	<b>3</b>

<b>NARRATIVE (1)</b>
<p><b>Narrative Title:</b> n/a</p> <p><b>Narrative Author:</b></p> <p><b>Narrative Date:</b></p> <p><b>Narrative Apparatus ID:</b> n/a</p> <p><b>Narrative:</b> Engine 3 responded to a dumpster fire. When we arrived we found a small dumpster containing eight to ten collapsed cardboard boxes, that was burning. We used the booster line to extinguish the fire. A pike pole was also used to expose some hot spots. We cooled the exterior of the dumpster and the tree that was overhanging. The fire appeared to be out, so we returned to the station.</p>

Member Making Report (FF Brooks Freeman): \_\_\_\_\_

Incident Reviewer (CP Alan Sanders): \_\_\_\_\_



## Midwest City Fire Department

Station: **1**  
Shifts Or Platoon: **B**

Location: <b>6801 E RENO AV Midwest City OK 73110</b>	Incident Type: <b>441 - Heat from short circuit (wiring), defective/worn</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2004-0002997</b> Exposure ID: <b>7918410</b> Exposure #: <b>0</b> Incident Date: <b>08/27/2004</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Spiva , Kevin B	<b>ID:</b> F-168	<b>Date:</b> 08/27/2004
<b>Report Reviewed by:</b>	Green , Larry	<b>ID:</b> F-143	<b>Date:</b> 08/27/2004
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:36

Structure Type:	Property Use: <b>599 - Business office</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: <b>None</b>	Primary action taken: <b>80 - Information, investigation &amp; enforcement, other</b>		
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>1</b>	Total # of personnel on call:	<b>3</b>

<b>NARRATIVE (1)</b>
<p><b>Narrative Title:</b> n/a</p> <p><b>Narrative Author:</b></p> <p><b>Narrative Date:</b></p> <p><b>Narrative Apparatus ID:</b> n/a</p> <p><b>Narrative:</b> L-1 responded on a electrical check. On arrival we found the owner that the owner was using brown zip cords. We unplugged these cords and advised the owner that he needed to have his power supply brought up to code. L-1 went back in service at this time.</p>

Member Making Report (FF Kevin B Spiva): \_\_\_\_\_

Incident Reviewer (CP Larry Green): \_\_\_\_\_



## Midwest City Fire Department

Station: **3**  
Shifts Or Platoon: **C**

Location: <b>6801 E RENO AV # Mgmt Office Midwest City OK 73110</b>	Incident Type: <b>745 - Alarm system activation, no fire - unintentional</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2005-0004330</b> Exposure ID: <b>7914749</b> Exposure #: <b>0</b> Incident Date: <b>11/14/2005</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Donnelly , Ronald P	<b>ID:</b> F-145	<b>Date:</b> 11/14/2005
<b>Report Reviewed by:</b>	Donnelly , Ronald P	<b>ID:</b> F-145	<b>Date:</b> 11/14/2005
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:34

Structure Type:	Property Use: <b>599 - Business office</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	<b>None</b>	Primary action taken:	<b>86 - Investigate</b>
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>1</b>	Total # of personnel on call:	<b>3</b>

<b>NARRATIVE (1)</b>
<p><b>Narrative Title:</b> n/a</p> <p><b>Narrative Author:</b></p> <p><b>Narrative Date:</b></p> <p><b>Narrative Apparatus ID:</b> n/a</p> <p><b>Narrative:</b> 11/14/2005 13:46:08 donnerp E3 responded to the listed address on a business fire alarm. PD and Mall rep were on the scene. Fire alarm system was activated. Dipsatch informed E3 that the alarm was from zone 5 and indicated water flow. No problems were found inside the mall. AO Meek checked the exterior of the structure and found no water flow from the sprinkler system. Capt Donnelly reset the alarm panel and instructed mall rep to have servicing company check out alarm system.</p>

Member Making Report (CP Ronald P Donnelly): \_\_\_\_\_

Incident Reviewer (CP Ronald P Donnelly): \_\_\_\_\_



## Midwest City Fire Department

Station: **3**  
Shifts Or Platoon: **C**

Location: <b>6801 E RENO AV # Mgmt Office Midwest City OK 73110</b>	Incident Type: <b>154 - Dumpster or other outside trash receptacle fire</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2007-0003673</b> Exposure ID: <b>7903249</b> Exposure #: <b>0</b> Incident Date: <b>09/09/2007</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Martin , Jason	<b>ID:</b> F-206	<b>Date:</b> 09/09/2007
<b>Report Reviewed by:</b>	Donnelly , Ronald P	<b>ID:</b> F-145	<b>Date:</b> 09/09/2007
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:33

Structure Type:	Property Use: <b>599 - Business office</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: <b>None</b>	Primary action taken: <b>11 - Extinguishment by fire service personnel</b>		
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call: <b>1</b>		Total # of personnel on call: <b>3</b>	

<b>NARRATIVE (1)</b>
<p><b>Narrative Title:</b> n/a</p> <p><b>Narrative Author:</b></p> <p><b>Narrative Date:</b></p> <p><b>Narrative Apparatus ID:</b> n/a</p> <p><b>Narrative:</b> 09/09/2007 09:50:07 PM martijj E3 responded to HP Mall on a dumpster fire. Upon arrival we fund a 40 YD dumpster that had light smoke coming from it. It was a sealed dumpster so we placed a booster line through the fire holes in the side. We hooked to a hydrant and flooded the dumpster putting out the fire. Capt Donnell advised the security guard to have the dumpster hauled off and we returned to service</p>

Member Making Report (FF Jason Martin): \_\_\_\_\_

Incident Reviewer (CP Ronald P Donnelly): \_\_\_\_\_



**Midwest City Fire Department**

Station: **1**  
Shifts Or Platoon: **A**

Location: <b>6801 E RENO AV Midwest City OK 73110</b>	Incident Type: <b>154 - Dumpster or other outside trash receptacle fire</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2008-0004038</b> Exposure ID: <b>7895800</b> Exposure #: <b>0</b> Incident Date: <b>09/08/2008</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	McGlasson , Kelly R	<b>ID:</b> F-202	<b>Date:</b> 09/08/2008
<b>Report Reviewed by:</b>	McGlasson , Kelly R	<b>ID:</b> F-202	<b>Date:</b> 09/08/2008
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:28

Structure Type:	Property Use: <b>581 - Department or discount store</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: <b>None</b>	Primary action taken: <b>11 - Extinguishment by fire service personnel</b>		
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>6</b>	Total # of personnel on call:	<b>14</b>

**NARRATIVE (1)**

**Narrative Title:** n/a  
**Narrative Author:**  
**Narrative Date:**  
**Narrative Apparatus ID:** n/a  
**Narrative:**  
 09/08/2008 11:36:39 AM mcglakr On 09/08/2008 at 09:42:55 dispatched To 6801 E RENO AV /G court compactor behind A-Z Outlet/Midwest City, OK 73110. The location is a Department or discount store. The incident was determined to be a(n) Dumpster or other outside trash receptacle fire. 09:47:31 arrived on scene. The following actions were performed on scene: Extinguishment by fire service personnel 203 and 206 Arrived on scene and informed all units but the first in engine to cancel and return to service. Ladder 1 was the first in engine and Ladder 1 personnel pulled a booster line and inserted it through the fire port on the compactor container and flooded the container. Once the fire had been extinguished, Ladder 1 CO advised the Occupancy operator to leave the power locked in the off position until the water had drained from the receptacle. Units responding were: Unit 203 responded. Unit 206 responded. Unit E3 responded. Unit L1 responded. Unit L2 responded. Unit S1 responded. 10:23:04 all units back in service.

Member Making Report (AO Kelly R McGlasson): \_\_\_\_\_

Incident Reviewer (AO Kelly R McGlasson): \_\_\_\_\_





**Midwest City Fire Department**

Station: **3**  
Shifts Or Platoon: **C**

Location: <b>6801 E RENO AV Midwest City OK 73110</b>	Incident Type: <b>735 - Alarm system sounded due to malfunction</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2010-0004738</b> Exposure ID: <b>7884443</b> Exposure #: <b>0</b> Incident Date: <b>10/06/2010</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b> Todd , Mike	<b>ID:</b> F-214	<b>Date:</b> 10/06/2010
<b>Report Reviewed by:</b> Donnelly , Ronald P	<b>ID:</b> F-145	<b>Date:</b> 10/06/2010
<b>Report Printed by:</b> Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:26

Structure Type:	Property Use: <b>500 - Mercantile, business, other</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	<b>None</b>	Primary action taken:	<b>86 - Investigate</b>
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>1</b>	Total # of personnel on call:	<b>3</b>

**NARRATIVE (1)**

**Narrative Title:** n/a

**Narrative Author:**

**Narrative Date:**

**Narrative Apparatus ID:** n/a

**Narrative:**  
10/06/2010 08:54:57 PM toddmt On 10/06/2010 at 10:54:45 dispatched To 6801 E RENO AV /Midwest City, OK 73110. The location is a Mercantile, business, Other. The incident was determined to be a(n) Alarm system sounded due to malfunction. 10:58:01 arrived on scene. The following involvements were noted: Name/Business Name Involvement Type  
----- Mall Security Tahir, Danish The following actions were performed on scene:  
Investigate Units responding were: Unit E3 responded. 11:27:03 all units back in service. E3 arrived on scene and heard the alarm sounding inside. Dispatch told us the key holder was about 30 minutes out so we were able to get in a side door and walked the building and found that the alarm panel was saying it had a low battery. The key holder showed up and said that they have had trouble with the alarm. We then returned to service.

Member Making Report (FF Mike Todd): \_\_\_\_\_

Incident Reviewer (MAJ Ronald P Donnelly): \_\_\_\_\_



## Midwest City Fire Department

Station: 2  
Shifts Or Platoon: A

Location:  
**6909 E RENO AV**  
**Midwest City OK 73110**

Lat/Long:  
**N 35° 27' 56.92"**  
**W 97° 24' 26.89"**

Location Type: **1 - Street address**

Incident Type:  
**111 - Building fire**

FDID: **55010**  
Incident #: **2011-0000679**  
Exposure ID: **7873960**  
Exposure #: **0**  
Incident Date: **02/03/2011**

<b>Report Completed by:</b>	Womack , Mike D	<b>ID:</b> F-179	<b>Date:</b> 02/03/2011
<b>Report Reviewed by:</b>	Herndon , Jon C	<b>ID:</b> F-183	<b>Date:</b> 02/03/2011
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:44

Structure Type: <b>Enclosed building</b>	Property Use: <b>580 - General retail, other</b>		
Automatic Extinguishment System Present: <input checked="" type="checkbox"/>	Detectors Present: <input type="checkbox"/> Cause of Ignition: <b>Cause under investigation</b>		
Aid Given or Received: <b>None</b>	Primary action taken: <b>11 - Extinguishment by fire service personnel</b>		
Additional actions: <b>20 - Search &amp; rescue, other , 51 - Ventilate</b>			
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property: <b>\$20,000.00</b>	Property: <b>\$1,000,000.00</b>	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents: <b>\$0.00</b>	Contents: <b>\$0.00</b>	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total: <b>\$20,000.00</b>	Total: <b>\$1,000,000.00</b>	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>7</b>	Total # of personnel on call:	<b>19</b>

### NARRATIVE (1)

**Narrative Title:** n/a

**Narrative Author:**

**Narrative Date:**

**Narrative Apparatus ID:** n/a

**Narrative:**

02/03/2011 04:38:29 PM womacmd Responded on a business fire to Sears. On arrival, S2 & L2 had light smoke inside Sears. After we were unable to find a source, L2 personal decided to use Ladder 2 to gain access to the roof of Sears to check the HVAC system. While outside, personal noticed dark smoke coming from the vents to the store just to the West. This is what used to be the A-Z store and before that Service Merchandise. Fire attack and search and rescue crews made entry into the A-Z store. The fire attack crew mentioned while attacking the fire that there was more than one spot fire during extinguishment. The search and rescue team noticed the glass doors coming from inside the mall area had been broken out coming into the A-Z building. PD was called to the scene to investigate. Like the rest of the mall, besides Sears, this was a vacant building. After the fire was extinguished and the structure was ventilated, most of the fire damage was in what used to be a office area. Inspector Snyder was called to the scene. On the west wall of the office area and about 10' to 15' up from the floor, some of the sheet rock was gone and exposed electrical wiring was scene. Some of the wiring did not have conduit protecting it and the insulation on the wiring was gone in some areas. After the second floor was ventilated, L2 finished with salvage and overhaul before returning to service.

Member Making Report (MAJ Mike D Womack): \_\_\_\_\_

Incident Reviewer (AC Jon C Herndon): \_\_\_\_\_



## Midwest City Fire Department

Station: **3**  
Shifts Or Platoon: **C**

Location: <b>6909 E RENO AV Midwest City OK 73110</b>	Incident Type: <b>735 - Alarm system sounded due to malfunction</b>
Lat/Long: <b>N 35° 27' 56.92" W 97° 24' 26.89"</b>	FDID: <b>55010</b> Incident #: <b>2011-0000868</b> Exposure ID: <b>7874145</b> Exposure #: <b>0</b> Incident Date: <b>02/13/2011</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Donnelly , Ronald P	<b>ID:</b> F-145	<b>Date:</b> 02/13/2011
<b>Report Reviewed by:</b>	Donnelly , Ronald P	<b>ID:</b> F-145	<b>Date:</b> 02/13/2011
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:44

Structure Type:	Property Use: <b>581 - Department or discount store</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: <b>None</b>	Primary action taken: <b>62 - Restore sprinkler or fire protection system</b>		
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>1</b>	Total # of personnel on call:	<b>4</b>

<b>NARRATIVE (1)</b>
<p><b>Narrative Title:</b> n/a</p> <p><b>Narrative Author:</b></p> <p><b>Narrative Date:</b></p> <p><b>Narrative Apparatus ID:</b> n/a</p> <p><b>Narrative:</b> 02/13/2011 05:36:41 PM donnerp On 02/13/2011 at 15:36:39 dispatched To 6909 E RENO AV /THIS PROPERTY NOT OWNED BY HPM LLC!!!/Midwest City, OK 73110. The location is a Department or discount store. The incident was determined to be a(n) Alarm system sounded due to malfunction. 15:39:23 arrived on scene. The following involvements were noted: Name/Business Name Involvement Type ----- Simplex Grinnell Fire Jackson, Larry Spires, Tony Store representative met E3 personnel at the east door and stated that she had silenced the alarm with her alarm code. She stated that the alarm panel showed a problem with the air handling unit upstairs. Proceeded upstairs to the service room and inspected the air handlers. No problems were found. Checked sprinkler system riser and found water flowing from a pressure relief valve. Activated spring loaded stem to attempt to free any particles that may have been preventing the seat to seal. Water flow stopped. Instructed manager to contact the stores alarm servicing company to check out the alarm system as soon as possible. The following actions were performed on scene: Restore sprinkler or fire protection system Units responding were: Unit E3 responded. 15:55:44 all units back in service.</p>

Member Making Report (MAJ Ronald P Donnelly): \_\_\_\_\_

Incident Reviewer (MAJ Ronald P Donnelly): \_\_\_\_\_



**Midwest City Fire Department**

Station: **3**  
Shifts Or Platoon: **C**

Location: <b>6801 E RENO AV # Mgmt Office Midwest City OK 73110</b>	Incident Type: <b>522 - Water or steam leak</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2011-0001027</b> Exposure ID: <b>7874304</b> Exposure #: <b>0</b> Incident Date: <b>02/23/2011</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Donnelly , Ronald P	<b>ID:</b> F-145	<b>Date:</b> 03/01/2011
<b>Report Reviewed by:</b>	Donnelly , Ronald P	<b>ID:</b> F-145	<b>Date:</b> 03/01/2011
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:26

Structure Type:	Property Use: <b>599 - Business office</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	<b>None</b>	Primary action taken:	<b>86 - Investigate</b>
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>1</b>	Total # of personnel on call:	<b>4</b>

**NARRATIVE (1)**

**Narrative Title:** n/a  
**Narrative Author:**  
**Narrative Date:**  
**Narrative Apparatus ID:** n/a  
**Narrative:**  
 03/01/2011 09:45:28 AM donnerp On 02/23/2011 at 06:04:09 dispatched To 6801 E RENO AV /Mgmt Office/Midwest City, OK 73110. The location is a Business office. The incident was determined to be a(n) Water or steam leak. 06:09:16 arrived on scene. The following involvements were noted: Name/Business Name Involvement Type  
 ----- Smith, Kim Central Systems Inc Bahreini, Ahmad Sullivan, Bob The following actions were performed on scene: E3 responded to the listed address at the request of a MWC Police officer who noticed water running out of the mall from under the doors located on the westernmost doors on the north side. En 3 made entry into the building through the door located west of A to Z. Maj Donnelly, Lt Meek, FF's Ingram and Todd walked to the northwest area of the structure and noticed a small water leak in the portico area. Water had puddled and was running under the doors and out of the structure. Informed dispatch to contact the building owner and apprise them of the situation. Units responding were: Unit E3 responded. 06:26:43 all units back in service.

Member Making Report (MAJ Ronald P Donnelly): \_\_\_\_\_

Incident Reviewer (MAJ Ronald P Donnelly): \_\_\_\_\_



## Midwest City Fire Department

Station: **3**  
Shifts Or Platoon: **B**

Location: <b>6801 E RENO AV Midwest City OK 73110</b>	Incident Type: <b>151 - Outside rubbish, trash or waste fire</b>
Lat/Long: <b>N 35° 27' 51.2" W 97° 24' 31.48"</b>	FDID: <b>55010</b> Incident #: <b>2011-0003402</b> Exposure ID: <b>7876665</b> Exposure #: <b>0</b> Incident Date: <b>07/02/2011</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Hudson , Chris A	<b>ID:</b> F-184	<b>Date:</b> 07/02/2011
<b>Report Reviewed by:</b>	Hudson , Chris A	<b>ID:</b> F-184	<b>Date:</b> 07/02/2011
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:26

Structure Type:	Property Use: <b>807 - Outside material storage area</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition: <b>Unintentional</b>	
Aid Given or Received: <b>None</b>	Primary action taken: <b>11 - Extinguishment by fire service personnel</b>		
Additional actions: <b>86 - Investigate , -</b>			
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call: <b>5</b>		Total # of personnel on call: <b>12</b>	

<b>NARRATIVE (1)</b>
<p><b>Narrative Title:</b> n/a</p> <p><b>Narrative Author:</b></p> <p><b>Narrative Date:</b></p> <p><b>Narrative Apparatus ID:</b> n/a</p> <p><b>Narrative:</b> 07/02/2011 08:24:52 PM hudsoca On 07/02/2011 at 19:25:14 dispatched To 6801 E RENO AV /Heritage Park Mall southwest of sears/Midwest City, OK 73110. The location is a Outside material storage area. The incident was determined to be a(n) Outside rubbish, trash or waste fire. 19:28:20 arrived on scene. The following actions were performed on scene: Extinguishment by fire service personnel Investigate Units responding were: Unit 203 responded. Unit E3 responded. Unit L1 responded. Unit L2 responded. Unit S2 responded. Arrived on scene to find a small trash receptacle on fire. E3 pulled red line and quickly extinguished the fire and then noticed a small pile of leaves and debris in the opposite corner on fire. once both piles were controlled the rest of the mall was checked. discarded smoking materials seemed to be the cause as there were also kids seen in the area. the rest of the mall was clear 19:51:39 all units back in service.</p>

Member Making Report (AO Chris A Hudson): \_\_\_\_\_

Incident Reviewer (AO Chris A Hudson): \_\_\_\_\_



## Midwest City Fire Department

Station: **3**  
Shifts Or Platoon: **A**

Location:  
**6909 E RENO**  
**MIDWEST CITY OK 73110**

Lat/Long:  
**N 35° 27' 56.64"**  
**W 97° 24' 28.75"**

Location Type: **1 - Street address**

Incident Type:  
**522 - Water or steam leak**

FDID: **55010**  
Incident #: **2014-0000768**  
Exposure ID: **11058990**  
Exposure #: **0**  
Incident Date: **02/07/2014**

<b>Report Completed by:</b>	Russell , Aaron M	<b>ID:</b> F-111	<b>Date:</b> 02/09/2014
<b>Report Reviewed by:</b>	Russell , Aaron M	<b>ID:</b> F-111	<b>Date:</b> 02/09/2014
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:43

Structure Type:	Property Use: <b>800 - Storage, other</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	<b>None</b>	Primary action taken:	<b>64 - Shut down system</b>
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>6</b>	Total # of personnel on call:	<b>18</b>

### NARRATIVE (1)

**Narrative Title:** n/a

**Narrative Author:**

**Narrative Date:**

**Narrative Apparatus ID:** n/a

#### Narrative:

Alarms : 1 District : 31 sprinkler system is shut down .. and fixed the spinkler head.. but there is no heat inside the busn ..so they now going to turn it back on , MADE FORCE ENTRY AND WAS ABLE TO GET THE RISNER SHUT OFF, EN3 ON SCENE ALOT OF WATER IN THE PARKING LOT, Caller: AMED OWNER , 405 235 4328, , Contact: N, RP WILL BE IN TEH PARKING LOT OF THE MALL , SPRINKLER HEAD POP OFF ... WATER COMING FROM THE CEILING

----- 02/09/2014 06:34:10 PM russeam On 02/07/2014 at 21:44:46 dispatched To 6909 E RENO /MIDWEST CITY, OK 73110. The location is a Storage, Other. The incident was determined to be a(n) Water or steam leak. 21:49:51 arrived on scene. The following actions were performed on scene: Shut down system Units responding were: Unit E3 responded. E3 arrived on scene to find copious amounts of water coming from the mall. The owner was there and had the door open to the room with the busted head and showed us where the riser closet was. E3 had to force entry into closet, and shut service to the riser. E3 then drained the system and locked the building back and turned the scene back to the owner. 22:20:30 all units back in service. Personnel Actions Taken : Personnel Actions Taken : Personnel Actions Taken : Personnel Actions Taken : Personnel Actions Taken :

Member Making Report (CP Aaron M Russell): \_\_\_\_\_

Incident Reviewer (CP Aaron M Russell): \_\_\_\_\_



## Midwest City Fire Department

Station: **3**  
Shifts Or Platoon: **C Shift**

Location: <b>6909 E RENO MIDWEST CITY OK 73110</b>	Incident Type: <b>731 - Sprinkler activation due to malfunction</b>
Lat/Long: <b>N 35° 27' 58.39" W 97° 24' 34.71"</b>	FDID: <b>55010</b> Incident #: <b>2018-000069</b> Exposure ID: <b>29178365</b> Exposure #: <b>0</b> Incident Date: <b>01/03/2018</b> Dispatch Run #: <b>18-FD-000069</b>
Location Type: <b>1 - Street address</b>	

<b>Report Completed by:</b>	Rogers , Nate C	<b>ID:</b> F-251	<b>Date:</b> 01/03/2018
<b>Report Reviewed by:</b>	Meek , Jeremy W	<b>ID:</b> F-155	<b>Date:</b> 01/03/2018
<b>Report Printed by:</b>	Helmberger, Duane	<b>ID:</b> F-267	<b>Date:</b> 9/13/2019 <b>Time:</b> 14:42

Structure Type:	Property Use: <b>500 - Mercantile, business, other</b>		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	<b>None</b>	Primary action taken:	<b>64 - Shut down system</b>
<b>Losses</b>	<b>Pre-Incident Values</b>		
Property:	Property:	Civilian Injuries: <b>0</b>	Fire Service Injuries: <b>0</b>
Contents:	Contents:	Civilian Fatalities: <b>0</b>	Fire Service Fatalities: <b>0</b>
Total:	Total:	Total Casualties: <b>0</b>	Total Fire Service Casualties: <b>0</b>
Total # of apparatus on call:	<b>3</b>	Total # of personnel on call:	<b>6</b>

### Narrative from dispatch:

(HENDRICKS, D 01/03/2018 13:16:07) SHOWED UP TO SECURE THE BUILDING , , (HENDRICKS, D 01/03/2018 13:15:52) 833-6874 DENIS ORTIS, , (EMBREY, T 01/03/2018 12:37:54) Per Unit EN3: GOT WATER TURNED OFF, (HENDRICKS, D 01/03/2018 12:28:49) MAKE CONTACT WITH A MALE HE IS THE MANAGER IN NORMAN WILL TRY TO GET A HOLD OF SOME ONE FOR US AND CALL US BACK , , (HENDRICKS, D 01/03/2018 12:27:53) 8345480 IN AN OLD CALL, (HENDRICKS, D 01/03/2018 12:25:20) NUMBER FOR MIKE DEAN IN THE EMERG LIST FOR MIKE DEAN ISNT GOOD 706-9696, , (EMBREY, T 01/03/2018 12:17:45) Per Unit EN3: WATER FLOW GONG GOING OFF HAS COMMAND, (HENDRICKS, D 01/03/2018 12:14:14) ZONE 11 WATER FLOW 3 AND 2 GOING OFF, , (HENDRICKS, D 01/03/2018 12:14:03) NO NUMBERS , , (HENDRICKS, D 01/03/2018 12:13:50) WATER FLOW , , (HENDRICKS, D 01/03/2018 12:13:40) CALLER CREATED , NAME:, ADDRESS:, PHONE:8773571808, CONTACT:N

### NARRATIVE (2)

**Narrative Title:** n/a

**Narrative Author:** Rogers, Nate

**Narrative Date:** 01/03/2018 16:52:10

**Narrative Apparatus ID:** E3

#### Narrative:

E3 responded to the above address for an automatic sprinkler alarm. E3 arrived on scene and heard the alarm for the sprinkler activation. E3 went around the area and found a door that had the sound of water coming from it. E3 used tools to breach a door which was a tire chute. E3 found the sprinkler head that had burst from the cold. Due to the size of the structure the riser for the sprinkler system was not easy to find. 209 arrived on scene and assisted in finding the correct riser and stopping the water flow. E3 and 209 made sure they had turned off the correct sprinkler. 211 then arrived on scene to assist in locating a key holder or property manager. A property manager then arrived on scene. 209 and 211 detailed what had been done to the property manager. E3 then turned the scene over to 209 and the property manager. E3 completed the assignment and returned to service.

Member Making Report (FF Nate C Rogers): \_\_\_\_\_

Incident Reviewer (MAJ Jerimy W Meek): \_\_\_\_\_



**EXHIBIT 9**

**POLICE INCIDENT REPORTS**

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	14-04549		
File #			
Description	MALICIOUS MISCHIEF		
Incident Status	INACTIVE	From Date/Time	06/19/2014 00:00
		To Date/Time	06/22/2014 11:40
		Report Date	06/22/2014 11:45
Reporting Officer	WILSON, S	Initial Rep. Date	06/22/2014 11:45

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

### OFFENSE(S)

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	COMMERCIAL/OFFICE BUILDING			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	Bias Motivation			

### SUBJECT(S)

Name	UNKNOWN				
Address				Phone	____-____-____
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	____-____-____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - SINGLE OCCUPANCY DWELLINGS	Loss Type	BURGLARY/DAMAGED
Description	P1: SHATTERED GLASS DOOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	6/22/2014	Loss Quantity 1	Loss Value \$100.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Entered By WILSON, S \_\_\_\_\_

Officer WILSON, S \_\_\_\_\_

Supervisor DUKES, M \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 14-04549 (Synopsis)

161/110: Dispatched to a report of a broken front door at Heritage Park Mall. Southeast exterior door was shattered.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	15-03591		
File #			
Description	MALICIOUS MISCHIEF		
Incident Status	CLOSED	From Date/Time	05/01/2015 11:00
		To Date/Time	05/10/2015 10:00
		Report Date	05/10/2015 10:25
Reporting Officer	CARGAL, N	Initial Rep. Date	05/10/2015 10:25

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

**OFFENSE(S)**

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	COMMERCIAL/OFFICE BUILDING			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)		Bias Motivation	

**VICTIM(S)**

Name	HERITAGE PARK MALL,			Phone	405-235-4328
Address	6801 E RENO AVE MIDWEST CITY, OK 73110				
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL. & St.	JRN#			
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

**SUBJECT(S)**

Name	UNKNOWN			Phone	- -
Address					
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

**PROPERTY**

Property Category	STRUCTURES - STORAGE	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1- BROKEN OVERHEAD DOOR ON SHED		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	5/10/2015	Loss Quantity	1
Rec Date		Loss Value	\$400.00
Drug Type		Rec Value	
		Drug Quantity	
		Drug UOM	

Entered By CARGAL, N \_\_\_\_\_

Officer CARGAL, N \_\_\_\_\_

Supervisor TEPLY, M \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 15-03591 (Synopsis)

68: A storage building was vandalized on the north side of the victim business.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	15-05450		
File #			
Description	COPPER STEALING OR REMOVING		
Incident Status	INACTIVE	From Date/Time	07/10/2015 12:00
		To Date/Time	07/13/2015 16:00
		Report Date	07/13/2015 16:19
Reporting Officer	CHAISSON, N	Initial Rep. Date	07/13/2015 16:19

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

### OFFENSE(S)

Offense	COPPER- STEALING OR REMOVING (FEL)			
Statute	21-1727			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	Bias Motivation			

---

Offense	MALICIOUS INJURY TO PROPERTY-OVER \$1000 (FEL)			
Statute	21-1760.A2			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	Bias Motivation			



**SUBJECT(S)**

Name	UNKNOWN			Phone	- -
Address					
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

**PROPERTY**

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P1- PHOTOGRAPHS OF DAMAGED GENERATOR AND ELECTRICAL BOXES		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	7/10/2015	Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P2- BACK UP GENERATOR HANDLES/DOOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	7/10/2015	Loss Quantity 1	Loss Value \$1,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	METALS - NON-PRECIOUS	Loss Type	STOLEN
Description	P3- COPPER WIRING AND DAMAGE TO ELECTRICAL BOX		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	7/10/2015	Loss Quantity	Loss Value \$20,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Entered By CHAISSON, N \_\_\_\_\_

Officer CHAISSON, N \_\_\_\_\_

Supervisor SIMONSON, S \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 15-05450 (Synopsis)

134: Suspects stole copper wiring from electrical box and damaged a generator.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	15-06283		
File #			
Description	COPPER-STEALING OR REMOVING		
Incident Status	CLOSED	From Date/Time	08/08/2015 12:00
		To Date/Time	08/10/2015 15:45
		Report Date	08/10/2015 15:56
Reporting Officer	CHAISSON, N	Initial Rep. Date	08/10/2015 15:56

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

### OFFENSE(S)

Offense	COPPER- STEALING OR REMOVING (FEL)			
Statute	21-1727			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	PARKING LOT/GARAGE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	Bias Motivation			

### SUBJECT(S)

Name	UNKNOWN				
Address				Phone	___-___-____
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	___-__-____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	BURGLARY/DAMAGED
Description	P1- FIVE METAL DOORS FOR KOEHLER GENERATOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/8/2015	Loss Quantity	Loss Value \$5,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	CONSUMABLE GOODS	Loss Type	STOLEN
Description	P2- KOEHLER GENERATOR BATTERY		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/8/2015	Loss Quantity 1	Loss Value \$500.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	METALS - NON-PRECIOUS	Loss Type	STOLEN
Description	P3- UNKNOWN AMOUNT OF COPPER WIRING		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/8/2015	Loss Quantity	Loss Value \$1,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	PRINT CARDS	Loss Type	EVIDENCE
Description	P4- THREE PRINT CARDS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P5- PHOTOGRAPHS OF SCENE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By CHAISSON, N \_\_\_\_\_

Officer CHAISSON, N \_\_\_\_\_

Supervisor NICKEL, M \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 15-06283 (Synopsis)

134: Larceny of copper wiring from electrical boxes behind Heritage Park Mall.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	15-06384		
File #			
Description	BURGLARY II BUSINESS		
Incident Status	CLOSED	From Date/Time	08/14/2015 02:14
		To Date/Time	
		Report Date	08/14/2015 02:14
		Initial Rep. Date	08/14/2015 02:14
Reporting Officer	HILL, J		

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

**OFFENSE(S)**

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)			
Statute	21-1435			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)		Bias Motivation	
If Burglary:	Burglary Entry	DOOR	No of Premises	1
	Point		Entered	
	Entry Method	FORCE		

**VICTIM(S)**

Name	HERITAGE PARK MALL,			Phone	___-___-___
Address	6801 E RENO AVE MIDWEST CITY, OK 73110				
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					



**SUBJECT(S)**

Name	UNKNOWN			Phone	__ - __ - ____
Address				DOB	
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	__ - __ - ____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

**PROPERTY**

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1- GLASS DOOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/14/2015	Loss Quantity	2
Rec Date		Loss Value	\$400.00
Drug Type		Rec Value	
		Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P2- PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date		Loss Value	
Rec Date		Rec Value	
Drug Type		Drug UOM	

Entered By HILL, J \_\_\_\_\_

Officer HILL, J \_\_\_\_\_

Supervisor OZUNA, R \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 15-06384 (Synopsis)

164: Suspects broke 2 glass doors and entered the old Montgomery Ward at h Heritage Park Mall.

POE: Glass door

POX: Glass door

MO: Threw rock through glass door.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	16-05829		
File #			
Description	BURGLARY II BUS		
Incident Status	CLEARED BY ARREST	From Date/Time	07/24/2016 18:44
		To Date/Time	07/25/2016 05:00
		Report Date	07/25/2016 05:00
Reporting Officer	RUMMELL, B	Initial Rep. Date	07/25/2016 05:00

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

**OFFENSE(S)**

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity	NONE/UNKNOWN GANG		
Bias Type	Bias Motivation		
If Burglary:	Burglary Entry DOOR	No of Premises	1
	Point	Entered	
	Entry Method		
	FORCE		

Offense	OBSTRUCTING OFFICER (MISD)		
Statute	21-540		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	JAIL/PRISON		
Computer	N	Alcohol N	Drug N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)	Bias Motivation	

VICTIM(S)

Name	SOCIETY/PUBLIC,			Phone	__-__-__
Address					
Race		Ethnic		Sex	DOB
Height		Weight		Hair	Eyes
S.S.N.	__-__-__	DL.& St.		JRN#	
Type of Victim	SOCIETY/PUBLIC	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted						
Address	Redacted				Phone	Redacted	
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.		JRN#	16-0000691		
Sub. Type	ARRESTEE	Arrest ID	16-01843	Citation #			
Notes							

Name	Redacted						
Address	Redacted				Phone	Redacted	
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	16-0000692		
Sub. Type	ARRESTEE	Arrest ID	16-01845	Citation #			
Notes							

Name	Redacted						
Address	Redacted					Phone	- -
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	XXX	Eyes	Redacted
S.S.N.	***_*_****	DL & St.	*****	JRN#			
Sub. Type	ARRESTEE	Arrest ID	16-01844	Citation #			
Notes							

PROPERTY

Property Category	PURSES/HANDBAGS/WALLETS			Loss Type	EVIDENCE/SEIZED		
Description	P01-LARGE BLACK STARTER ZIP UP BAG.						
Notes							
Make	Model			Style			
Serial No / VIN				Color			
Vehicle Year	Plate No/ State/ Type						
Loss Date	Loss Quantity			Loss Value			
Rec Date	Rec Quantity			Rec Value			
Drug Type	Drug Quantity			Drug UOM			

Property Category	CLOTHES/FURS			Loss Type	EVIDENCE/SEIZED		
Description	P02- PAIR OF BLACK COTTON GLOVES						
Notes							
Make	Model			Style			
Serial No / VIN				Color			
Vehicle Year	Plate No/ State/ Type						
Loss Date	Loss Quantity			Loss Value			
Rec Date	Rec Quantity			Rec Value			
Drug Type	Drug Quantity			Drug UOM			

Property Category	TOOLS			Loss Type	EVIDENCE/SEIZED		
Description	P03- WORKING LED FLASHLIGHT. BLACK AND CLEAR IN COLOR.						
Notes							
Make	Model			Style			
Serial No / VIN				Color			
Vehicle Year	Plate No/ State/ Type						
Loss Date	Loss Quantity			Loss Value			
Rec Date	Rec Quantity			Rec Value			
Drug Type	Drug Quantity			Drug UOM			

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P04- 14" BLACK PRY BAR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P05- DEWALT 20V MAX RECEPICATING SAW		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P06- 1.5" OF GRAY ELECTRIC CONDUIT. SCH 40		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P07- .75" OF GRAY ELECTRIC CONDUIT. SCH 40		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P08- PAIR OF WIRE CUTTERS. BLACK AND ORANGE IN COLOR.		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P09- PAIR OF WIRE CUTTERS. BLACK IN COLOR.		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P10- PAIR OF CONDUIT CUTTERS WITH CHEATER BARS ATTACHED. (SQUARE TUBING)		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P11- WORKING LED HEAD LAMP WITH ELASTIC STRAP.		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P12- WORKING LED FLASH LIGHT. BLACK IN COLOR.		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P13-PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE/SEIZED
Description	P14-AUDIO/VIDEO RECORDING: 056		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By RUMMELL, B \_\_\_\_\_

Officer RUMMELL, B \_\_\_\_\_

Supervisor HERREN, J \_\_\_\_\_



MIDWEST CITY POLICE DEPARTMENT  
Incident # 16-05829 (Synopsis)

056:

Poe-south door

Pox-arrested

Mo-break in and attempt to steal property

Subject found inside business that was broken into and hid in ceiling. Subjects arrested for Burglary II.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	17-02770		
File #			
Description	MALICIOUS MISCHIEF		
Incident Status	ACTIVE	From Date/Time	04/15/2017 17:00
		To Date/Time	04/16/2017 02:48
		Report Date	04/16/2017 02:48
Reporting Officer	RUMMELL, B	Initial Rep. Date	04/16/2017 02:48

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

**OFFENSE(S)**

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)		Bias Motivation	

**VICTIM(S)**

Name	HERITAGE PARK MALL,			Phone	___-___-___
Address	6801 E RENO AVE MIDWEST CITY, OK 73110				
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

**SUBJECT(S)**

Name	UNKNOWN			Phone	- -
Address					
Race	U	Ethnic	U	Sex	U
DOB					
Height		Weight		Hair	
Eyes					
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

**PROPERTY**

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1-WINDOW		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	4/16/2017	Loss Quantity	1
Loss Value		Loss Value	\$275.00
Rec Date		Rec Quantity	
Rec Value		Rec Value	
Drug Type		Drug Quantity	
Drug UOM		Drug UOM	

Entered By RUMMELL, B \_\_\_\_\_

Officer RUMMELL, B \_\_\_\_\_

Supervisor HERREN, J \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 17-02770 (Synopsis)

056: Store window broken out.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	17-05878		
File #			
Description	TRESPASSING		
Incident Status	REFERRED TO CITY PROSECUTOR	From Date/Time	08/10/2017 14:56
		To Date/Time	
		Report Date	08/10/2017 14:56
Reporting Officer	NUCCI, B	Initial Rep. Date	08/10/2017 14:56

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

**OFFENSE(S)**

Offense	JUV-TRESPASSING			
Statute	28-54 (J)			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)		Bias Motivation	

**VICTIM(S)**

Name	HERITAGE PARK MALL (MANAGEMENT,		
Address	6801 E RENO MG OFC MIDWEST CITY, OK 73130		Phone 405-641-9798
Race	Ethnic	Sex	DOB
Height	Weight	Hair	Eyes
S.S.N. ___-__-__	DL.& St.	JRN#	
Type of Victim	BUSINESS	Victim Of	NONE
		Injury Type	
Homicide/Assault Circumstance			

PROPERTY

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P1 - CRAFTSMAN PRY BAR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P2 - PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1 - GLASS DOOR AND WOOD BOARD COVERING IT		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/10/2017	Loss Quantity 1	Loss Value \$50.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Entered By NUCCI, B \_\_\_\_\_

Officer NUCCI, B \_\_\_\_\_

Supervisor WARNER, J \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 17-05878 (Synopsis)

160 - The four juveniles were arrested for Trespassing and later released to their parents.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	18-03557		
File #			
Description	BURGLARY II BUSINESS		
Incident Status	CLOSED	From Date/Time	05/26/2018 00:01
		To Date/Time	05/26/2018 05:55
		Report Date	05/26/2018 05:55
Reporting Officer	NETHERTON, F	Initial Rep. Date	05/26/2018 05:55

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

**OFFENSE(S)**

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	DEPT./DISCOUNT STORE		
Computer	N	Alcohol	N
Weapons		Drug	N
Criminal Activity			
Bias Type		Bias Motivation	
If Burglary:	Burglary Entry Point	ROOF	No of Premises Entered 1
	Entry Method	NO FORCE	



**SUBJECT(S)**

Name	UNKNOWN, UNKNOWN			Phone	- -
Address					
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

**PROPERTY**

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P1-PHOTOS OF SCENE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	COMPUTER HARDWARE/SOFTWARE	Loss Type	BURGLARY/DAMAGED
Description	P2-SURVEILLANCE CAMERAS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	5/26/2018	Loss Quantity 4	Loss Value \$400.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	OFFICE TYPE EQUIPMENT	Loss Type	NONE
Description	P3-NOTHING STOLEN FROM BUSINESS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	5/26/2018	Loss Quantity 1	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Entered By NETHERTON, F \_\_\_\_\_

Officer NETHERTON, F \_\_\_\_\_

Supervisor HENRY, L \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 18-03557 (Synopsis)

137-Unknown suspects removed surveillance cameras, entered business through roof access, and set off the alarm.

POE-Roof access door.

POX-Roof access door.

MO-Removed surveillance cameras, entered business through roof access door, set off alarm, exited to roof and barricaded roof access doors before fleeing.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	18-04637		
File #			
Description	BURGLARY II (BUSINESS)		
Incident Status	CLEARED BY ARREST	From Date/Time	07/05/2018 23:07
		To Date/Time	
		Report Date	07/05/2018 23:07
		Initial Rep. Date	07/05/2018 23:07
Reporting Officer	RUMMELL, B		

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

### OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	PARKING LOT/GARAGE		
Computer	N	Alcohol	N
Weapons		Drug	N
Criminal Activity			
Bias Type	NONE (NO BIAS)	Bias Motivation	
If Burglary:	Burglary Entry DOOR	No of Premises Entered	1
	Point		
	Entry Method		
	FORCE		

**SUBJECT(S)**

Name	Redacted							
Address	Redacted						Phone	- -
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted	
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted	
S.S.N.	***-**-****	DL & St.	*****	JRN#	18-0000473			
Sub. Type	ARRESTEE	Arrest ID	18-01209	Citation #				
Notes								

Name	Redacted							
Address	Redacted						Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted	
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted	
S.S.N.	***-**-****	DL & St.	*****	JRN#	14-0000016			
Sub. Type	ARRESTEE	Arrest ID	18-01210	Citation #				
Notes								

**VEHICLE(S)**

Details	Redacted						
VIN	Redacted			Colors	Redacted		
Plate No	Redacted	State	OK	Year	Redacted		
Impound	Y			Type	PRIVATE		

**VEHICLE ADDITIONAL DATA (2006 NISSAN PATHFINDER UTILITY VEHICLE)**

Label	Data	System	Required	From
VEHICLE TYPE	IMPOUNDED	N	N	Incident Vehicles

Details	1985 CHEVROLET PICKUP						
VIN	1G8EG25L8F7160041			Colors			
Plate No	State		Year	0			
Impound			Type				

**VEHICLE ADDITIONAL DATA (1985 CHEVROLET PICKUP)**

Label	Data	System	Required	From
VEHICLE TYPE	VICTIMS	N	N	Incident Vehicles

Details	1987 DODGE R50 PICKUP		Colors	
VIN	JB7FL29E2HP037436		Year	0
Plate No	State		Type	
Impound				

VEHICLE ADDITIONAL DATA (1987 DODGE R50 PICKUP)

Label	Data	System	Required	From
VEHICLE TYPE	VICTIMS	N	N	Incident Vehicles

Details	0 UNKNOWN VAN		Colors	WHITE
VIN	UNKNOWN		Year	0
Plate No	UNK	State	Type	
Impound				

VEHICLE ADDITIONAL DATA (0 UNKNOWN VAN)

Label	Data	System	Required	From
VEHICLE TYPE	VICTIMS	N	N	Incident Vehicles

PROPERTY

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P1-GREEN/GRAY RYOBI DRILL WITH A DARK GREEN SOCKET ATTACHED TO IT		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	NONE
Description	P2-DAMAGED WINDOW		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	7/5/2018	Loss Quantity	1
		Loss Value	\$200.00
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	EVIDENCE
Description	P3-HEX SCREW		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P4-SMALL BLACK QUANTUM FLASHLIGHT		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P2-SMALL BLACK BUSHNELL FLASHLIGHT WITH CLIP		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P6-LARGE BLACK BUSHNELL FLASHLIGHT		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P7-GREEN/GRAY RYOBI SAWSALL WITH BLADE ATTACHED		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P8-EXTRA SAW BLADES (6)		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P9-PRY BARS (2)		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P10-RYOBI 18V LITHIUM BATTERY		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	



Property Category	TOOLS	Loss Type	EVIDENCE
Description	P11-STRAIGHT EDGE SCREWDRIVER WITH GREEN/GRAY HANDLE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P12-STRAIGHT EDGE SCREWDRIVER WITH BLACK HANDLE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P13-PHILLIPS SCREWDRIVER WITH BLACK/PURPLE HANDLE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P14-PHILLIPS SCREWDRIVER WITH GREEN/GRAY HANDLE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P15-YELLOW/BLACK STANLEY HAMMER		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P16-WRENCH WITH BLACK HANDLE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P17-BLACK SOCKET		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	HOUSEHOLD GOODS	Loss Type	EVIDENCE
Description	P18-RED RAG		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	CLOTHES/FURS	Loss Type	EVIDENCE
Description	P19-BLACK/RED GLOVES		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P20-GREEN/GRAY RYOBI TOOL BAG		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P21-PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P22-ORANGE BOLT CUTTERS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	CLOTHES/FURS	Loss Type	EVIDENCE
Description	P23-BLUE DOO RAG		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	CLOTHES/FURS	Loss Type	EVIDENCE
Description	P24-CAMOFLAUGE HAT		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	VEHICLE PARTS/ACCESSORIES	Loss Type	BURGLARY/DAMAGED
Description	P25-VEHICLE WINDOW		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	\$200.00
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By RUMMELL, B \_\_\_\_\_

Officer RUMMELL, B \_\_\_\_\_

Supervisor VALLEY, F \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 18-04637 (Synopsis)

056: Poe-overhead garage door on west side of business.  
Pox-in handcuffs.

Mo-unscrew wooden board covering glass window on overhead garage door. Break out glass window, and enter business.

Victims business broken into.

170: Supplement 1: On the listed date I assisted the reporting Officer by responding to a burglary complaint.

165: Supplement 2: I responded to alarm call at listed address. Made contact with subjects in building.

157: Supplement 3: I responded to alarm call at listed address. Made contact with subjects in building.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	18-06062		
File #			
Description	BURGLARY II BUSINESS		
Incident Status	INACTIVE	From Date/Time	08/28/2018 09:05
		To Date/Time	
		Report Date	08/28/2018 13:00
Reporting Officer	WHITE, S	Initial Rep. Date	08/28/2018 13:00

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

**OFFENSE(S)**

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
Weapons		Drug	N
Criminal Activity			
Bias Type		Bias Motivation	
If Burglary:	Burglary Entry DOOR	No of Premises Entered	1
	Point		
	Entry Method		
	FORCE		

**SUBJECT(S)**

Name	UNKNOWN 1, UNKNOWN				
Address				Phone	- -
Race	W	Ethnic	N	Sex	M
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

Name	UNKNOWN 2, UNKNOWN				
Address				Phone	- -
Race	W	Ethnic	N	Sex	M
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

**PROPERTY**

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	BURGLARY/DAMAGED
Description	P1- DRY WALL		
Notes			
Make		Model	Style
Serial No / VIN			Color
Vehicle Year		Plate No/ State/ Type	
Loss Date	8/28/2018	Loss Quantity	1
Rec Date		Rec Value	\$300.00
Drug Type		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P2- REDDY HEATER (PROPANE FORCED AIR HEATER)		
Notes			
Make		Model	Style
Serial No / VIN	ZW060G4DA		Color RED,BLACK
Vehicle Year		Plate No/ State/ Type	
Loss Date	8/28/2018	Loss Quantity	1
Rec Date		Rec Value	\$250.00
Drug Type		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P3- RIGID (POWER DRIAN CLEANER)		
Notes			
Make	Model	Style	
Serial No / VIN	VBZ5418810317	Color	RED,GRAY
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/28/2018	Loss Quantity	1
		Loss Value	\$750.00
Rec Date		Rec Quantity	
		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P4- GENERATOR 4500		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/28/2018	Loss Quantity	1
		Loss Value	\$500.00
Rec Date		Rec Quantity	
		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P5- PHOTOS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date		Loss Quantity	
		Loss Value	
Rec Date		Rec Quantity	
		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Entered By WHITE, S \_\_\_\_\_

Officer WHITE, S \_\_\_\_\_

Supervisor CLAWSON, M \_\_\_\_\_



MIDWEST CITY POLICE DEPARTMENT  
Incident # 18-06062 (Synopsis)

156: The listed victim had his business broken into and items taken from within.

MO: Forced their way into a locked door and broke a hole into wall to make entrance. Took what they wanted.

POE: North side Riser Room 3 Door

POX: North side Riser Room 3 Door

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	18-06921		
File #			
Description	MALICIOUS MISCHIEF		
Incident Status	CLOSED	From Date/Time	10/01/2018 09:00
		To Date/Time	10/01/2018 10:00
		Report Date	10/01/2018 11:25
Reporting Officer	CRANFORD, P	Initial Rep. Date	10/01/2018 11:25

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	INFORMATION	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

### OFFENSE(S)

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)		Bias Motivation	

### SUBJECT(S)

Name	UNKNOWN, UNKNOWN				
Address				Phone	___-___-____
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	___-__-____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1-SOUTHWEST DOORS TO THE BUSINESS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	10/1/2018	Loss Quantity	1
		Loss Value	\$500.00
Rec Date		Rec Quantity	
		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Entered By CRANFORD, P \_\_\_\_\_

Officer CRANFORD, P \_\_\_\_\_

Supervisor STRECKER, R \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 18-06921 (Synopsis)

104-Someone damaged southwest doors to the business.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	19-05623		
File #			
Description	LARCENY OF COPPER		
Incident Status	INACTIVE	From Date/Time	08/06/2019 19:00
		To Date/Time	08/07/2019 19:00
		Report Date	08/07/2019 19:54
Reporting Officer	DOOLITTLE, E	Initial Rep. Date	08/07/2019 19:54

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

### OFFENSE(S)

Offense	COPPER- STEALING OR REMOVING (FEL)		
Statute	21-1727		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	SHOPPING MALL		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)	Bias Motivation	

### VICTIM(S)

Name	HERITAGE PARK MALL,			
Address	6801 E RENO AVE MIDWEST CITY, OK 73110		Phone	405-235-4328
Race	Ethnic	Sex	DOB	
Height	Weight	Hair	Eyes	
S.S.N.	DL.& St.	JRN#		
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type
Homicide/Assault Circumstance				

**SUBJECT(S)**

Name	UNKNOWN, UNKNOWN			Phone	- -
Address					
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

**PROPERTY**

Property Category	METALS - NON-PRECIOUS	Loss Type	STOLEN
Description	P1- COPPER CABLES		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/7/2019	Loss Quantity	1
		Loss Value	\$1,000.00
Rec Date		Rec Quantity	
		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P2- DIGITAL PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date		Loss Quantity	
		Loss Value	
Rec Date		Rec Quantity	
		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Entered By DOOLITTLE, E \_\_\_\_\_

Officer DOOLITTLE, E \_\_\_\_\_

Supervisor BAKER, B \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 19-05623 (Synopsis)

166: Copper wiring was stolen from the Heritage Park Mall breaker boxes.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Cumulative Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	20-01888		
File #			
Description	BURGLARY II		
Incident Status	CLEARED BY ARREST	From Date/Time	03/18/2020 06:46
		To Date/Time	
		Report Date	03/18/2020 06:46
Reporting Officer	RUMMELL, B	Initial Rep. Date	03/18/2020 06:46

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PERSONS	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

### OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	DEPT./DISCOUNT STORE		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			
If Burglary:	Burglary Entry	DOOR	No of Premises
	Point		Entered
	Entry Method	FORCE	



Offense	POSSESSION OF BURGLAR IMPLEMENTS (MISD)		
Statute	21-1437		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	DEPT./DISCOUNT STORE		
Computer	N	Alcohol	N Drug N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			

VICTIM(S)

Name	BAHREINI, AHMED			Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073			DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M
Height	5'09"	Weight	180	Hair	BLK
S.S.N.	__-__-__	DL.& St.		JRN#	
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted			Phone	Redacted
Address	Redacted			DOB	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted
S.S.N.	***_**_****	DL & St.		JRN#	20-0000153
Sub. Type	ARRESTEE	Arrest ID	20-00406	Citation #	
Notes					

VEHICLE(S)

Details	Redacted				
VIN	Redacted			Colors	Redacted
Plate No	Redacted	State	OK	Year	Redacted
Impound	Y			Type	PRIVATE

VEHICLE ADDITIONAL DATA ( Redacted)

Label	Data	System	Required	From
VEHICLE TYPE	IMPOUNDED	N	N	Incident Vehicles
Vehicle Type Description	ARRESTEES	Y	N	Incident Vehicles

PROPERTY

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P1-AUDIO/VIDEO RECORDED		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	BURGLARY/DAMAGED
Description	P2-DOOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	3/18/2020	Loss Quantity 1	Loss Value \$200.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-3 YELLOW AND BLACK RECIPRICATING SAW		
Notes			
Make	DEVAULT	Model	DCS367
Serial No / VIN	DCLMYP1	Style	RECIPROCATING SAW
Vehicle Year		Color	BLACK,YELLOW
Vehicle Year		Plate No/ State/ Type	
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-4 DEWALT DRILL		
Notes			
Make	DEWALT	Model	DCD736
Serial No / VIN	DD1WFYC	Style	20V DRILL
Vehicle Year		Color	BLACK,YELLOW
Loss Date		Plate No/ State/ Type	
Rec Date		Loss Quantity	Loss Value
Drug Type		Rec Quantity	Rec Value
		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-5 20V IMPACT DRIVER		
Notes			
Make	DEWALT	Model	DCF887
Serial No / VIN	DCKHTJV	Style	20V IMPACT DRIVER
Vehicle Year		Color	BLACK,YELLOW
Loss Date		Plate No/ State/ Type	
Rec Date		Loss Quantity	Loss Value
Drug Type		Rec Quantity	Rec Value
		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-6 20V IMPACT DRIVER		
Notes			
Make	DEWALT	Model	DCF887
Serial No / VIN	DCX6WC9	Style	
Vehicle Year		Color	BLACK,YELLOW
Loss Date		Plate No/ State/ Type	
Rec Date		Loss Quantity	Loss Value
Drug Type		Rec Quantity	Rec Value
		Drug Quantity	Drug UOM

Property Category	PENDING	Loss Type	EVIDENCE
Description	P-6 MISC BITS		
Notes			
Make		Model	
Serial No / VIN		Style	
Vehicle Year		Color	
Loss Date		Plate No/ State/ Type	
Rec Date		Loss Quantity	Loss Value
Drug Type		Rec Quantity	Rec Value
		Drug Quantity	Drug UOM

Property Category	PENDING	Loss Type	EVIDENCE
Description	P-7 MISC SAW BLADES		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PENDING	Loss Type	EVIDENCE
Description	P-8 PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PENDING	Loss Type	EVIDENCE
Description	P-9 BLACK AND YELLOW DEWALT TOOL BAG		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-10 HART 30' TAPE MEASURE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-11 LENOX UTILITY KNIFE BLADES		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	OTHER	Loss Type	NONE
Description	P3- NOTHING TAKEN		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By RUMMELL, B \_\_\_\_\_

Officer RUMMELL, B \_\_\_\_\_

Supervisor MOLINA, I \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 20-01888 (Synopsis)

056: Poe-northeast door to the A to Z store.  
Pox-in handcuffs.  
Mo-pry open locked door, and enter business.

Subject broke into business and was arrested inside.

130: SUPPLEMENT 1: 130: Supplement 1- Found burglary tools inside the suspect's vehicle.

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-01888

RUMMELL, B

I responded to Heritage Park Mall on an alarm. When I arrived, I spoke with the owner of the mall, Mr Bahreini. Mr Bahreini told me that he had received an alarm on the business and he came to check it out. While checking the building out, Mr Bahreini found that the northeast door to the old A to Z store had been pried open and there was a \*\*\*\*\* vehicle backed up to the door. I requested some more units to come to my location so that we could make entry to try and locate the suspect(s). Sgt Glover and Ofc Bolen arrived and covered the northeast door that was pried open and the suspect vehicle. When Sgt Seth Brown, Ofc Dixon, and Ofc Densen arrived, we went inside the mall through the middle south door. While searching the mall, Ofc Densen observed a subject run from the east hallway running north towards the A to Z store. Ofc Densen yelled at the subject to stop which he failed to do. Sgt Brown went towards the A to Z store with Ofc Densen and when they arrived there, they observed the suspect running inside the store from the east side to the west side. Ofc Dixon and myself also went to the A to Z store to assist. We then began searching the store for the suspect. Sgt Brown located the suspect (\*\*\*\*\*) on the west side of the store where he and Ofc Dixon took Mr Rhodes into custody. Sgt Brown and Ofc Dixon walked \*\*\*\*\* out the door which had been pried open where Ofc Bolen took custody of him and placed him in his patrol unit. We then searched the entire mall and did not find any other suspects.

Sgt Glover located a generator inside the suspect vehicle which belonged to \*\*\*\*\*. \*\*\*\*\* had the keys to the vehicle in his right jacket pocket. Sgt Glover also found burglary tools inside \*\*\*\*\* vehicle (see Sgt Glover's supplement).

Ofc Bolen transported \*\*\*\*\* to the Midwest City Jail where he was booked-in and processed.

\*\*\*\*\* vehicle was impounded by Barnes wrecker service (slip #23921).

The incident was audio/video recorded.

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-01888 (1)

GLOVER, B

I assisted Sgt. Rummell on an alarm call. I spoke to the original RP. He showed me where he suspect cut a hole in a door and entered the building. I took photographs of the point of entry and the listed vehicle. I noticed there were some Dewalt power tools in the front passenger seat of the vehicle. I also found where a generator had been tampered with and damaged. I saw the side panel of the generator had been removed and a part of the generator had been removed and put in the front passenger side floor board.

Officer Bolen found a set of keys on the suspect that fit and unlocked the listed vehicle. I photographed and inventoried the vehicle. I listed the Dewalt power tools in the property tab. The Dewalt tools were clear NCIC. The tools were taken and booked in as evidence. I replaced the generator part back with the generator and later told the victim that I had replaced. it.

I attached the photographs to this supplement.



# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	20-05343		
File #			
Description	BURGLARY II (BUSINESS)		
Incident Status	ACTIVE	From Date/Time	08/23/2020 07:06
		To Date/Time	
		Report Date	08/23/2020 07:06
Reporting Officer	HARRIS, B	Initial Rep. Date	08/23/2020 07:06

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

**OFFENSE(S)**

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			
If Burglary:	Burglary Entry DOOR	No of Premises	1
	Point	Entered	
	Entry Method		
	FORCE		

**VICTIM(S)**

Name	BAHREINI, AHMAD			Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073			DOB	5/9/1959 (61)
Race	W	Ethnic	N	Sex	M
Height	5'08"	Weight	175	Hair	BRO
S.S.N.	***_**_****	DL.& St.	*****	JRN#	9060756
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

**SUBJECT(S)**

Name	Redacted						
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	Phone	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	DOB	Redacted
S.S.N.	__-__-____	DL & St.	*****	JRN#			
Sub. Type	SUSPECT	Arrest ID	Citation #				
Notes							

Name	UNKNOWN, UNKNOWN						
Address							
Race	Redacted	Ethnic	Redacted	Sex	Redacted	Phone	__-__-____
Height		Weight		Hair	Redacted	DOB	
S.S.N.	__-__-____	DL & St.		JRN#	Eyes		
Sub. Type	SUSPECT	Arrest ID	Citation #				
Notes	Redacted						

**VEHICLE(S)**

Details	Redacted					
VIN	Redacted					
Plate No	PAPER	State	Colors	Redacted		
Impound			Year	0		
			Type			

**VEHICLE ADDITIONAL DATA (2010 CHEVROLET 2SC PICKUP)**

Label	Data	System	Required	From
VEHICLE TYPE	SUSPECT	N	N	Incident Vehicles
Vehicle Type Description	SUSPECT VEHICLE	Y	N	Incident Vehicles

**PROPERTY**

Property Category	RECORDINGS - AUDIO/VISUAL		Loss Type	EVIDENCE
Description	P1-PATROL RECORDING			
Notes				
Make	Model	Style		
Serial No / VIN	Color			
Vehicle Year	Plate No/ State/ Type			
Loss Date	Loss Quantity	Loss Value		
Rec Date	Rec Quantity	Rec Value		
Drug Type	Drug Quantity	Drug UOM		

Property Category	DOCUMENTS/PERSONAL OR BUSINESS	Loss Type	STOLEN
Description	P2-UNKNOWN PROPERTY STOLEN		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/23/2020	Loss Quantity 1	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P3-PHOTO OF SUSPECT ARIZONA DRIVER LICENSE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Entered By HARRIS, B

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Officer HARRIS, B

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Supervisor STRECKER, R

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MIDWEST CITY POLICE DEPARTMENT  
Incident # 20-05343 (Synopsis)

163: Building broken into. Unknown if property was stolen. Suspect listed.

POI overhead garage door

POE same door

MO Lifted door and slid on ground to enter business

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-05343

HARRIS, B

On 8/23/20 at 0706 hours, I responded to an alarm at the old Montgomery Wards automotive area at 6777 E Reno Ave. I was directly across the street when the alarm came out, so arrived soon after. I located a silver pick-up with a paper tag on the north side of the building in the area of the alarm. The driver, \*\*\*\*\*, said he was a contractor there to give an estimate on cleaning the property. He was unable to provide contact information with the person who had requested his service. While I was speaking to \*\*\*\*\*, I saw a second person (Description \*\*\*\*\*) walk across the north side of the parking lot, from east to west. Sgt. Hall arrived and attempted to locate this other \*\*\*\* but was unable to find \*\*\*.

I tried reaching the owner while I was speaking to the \*\*\* but was unable to. I noted all of his information, including a photo of his Arizona driver's license. \*\* was clear of warrants, so I released \*\*\*. Sgt. Hall advised he found a roll up garage door partially open on the northeast side of the building. It was open just enough for a person to enter and exit. All the other ways into the building were secure. I could see some disturbed areas in the dust on the inner floor to suggest someone had entered. When the property owner, Ahmed Bahreina arrived he said he did not know the man I spoke to and never hires contractors for any work at the property.

Sgt. Hall and I cleared the building. Ahmed said he did not know if there was property stolen but noticed a chainsaw had been taken out of the back of a truck and was lying on the floor by the open garage door. I looked at the saw to see if there was a viable area to attempt to dust for prints but the dirt, dust and surface textures did not provide a suitable area to obtain prints. I did not find any other areas that would be good areas to print. There are no security cameras at the property. Ahmed said the only way to open the garage door is from inside.

I reviewed my in-car camera system, and saw I had passed by the door that was later found open. When I arrived on scene, and drove past, the door was completely shut. It would have had to be opened while I was speaking to the \*\*\* in the truck.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6809 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	20-06230		
File #			
Description	BURGLARY III AUTO		
Incident Status	CLOSED	From Date/Time	09/28/2020 18:55
		To Date/Time	09/28/2020 20:05
		Report Date	09/28/2020 20:21
Reporting Officer	WESSELHOFT, J	Initial Rep. Date	09/28/2020 20:21

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PHONE REPORT	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

**OFFENSE(S)**

Offense	BURGLARY - THIRD DEGREE (FEL)		
Statute	21-1435B		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	PARKING LOT/GARAGE		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			

**VICTIM(S)**

Name	Redacted			Phone	Redacted
Address	Redacted			DOB	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted
Height		Weight		Hair	Eyes
S.S.N.	__-__-__	DL.& St.		JRN#	
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height		Weight		Hair		Eyes	
S.S.N.	__-__-__	DL.& St.		JRN#			
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type			
Homicide/Assault Circumstance							

**SUBJECT(S)**

Name	UNKNOWN, UNKNOWN						
Address						Phone	__-__-__
Race	U	Ethnic	U	Sex	U	DOB	
Height		Weight		Hair		Eyes	
S.S.N.	__-__-__	DL & St.		JRN#			
Sub. Type	SUSPECT	Arrest ID		Citation #			
Notes							

**VEHICLE(S)**

Details	Redacted						
VIN	Redacted					Colors	Redacted
Plate No	Redacted	State	OK	Year	Redacted		
Impound				Type	COMMERCIAL		

**VEHICLE ADDITIONAL DATA (2017 FORD F350 TRUCK)**

Label	Data	System	Required	From
VEHICLE TYPE	THEFT FROM	N	N	Incident Vehicles
Vehicle Type Description	VICTIM	Y	N	Incident Vehicles

**PROPERTY**

Property Category	TOOLS		Loss Type	STOLEN
Description	P1- FOUR (4) CHAIN BOOMERS			
Notes				
Make		Model		Style
Serial No / VIN				Color
Vehicle Year		Plate No/ State/ Type		
Loss Date	9/28/2020	Loss Quantity	1	Loss Value \$280.00
Rec Date		Rec Quantity		Rec Value
Drug Type		Drug Quantity		Drug UOM

Property Category	HOUSEHOLD GOODS	Loss Type	STOLEN
Description	P2- LOCO COOKER DEEP FRYER		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	9/28/2020	Loss Quantity	1
		Loss Value	\$80.00
Rec Date		Rec Quantity	
Rec Value		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Entered By WESSELHOFT, J \_\_\_\_\_

Officer WESSELHOFT, J \_\_\_\_\_

Supervisor HENRY, L \_\_\_\_\_



MIDWEST CITY POLICE DEPARTMENT  
Incident # 20-06230 (Synopsis)

JW 195: Victim advised an unknown suspect(s) took listed items for the vehicle.

POE: Unknown suspect(s) entered the Victim's truck bed.

POX: Unknown suspect(s) exited the victim's truck bed.

MO: Unknown suspect(s) entered the victim's truck bed accessing the tool box and taking listed items.

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-06230

WESSELHOFT, J

PHONE REPORT

On 09/28/2020 at approximately 2021 hours I spoke with the victim over the phone who advised someone had stolen items from her and her friend's vehicle. Victim advised \*\*\* and Second Victim had gone to church this evening at approximately 1855 hours. Victim advised they left the church at approximately 2205 hours and on their way home, noticed the tool box in the bed of the truck was open. Victim advised they pulled over and began looking in the tool box and noticed four chain boomers and a loco cooker deep fryer were missing from the tool box. Victim advised the chain boomers belonged to Second Victim for work and the deep fryer belonged to both of them. Victim advised she has no suspect information and does not know if the church they were at has security cameras.

Victim advised there were no signs of forced entry, broken glass, or pry marks on the vehicle or the tool box. Victim advised they did not have any serial numbers for the stolen property. I advised Victim to call back if she finds out if the church has security cameras or finds any serial numbers for the items.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	20-07275		
File #			
Description	BURGLARY III AUTO		
Incident Status	INACTIVE	From Date/Time	11/12/2020 18:00
		To Date/Time	11/13/2020 06:49
		Report Date	11/13/2020 06:49
Reporting Officer	TAYLOR, A	Initial Rep. Date	11/13/2020 06:49

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	VEHICLE	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

### OFFENSE(S)

Offense	BURGLARY - THIRD DEGREE (FEL)		
Statute	21-1435B		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	PARKING LOT/GARAGE		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			

### VICTIM(S)

Name	WOODPECKER TREE SERVICE,			
Address	11316 DOVE RIDGE DR HANNIBAL, MO 63401		Phone	314-471-3916
Race	Ethnic	Sex	DOB	
Height	Weight	Hair	Eyes	
S.S.N.	DL.& St.	JRN#		
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type
Homicide/Assault Circumstance				

Name	Redacted				
Address	Redacted			Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted
S.S.N.	__-__-__	DL.& St.	*****	JRN#	
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

**SUBJECT(S)**

Name	Redacted				
Address	Redacted			Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted
S.S.N.	__-__-__	DL & St.	*****	JRN#	
Sub. Type	REPORTING PARTY	Arrest ID		Citation #	
Notes					

Name	UNKNOWN, UNKNOWN				
Address				Phone	__-__-__
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	XXX
S.S.N.	__-__-__	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

**VEHICLE(S)**

Details	Redacted				
VIN	Redacted			Colors	Redacted
Plate No	Redacted	State	MO	Year	Redacted
Impound				Type	COMMERCIAL

**VEHICLE ADDITIONAL DATA (1998 GMC C7500 UTILITY VEHICLE)**

Label	Data	System	Required	From
VEHICLE TYPE	THEFT FROM	N	N	Incident Vehicles
Vehicle Type Description	VICTIM	Y	N	Incident Vehicles

Details	Redacted				
VIN	Redacted			Colors	Redacted
Plate No	Redacted	State	MO	Year	Redacted
Impound				Type	COMMERCIAL

VEHICLE ADDITIONAL DATA (2005 GMC C7500 UTILITY VEHICLE)

Label	Data	System	Required	From
VEHICLE TYPE	THEFT FROM	N	N	Incident Vehicles
Vehicle Type Description	VICTIM	Y	N	Incident Vehicles

PROPERTY

Property Category	OTHER	Loss Type	BURGLARY/DAMAGED
Description	P1-3 TOOLD BOX DOORS AND LOCKS		
Notes			
Make	Model	Style	
Serial No / VIN	1GDL7C1E15F532796	Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	11/13/2020	Loss Quantity	3
Rec Date		Loss Value	\$600.00
Drug Type		Rec Value	
		Drug UOM	

Property Category	OTHER	Loss Type	BURGLARY/DAMAGED
Description	P2- 5 TOOLBOX DOORS AND LOCKS		
Notes			
Make	Model	Style	
Serial No / VIN	1GDM7H1C6WJ516947	Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	11/13/2020	Loss Quantity	5
Rec Date		Loss Value	\$1,000.00
Drug Type		Rec Value	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P3-CHAINSAW		
Notes			
Make	STIHL	Model	MS250
Serial No / VIN		Style	CHAINSAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Plate No/ State/ Type	
Rec Date		Loss Quantity	1
Drug Type		Loss Value	\$450.00
		Rec Value	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P4-CHAINSAW		
Notes			
Make	STIHL	Model	MS261
Serial No / VIN		Style	CHAINSAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$500.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P5-CHAINSAW		
Notes			
Make	STIHL	Model	MS150
Serial No / VIN		Style	
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$350.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P6-CHAINSAW		
Notes			
Make	STIHL	Model	MS362
Serial No / VIN		Style	CHAINSAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$700.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P7-CHAINSAW		
Notes			
Make	STIHL	Model	MS291
Serial No / VIN		Style	CHAINSAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$500.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P8-CHAINSAW		
Notes			
Make	STIHL	Model	MS441
Serial No / VIN		Style	CHAINSAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$300.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P9- 4 POLE SAWS		
Notes			
Make	STIHL	Model	131
Serial No / VIN		Style	SAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$800.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P10- 1/2 IN DEEP SOCKET SET		
Notes			
Make	SNAP ON	Model	
Serial No / VIN		Style	SOCKET SET
Vehicle Year		Color	BLACK
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$500.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P11-IMPACT SOCKET		
Notes			
Make	SNAP ON	Model	
Serial No / VIN		Style	SOCKET SET
Vehicle Year		Color	BLACK
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$500.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P12-IMPACT		
Notes			
Make	SNAP-ON	Model	Style IMPACT DRILL
Serial No / VIN			Color RED,BLACK
Vehicle Year		Plate No/ State/ Type	
Loss Date	11/13/2020	Loss Quantity 1	Loss Value \$1,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	PRINT CARDS	Loss Type	EVIDENCE
Description	P13-ONE (1) LATENT PRINT CARD		
Notes			
Make		Model	Style
Serial No / VIN			Color
Vehicle Year		Plate No/ State/ Type	
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P14-DIGITAL MEDIA		
Notes			
Make		Model	Style
Serial No / VIN			Color
Vehicle Year		Plate No/ State/ Type	
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P15-BODY CAM		
Notes			
Make		Model	Style
Serial No / VIN			Color
Vehicle Year		Plate No/ State/ Type	
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM



Entered By TAYLOR, A

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Officer TAYLOR, A

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Supervisor DOLES, J

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MIDWEST CITY POLICE DEPARTMENT

Incident # 20-07275 (Synopsis)

197: Unknown Suspect broke the locks to the tool cabinets on two utility trucks. Suspect stole several tools from both vehicles.

POE: Tool Box

POX: Tool Box

MO: Unsupervised Vehicles

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-07275

TAYLOR, A

On 11/13/20, at approximately 0649 hours, I was dispatched to 6909 E Reno, in reference to an auto burglary. I met with reporting party and Woodpecker employee, \*\*\*\*\*. \*\*\*\*\* told me an unknown suspect broke into two of their work trucks. \*\*\*\*\* told me the Suspect broke several locks, pried doors open and ripped one door of the trucks. \*\*\*\*\* told me the Suspect stole several chainsaws and tools. I asked \*\*\*\*\* to make a list of stolen items. I processed the trucks for fingerprints, I recovered three prints from one of the vehicles. \*\*\*\*\* provided me with a list of Stihl chainsaws that were missing. \*\*\*\*\* advised he did not have the serial numbers at this time. \*\*\*\*\* told me he would try to locate the serial numbers and contact me at a later date. I took photographs of the damage to the vehicles, which were later attached to the server.

I spoke with Woodpecker employee and victim, \*\*\*\*\*. \*\*\*\*\* told me the Suspect stole two of his Snap-On socket sets and one Snap-on impact drill. \*\*\*\*\* told me the tools were very expensive. \*\*\*\*\* could not provide me with a serial number for the tools. \*\*\*\*\* said he has everything saved on his email and would contact me when he returns home.

I canvased the area for cameras. I did not locate any cameras in the area where the vehicles were parked.

I submitted a latent print card to the lab, to be sent to OSBI.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE
Case #	21-01145		MIDWEST CITY OKLAHOMA 73110
File #			
Description	DAMAGING BUILDINGS		
Incident Status	CLOSED	From Date/Time	02/23/2021 13:30
		To Date/Time	02/24/2021 07:34
		Report Date	02/24/2021 07:38
Reporting Officer	NETHERTON, F	Initial Rep. Date	02/24/2021 07:38

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

**OFFENSE(S)**

Offense	DAMAGING BUILDINGS		
Statute	28-61		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	GOVERNMENT/PUBLIC BLDG		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			

**VICTIM(S)**

Name	CITY OF MIDWEST CITY,		Phone	___-___-___
Address	100 N MIDWEST BLVD MIDWEST CITY, OK 73110			
Race	Ethnic	Sex	DOB	
Height	Weight	Hair	Eyes	
S.S.N.	DL.& St.	JRN#		
Type of Victim	GOVERNMENT	Victim Of	NONE	Injury Type
Homicide/Assault Circumstance				

**SUBJECT(S)**

Name	UNKNOWN, UNKNOWN			Phone	__-__-__
Address				DOB	
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	__-__-__	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

Name	COLEMAN, ROBERT			Phone	__-__-__
Address	100 N MIDWEST BLVD MIDWEST CITY, OK 73110			DOB	
Race	W	Ethnic	N	Sex	M
Height		Weight		Hair	
S.S.N.	__-__-__	DL & St.		JRN#	
Sub. Type	REPORTING PARTY	Arrest ID		Citation #	
Notes					

**PROPERTY**

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1-LARGE GLASS WINDOW SHATTERED		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	2/24/2021	Loss Quantity	1
Rec Date		Loss Value	\$800.00
Drug Type		Rec Value	
		Drug Quantity	
		Drug UOM	

Entered By NETHERTON, F \_\_\_\_\_

Officer NETHERTON, F \_\_\_\_\_

Supervisor ROSS, R \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 21-01145 (Synopsis)

137-Unknown suspect shattered window on north side of building. No entry was made.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-01145

NETHERTON, F

On 02-24-2021 at approximately 0740 hours, I was dispatched to 6909 E. Reno Ave., a city owned building, in reference to a vandalism. Upon arrival, I saw a large window had been shattered on the north side of the building. I met with Robert Coleman, from Community Development, who told me he did not believe any entry was made to the building and no alarm had sounded. He said he was last in the building on 02-23-2021 at approximately 1330 hours, and the window was not broken at that time. There are no surveillance cameras at the building and there is no suspect information. I placed a Radiogram in the pass on folder requesting extra patrol of the facility.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Cumulative Report

Agency	MIDWEST CITY PD	Location	6809 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-01329		
File #			
Description	BURGLARY II - AUTO		
Incident Status	CLEARED BY ARREST	From Date/Time	03/04/2021 13:00
		To Date/Time	
		Report Date	03/04/2021 13:00
Reporting Officer	COLE, L	Initial Rep. Date	03/04/2021 13:00

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

**OFFENSE(S)**

Offense	BURGLARY - THIRD DEGREE (FEL)			
Statute	21-1435B			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	PARKING LOT/GARAGE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				

**VICTIM(S)**

Name	Redacted				
Address	Redacted			Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted
DOB	Redacted			DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted
Eyes	Redacted			Eyes	Redacted
S.S.N.	___-__-____	DL.& St.	*****	JRN#	
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					



**SUBJECT(S)**

Name	Redacted					Phone	Redacted
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	____-__-____	DL & St.	*****	JRN#			
Sub. Type	WITNESS	Arrest ID			Citation #		
Notes							

Name	Redacted					Phone	Redacted
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***-**-****	DL & St.	*****	JRN#	21-0000106		
Sub. Type	ARRESTEE	Arrest ID	21-00314	Citation #			
Notes							

**VEHICLE(S)**

Details	Redacted				
VIN	Redacted		Colors	Redacted	
Plate No	Redacted	State	OK	Year	Redacted
Impound			Type	PRIVATE	

**VEHICLE ADDITIONAL DATA (2019 GMC YUKON XL SPORT UTILITY VEHICLE)**

Label	Data	System	Required	From
VEHICLE TYPE	THEFT FROM	N	N	Incident Vehicles
Vehicle Type Description	VICTIMS VEHICLE	Y	N	Incident Vehicles

**PROPERTY**

Property Category	MONEY		Loss Type	STOLEN
Description	P01 - U.S CURRENCY			
Notes				
Make	Model		Style	
Serial No / VIN			Color	
Vehicle Year	Plate No/ State/ Type			
Loss Date	3/4/2021	Loss Quantity	1	Loss Value \$10.00
Rec Date	Rec Quantity		Rec Value	
Drug Type	Drug Quantity		Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P02 - PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	DRUGS/NARCOTICS	Loss Type	FOUND PROPERTY
Description	P03 - BLACK ZIP LOCK BAG CONTAINING MARIJUANA		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	3/4/2021	Loss Quantity 1	Loss Value \$1.00
Rec Date		Rec Quantity	Rec Value
Drug Type	MARIJUANA	Drug Quantity 2.1	Drug UOM GRAMS

Entered By COLE, L \_\_\_\_\_

Officer COLE, L \_\_\_\_\_

Supervisor CLAWSON, M \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-01329 (Synopsis)

127 - THE LISTED SUBJECT WAS CAUGHT INSIDE THE VICTIMS VEHICLE, LATER LOCATED AND ARRESTED AFTER POSITIVE ID.

162 SUPPLEMENT 1: SUBJECT WAS TAKEN INTO CUSTODY.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-01329

COLE, L

On 03/04/2021 at 1300 hours, I responded 6809 E Reno (Life Church) in reference to a auto burglary that just occurred. Dispatched stated that the calling party, later identified as (VI) \*\*\*\*\* caught a black male sitting in the passenger side back seat of \*\*\* vehicle, when \*\*\* opened the door to get inside. I made it to the scene at 1306 hours and met with \*\*\*\*\* and (WI) \*\*\*\*\*. \*\*\*\*\* stated that the unknown \*\*\*\* \*\*\*\* was sitting in her vehicle when \*\*\* and \*\*\*\*\* opened the door. \*\*\*\*\* stated that the unknown subject, later identified as (AR) \*\*\*\*\* told \*\*\*\*\* that \*\*\*\*\* was looking for his cell phone. \*\*\*\*\* said \*\*\*\*\* got out of \*\*\* vehicle and slowly walked towards the back of her vehicle before running west bound through the parking lot of the church. \*\*\*\*\* stated that she got into her own vehicle and attempted to follow \*\*\*\*\*. \*\*\*\*\* was able to take photographs of \*\*\*\*\* as he attempted to run through the neighborhood east of Life church. \*\*\*\*\* forwarded me the photographs which I attached to my report.

Victim described Suspect as a \*\*\*\*\*. Victim told me that \*\*\* checked \*\*\* vehicle, and noticed money missing from \*\*\* console. Officers later located Suspect after a short foot chase in the 6000 block of East Reno, where \*\* was detained. I transported \*\*\*\*\* and \*\*\*\*\*U to Suspect's location for a field show, where \*\* was positively identified as the suspect. Suspect was placed under arrest. During a search before being transported, officers located a small bag containing (2.1 grams) of marijuana inside Suspect's front pants pocket which was photographed and logged into the Midwest City property room for destruction. Suspect told officer's that \*\* had a medical card but did not have it on his person. Suspect was transported to the Midwest City police department where \*\* processed. While at the Midwest City jail, I read Suspect his Miranda Rights at 1424 hours in which he stated that \*\* understood and wished to speak to me. Suspect told me that \*\*\* friend played a prank on \*\*\* and hid \*\*\* cell phone in one of the vehicles in the parking lot. Suspect told me that \*\* wasn't stealing anything, and was simply looking for \*\*\* phone.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-01329 (1)

MIZE, J

On 3-4-21 during routine patrol at 6000 E. Reno I was advised of an auto burglary suspect in the area wearing bright orange Nike shoes. I located the suspect running Across E. Reno towards the Willow Creek apartment complex. The suspect ran into a small fenced in wooded area at the front of the complex and was unable to get out. \*\* eventually hopped a fence into the complex and I was able to make contact with \*\*\*without incident. \*\* was then transported to the MWC jail to get booked in and processed by Sgt. Nash.

# MIDWEST CITY POLICE DEPARTMENT

## Arrest Report

Arrest # 21-00314

### ARRESTEE DETAILS

Name	Redacted				
Address	Redacted				
Phone	Redacted	SSN	***_**_****	DL	*****
Race	Redacted	Sex	Redacted	Age	Redacted
DOB	Redacted	Weight	Redacted	Hair	Redacted
Height	Redacted	JRN	21-0000106	SID	
Eyes	Redacted	FBI	MID		
Resident	N	Inc.#	21-01329		
Place of Birth					

Photo Redacted

### ARREST INFORMATION

Arrest Date-Time	3/4/2021 - 13:26	Hold Reason			
Arrest Location	6809 E RENO AVE MIDWEST CITY OK 73110				
Arrest Agency	MIDWEST CITY PD	Release To			
Arrest Type	ON VIEW	Resist Arrest	N	Arrested Before	N
Arrest Disp	REFERRED TO D.A.	Arrest Officer	L COLE		
Supervisor		Miranda Officer	L COLE		
Arrest Condition	SOBER				
Armed With	UNARMED				

### ARREST CHARGES

Violation	BURGLARY - SECOND DEGREE (ALL OTHER) (FEL)				
Statute	21-1435				
Judgement					
Judge		Court	DISTRICT		
Disp Date	03/04/2021	Court Date		Bond Amt	\$00
Warrant #		Citation #		Incident #	21-01329
Disposition	REFERRED TO D.A.		Bond Type	CASH	

### EMPLOYER DETAILS

Occupation	Employer	UNEMPLOYED
Address		

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-01942		
File #			
Description	GENERAL ARREST		
Incident Status	ACTIVE	From Date/Time	04/01/2021 06:05
		To Date/Time	
		Report Date	04/01/2021 06:05
Reporting Officer	CALAMATEO, E	Initial Rep. Date	04/01/2021 06:05

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

**OFFENSE(S)**

Offense	WARRANT OTHER AGENCY			
Statute				
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	PARKING LOT/GARAGE			
Computer	N	Alcohol	N	Drug
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				

**VICTIM(S)**

Name	SOCIETY/PUBLIC,			Phone	___-___-___
Address				DOB	
Race	Ethnic	Sex			
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	SOCIETY/PUBLIC	Victim Of	Injury Type		
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	14-0000613		
Sub. Type	ARRESTEE	Arrest ID	21-00459	Citation #			
Notes							

Entered By CALAMATEO, E \_\_\_\_\_

Officer CALAMATEO, E \_\_\_\_\_

Supervisor MILLER, D \_\_\_\_\_



MIDWEST CITY POLICE DEPARTMENT  
Incident # 21-01942 (Synopsis)

202 - Subject arrested for Oklahoma County Warrant.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-01942

CALAMATEO, E

On 4/1/2021 at approximately 0605 hours while conducting an extra patrol at Heritage Park Mall I observed a Black SUV parked in the back of the building.

I approached the vehicle and observed two subject in the vehicle. I asked the subject if they had IDs on them and they provided them to me. I asked what they were doing and they said that they were homeless and just found a place to sleep. I returned to my vehicle and checked the subjects, \*\*\*\*\* and \*\*\*\*\*, through dispatch for warrants. Dispatch later advised that \*\*\*\*\* had a confirmed warrant with Oklahoma County. I placed \*\*\*\*\* into custody and transported \*\*\* to the Oklahoma County Jail to be booked and processed.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-03210		
File #			
Description	JUVENILE TRESPASS		
Incident Status	ACTIVE	From Date/Time	05/23/2021 00:15
		To Date/Time	
		Report Date	05/23/2021 00:15
		Initial Rep. Date	05/23/2021 00:15
Reporting Officer	HALL, A		

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	JUVENILE	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

**OFFENSE(S)**

Offense	CURFEW FOR MINORS		
Statute	28-121		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			

Offense	JUV-TRESPASSING		
Statute	28-54 (J)		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			

**COMPLAINANT**

Name	BAHREINI, AHMAD				Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND OK 73073				DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M	DOB
Height	5'08"	Weight	175	Hair	BRO	Eyes
S.S.N.	***_**_****	DL & St.	*****	JRN#	9060756	

VICTIM(S)

Name	SOCIETY/PUBLIC,				Phone	__-__-__
Address					DOB	
Race		Ethnic		Sex		Eyes
Height		Weight		Hair		
S.S.N.	__-__-__	DL.& St.		JRN#		
Type of Victim	SOCIETY/PUBLIC	Victim Of	NONE	Injury Type		
Homicide/Assault Circumstance						

Name	BAHREINI, AHMAD				Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073				DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M	DOB
Height	5'08"	Weight	175	Hair	BRO	Eyes
S.S.N.	***_**_****	DL.& St.	*****	JRN#	9060756	
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type		
Homicide/Assault Circumstance						

SUBJECT(S)

Name	Redacted				Phone	Redacted
Address	Redacted				DOB	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes
S.S.N.	__-__-__	DL & St.		JRN#		
Sub. Type	ARRESTEE	Arrest ID	21-00787	Citation #	C566675	
Notes						

Name	Redacted				Phone	Redacted
Address	Redacted				DOB	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes
S.S.N.	***_**_****	DL & St.		JRN#		
Sub. Type	ARRESTEE	Arrest ID	21-00788	Citation #	C566670	
Notes						

Name	Redacted					Phone	Redacted
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.		JRN#			
Sub. Type	ARRESTEE	Arrest ID	21-00789	Citation #	C566671		
Notes							

Name	Redacted					Phone	Redacted
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	8795907		
Sub. Type		Arrest ID		Citation #			
Notes							

Name	Redacted					Phone	Redacted
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic		Sex	Redacted	DOB	Redacted
Height		Weight		Hair		Eyes	
S.S.N.	__-__-__	DL & St.	*****	JRN#			
Sub. Type		Arrest ID		Citation #			
Notes							

Name	Redacted					Phone	Redacted
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	8894983		
Sub. Type	GUARDIAN	Arrest ID		Citation #			
Notes							

VEHICLE(S)

Details	Redacted						
VIN	Redacted						
Plate No	Redacted	State	OK	Colors	Redacted		
Impound				Year	Redacted		
				Type	PRIVATE		

VEHICLE ADDITIONAL DATA (2011 RANGE ROVER SPORT UTILITY VEHICLE)

Label	Data	System	Required	From
VEHICLE TYPE	SUSPECT	N	N	Incident Vehicles
Vehicle Type Description	SUSPECT VEHICLE	Y	N	Incident Vehicles

PROPERTY

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P1 - IN CAR VIDEO AND AUDIO 174		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P2 - BODY CAMERA VIDEO AND AUDIO		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By HALL, A \_\_\_\_\_

Officer HALL, A \_\_\_\_\_

Supervisor MILLER, D \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-03210 (Synopsis)

174: On 05/23/2021 at about 0015 hours I was dispatched to Heritage Park Mall at 6801 E. Reno Avenue for an alarm. I located three juveniles who entered the business and were exploring the building. The juveniles were charged with juvenile trespass and curfew for minors. The juveniles were released to their parents.

## MIDWEST CITY POLICE DEPARTMENT

### Incident # 21-03210

HALL, A

On 05/23/2021 at about 0015 hours I was dispatched to Heritage Park Mall at 6801 E. Reno Avenue for a North double door motion alarm. When I arrived I found a white Range Rover bearing Oklahoma license plate \*\*\*\*\* parked in front of the Northwest main entrance. The vehicle was registered to a Victim. There was no one inside the vehicle. I noticed a large plywood panel covering the previously broken glass on one of the front doors was removed and was leaning up against the other doors.

While I was waiting for additional officers to arrive I saw a flashlight moving around inside the building. I shined my light inside and saw subjects walking inside. I told them to come outside to where I was. The three subjects complied and came back outside. I noticed they were juveniles. They were very cooperative. I had them sit on a near by curb and asked them what they were doing inside. They said they were "Exploring". I asked them how they got inside. They removed the screws that were holding the plywood in place to get inside.

I asked for their information. They identified themselves as Suspect 1, Suspect 2, and Suspect 3. The property owner, Ahmad Bahreini arrived and said he recognized one of the kids as being previously trespassed from the property. Ahmad said he wanted to press charges and verbally placed the juveniles under arrest. Ahmad signed three tickets for juvenile trespass. Ahmad re-secured the plywood on the door.

I spoke to the vehicles registered owner, Victim over the phone. I asked him if he wanted me to leave the vehicle locked up where it was at. He said it was okay to lock up the vehicle and leave it where it was at. The juveniles were transported to the Midwest City Police Department. Suspect 1 was released to Guardian. Suspect 2 was released to Guardian. Suspect 3 was released to Guardian. All Guardians and Suspects signed the their respective juvenile arrest order form as well as their respective tickets. The Guardians were provided with their copies of the juvenile arrest order form and tickets.



# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6809 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-04478		
File #			
Description	MENTAL HEALTH INTERVENTION		
Incident Status	ACTIVE	From Date/Time	07/11/2021 13:20
		To Date/Time	07/11/2021 13:34
		Report Date	07/11/2021 13:34
Reporting Officer	NETHERTON, F	Initial Rep. Date	07/11/2021 13:34

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PERSONS	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

**OFFENSE(S)**

Offense	MENTAL HEALTH INTERVENTION			
Statute				
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	CHURCH/SYNAGOGUE/TEMPLE			
Computer	N	Alcohol	N	Drug
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				

**VICTIM(S)**

Name	SOCIETY/PUBLIC,			Phone	___-___-____
Address				DOB	
Race	Ethnic	Sex	DOB	Eyes	
Height	Weight	Hair			
S.S.N.	DL.& St.	JRN#			
Type of Victim	SOCIETY/PUBLIC	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

**SUBJECT(S)**

Name	Redacted						
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	Phone	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	DOB	Redacted
S.S.N.	***-**_****	DL & St.	*****	JRN#			
Sub. Type	INSTITUTIONAL	Arrest ID	Citation #				
Notes							

**PROPERTY**

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P1-IN CAR SURVEILLANCE/BODYCAM VIDEO		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By NETHERTON, F

\_\_\_\_\_

Officer NETHERTON, F

\_\_\_\_\_

Supervisor CRUZ, J

\_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-04478 (Synopsis)

137-Subject seemed out of touch with reality, causing a disturbance at a church. Suspect was transported to the hospital for a mental health evaluation.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-04478

NETHERTON, F

On 07-11-21 at approximately 1336 hours, I was dispatched to LifeChurchin to meet with off-duty Oklahoma County deputies who were working security for the church. Dispatch advised the deputies were out in the parking lot with a \*\*\*\* that appeared to be having some mental health issues.

Upon arrival, I located the deputies with the man, Suspect, on the north side of the church. They told me that Suspect had wandered inside the business office and breakroom of the church and taken a coffee drink from the refrigerator and that he seemed to be having a mental health crisis.

I spoke to Suspect who seemed unable to stand still. \*\* was making movements with \*\*\* hands and appeared to be looking at something the rest of us could not see and completing some type of activity. Suspect told me \*\* needed me to give \*\*\* a driver's license so \*\* could go to San Francisco today because \*\* was going to start a new job. I asked him what job \*\* was starting and \*\* told me \*\* wanted to be the president of the United States and that \*\* would be as soon as \*\* passed an amendment that would allow \*\*\* to do so. Suspect would randomly speak about something that had nothing to do with the conversation or what was going on around \*\*\* and would also make abnormal noises. \*\* seemed out of touch with reality.

I transported the Suspect to the St. Anthony Hospital Midwest emergency room for a mental health evaluation. After arrival there, I was able to make contact with a roommate of Suspect's, \*\*\*\*\*, who told me that Suspect was recently diagnosed with \*\*\*\*\* and got out of \*\*\*\*\* about two weeks ago after an emergency detention by the Oklahoma City Police Department. \*\*\*\*\* told me that Suspect was prescribed \*\*\*\*\* that was filled on 06-21-21, and \*\* found the empty pill bottle today. \*\*\*\*\* told me that Suspect did well for a few days after being released from \*\*\*\*\* but the last couple of days Suspect has been acting odd. \*\* said Suspect threw a tantrum about 0300 hours today and ran down the street. \*\*\*\*\* said \*\* and another roommate caught Suspect and detained \*\*\* before calling Del City Police. \*\* said Del City PD responded but refused to help. \*\*\*\*\* said Suspect returned home and later left and \*\* did not know what had happened to \*\*\* until I called.

I completed a Peace Officer's Statement for Protective Custody. I gave the original to Suspect's nurse and submitted a copy to records to be attached to this report.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-05005		
File #			
Description	VANDALISM		
Incident Status	CLOSED	From Date/Time	04/03/2021 00:00
		To Date/Time	
		Report Date	07/31/2021 04:03
Reporting Officer	RUMMELL, B	Initial Rep. Date	07/31/2021 04:03

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

**OFFENSE(S)**

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	SHOPPING MALL			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)			
Bias Motivation				

**VICTIM(S)**

Name	HERITAGE PARK MALL,			Phone	405-235-4328
Address	6801 E RENO AVE MIDWEST CITY, OK 73110				
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

**SUBJECT(S)**

Name	BAHREINI, AHMAD			Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073				
Race	W	Ethnic	N	Sex	M
DOB		DOB		DOB	5/9/1959 (62)
Height	5'08"	Weight	175	Hair	BRO
Eyes		Eyes		Eyes	BRO
S.S.N.	***-**-****	DL & St.	*****	JRN#	9060756
Sub. Type	OTHER	Arrest ID		Citation #	
Notes					

Name	UNKNOWN, UNKNOWN			Phone	____-____-____
Address					
Race	U	Ethnic	U	Sex	U
DOB		DOB		DOB	
Height		Weight		Hair	
Eyes		Eyes		Eyes	
S.S.N.	____-____-____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

**PROPERTY**

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1-GLASS WINDOWS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	7/31/2021	Loss Quantity	3
Loss Value		Loss Value	\$1,500.00
Rec Date		Rec Quantity	
Rec Value		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Entered By RUMMELL, B \_\_\_\_\_

Officer RUMMELL, B \_\_\_\_\_

Supervisor DOTY, J \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 21-05005 (Synopsis)

056: Unknown subjects broke out windows of the old Montgomery Wards.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-05005

RUMMELL, B

While on patrol, I was driving around Heritage Park Mall checking the business when I found the outside and inside glass on the north side of the old Montgomery Wards broken out. I also found the glass to the southwest door shattered. I checked the business and determined that entry had not been made. I had headquarters contact the owner of the mall, Mr Bahreini and advise him of what I had found. Mr Bahreini came out and observed the damage and advised he wouldn't be able to take of the damage until the daylight hours.

No suspect information.



# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Cumulative Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-05058		
File #			
Description	PETIT LARCENY		
Incident Status	CLEARED BY ARREST	From Date/Time	08/02/2021 18:11
		To Date/Time	
		Report Date	08/02/2021 18:11
Reporting Officer	RAMSEY, E	Initial Rep. Date	08/02/2021 18:11

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

### OFFENSE(S)

Offense	PETIT LARCENY		
Statute	28-57		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			
Offense	POSSESSION OF DANGEROUS DRUGS PROHIBITED		
Statute	28-130		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	PARKING LOT/GARAGE		
Computer	N	Alcohol	N
		Drug	Y
Weapons			
Criminal Activity	POSSESSING/CONCEALING		
Bias Type			
Bias Motivation			

Offense	POSSESSION/SALE OF DRUG PARAPHERNALIA PROHIBITED		
Statute	28-132		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	PARKING LOT/GARAGE		
Computer	N	Alcohol	N Drug Y
Weapons			
Criminal Activity	POSSESSING/CONCEALING		
Bias Type			
Bias Motivation			

VICTIM(S)

Name	BAHREINI, AHMAD			Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073			DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M
Height	5'08"	Weight	175	Hair	BRO
S.S.N.	***.**_****	DL.& St.	*****	Eyes	BRO
Type of Victim	INDIVIDUAL	Victim Of	NONE	JRN#	9060756
Injury Type					
Homicide/Assault Circumstance					

Name	SOCIETY/PUBLIC,			Phone	__-__-__
Address				DOB	
Race		Ethnic		Sex	
Height		Weight		Hair	
S.S.N.	__-__-__	DL.& St.		Eyes	
Type of Victim	SOCIETY/PUBLIC	Victim Of	NONE	JRN#	
Injury Type					
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted			Phone	Redacted
Address	Redacted			DOB	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted
S.S.N.	***.**_****	DL & St.	*****	Eyes	Redacted
Sub. Type	ARRESTEE	Arrest ID	21-01252	JRN#	21-0000418
Notes				Citation #	C571172

Name	Redacted						
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted**	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	21-0000419		
Sub. Type	ARRESTEE	Arrest ID	21-01253	Citation #	C571171		
Notes							

Name	Redacted						
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	____-__-____	DL & St.	*****	JRN#			
Sub. Type	UNKNOWN/OTHER	Arrest ID		Citation #			
Notes							

PROPERTY

Property Category	DRUGS/NARCOTICS	Loss Type	EVIDENCE/SEIZED
Description	P1- PLASTIC CASE CONTAINING CLEAR CRYTAL SUBSTANCE FTP METH		
Notes			
Make	Model	Style	
Serial No / VIN	Color		
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	METHAMPHETAMINES	Drug Quantity	0.46 Drug UOM GRAMS

Property Category	DRUG/NARCOTIC EQUIPMENT	Loss Type	EVIDENCE/SEIZED
Description	P2- BURNT STRAW		
Notes			
Make	Model	Style	
Serial No / VIN	Color		
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	1	Loss Value \$1.00
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	DRUG/NARCOTIC EQUIPMENT	Loss Type	EVIDENCE/SEIZED
Description	P3- GLASS SMOKING PIPE W/METHAMPHETAMINE RESIDUE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity 1	Loss Value	\$1.00
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	OTHER	Loss Type	STOLEN/RECOVERED
Description	P4: ELECTRICAL BOX TO CARDBOARD COMPACTOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/2/2021	Loss Quantity 1	Loss Value \$500.00
Rec Date	8/2/2021	Rec Quantity 1	Rec Value \$500.00
Drug Type	Drug Quantity	Drug UOM	

Entered By RAMSEY, E

\_\_\_\_\_

Officer RAMSEY, E

\_\_\_\_\_

Supervisor MOLINA, I

\_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-05058 (Synopsis)

181: Located subjects behind the listed location during special emphasis patrol. Subjects were later arrested for petit larceny, possession of CDS and possession of drug paraphernalia.

157: SUPP 1: Conducted free air sniff and located CDS.

## MIDWEST CITY POLICE DEPARTMENT

### Incident # 21-05058

RAMSEY, E

On 08/02/2021 at approximately 1811 hours I was completing an special emphasis patrol at 6777 E Reno Avenue (old Heritage Park Mall). I located a small blue car bearing OK tag \*\*\*\*\* parked in a hidden pull in area on the North side of the mall with two subjects walking around the electrical boxes and compacter equipment in the area. I made contact with the two subjects, later identified as Suspect 1 and Suspect 2. I asked both subjects what they were doing and Suspect 1 stated that they were back there looking for a good place to take pictures. I noticed that neither of the subjects had a camera with them and there was a door behind them to the building that appeared ajar. While speaking with the subjects, their story changed as to why they were back behind the mall looking around multiple times. They stated that they were just back there exploring, then they stated that they were scrappers and looking for items that were trash that they could take. When I asked them for ID's, both individuals stated that they dont think they have one. The subject who later identified himself as Suspect 1, asked if he could look in his vehicle for his ID. Suspect 1 entered the passenger side of the vehicle and grabbed a small purse and looked inside of it and then handed it to the female. Suspect 1 and Suspect 2 both provided me with their names and date of births at this time.

Due to Suspect 1's nervous reaction to looking into the small purse, I asked both subjects if they had drugs on them or in the vehicle. Suspect 1 and Suspect 2 both nervously answered no. I requested Sgt Skelton to respond to my location at this time. Suspect 2 asked if she was trespassing and I stated that she was on private property. I asked if they had taken anything or entered the building and Suspect 2 stated that they had not had not broken into anything yet. They stated that they had picked up something from the front of the building, but stated that they had found it in the trash. I asked what it was and they explained that it was an outlet looking thing. I asked where that was and they stated that it was in the backseat of their vehicle. Suspect 1 opened the back passenger side door on the vehicle and pointed at a metal box with a hose connected to it that had appeared to have been cut. Suspect 1 gave me permission to retrieve the box from the vehicle and he stated that is what they found in the trash on the front of the building. While looking inside the vehicle through the open front passenger window, I saw multiple squares of aluminum foil on the passenger floor board with burnt residue consistent with heroin use. Sgt Skelton arrived on scene with his K-9 partner and completed a free air sniff of the vehicle. Sgt Skelton advised that his dog alerted to the vehicle and searched the vehicle. Sgt Skelton advised me that he located methamphetamine and drug paraphernalia in the vehicle. Sgt Skelton later completed citations on Nathan for possession of CDS and possession of drug paraphernalia. (See Sgt Skelton's Supplement)

I contacted the property owner of 6777 E Reno Avenue, Ahmad Bahreini, on the phone and he stated that if I was able to send him a photograph of the property they had taken he would be able to identify it if it was his. I sent Ahmad a photograph of the metal box and he advised that he knows exactly where it belonged and they would have just cut it off of his compactor. When I explained to him what had happened and where we were at, he stated that he knows where it came from and he wanted come to my location to sign complaints against Suspect 1 and Suspect 2 for larceny due to the frequent thefts at the location.

While speaking with the two subjects, Suspect 2 stated that \*\*\* did not steal the box and asked what would happen if \*\*\* told me that \*\*\* was there when someone else cut the box and took it. I advised her that I would explain that to the property owner and it would be his decision on filing charges.

Ahmad arrived on scene and I showed him the electrical box and he walked over to a large cardboard compactor that I initially saw the two subjects walking around and pointed to where on the motor that box belonged. He showed me where the box was unscrewed from and where the hose had been cut. At this point there was fluid seeping out of the cut hose that would indicate that the line would have been recently cut. Ahmad stated that he wanted to sign citations against both Suspect 1 and Suspect 2 for petit larceny. I allowed Ahmad to sign the citations of which he swore to and I affirmed and he verbally placed both subjects under arrest. I released the electrical box back to Ahmad through a chain

of custody and submitted the form to be attached in media. Photographs of the electrical box and where it was cut from is also attached in media.

Suspect 1 requested that I allow his mother to come take custody of the vehicle and the small puppy that was inside. I allowed Suspect's mother, \*\*\*\*\* to respond to my location and take custody of the car and the small puppy. Suspect 2 requested that I give \*\*\*\*\* her two necklaces, rings, and earrings and so I did. Sgt Skelton transported Suspect 2, and I transported Suspect 1 to the Midwest City Jail to be booked in and processed.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-05058 (1)

SKELTON, K

On 8-2-21 at approximately 1811 hours I assisted Sgt Ramsey at 6777 E Reno Ave. Sgt Ramsey requested I conduct a free air sniff on the listed vehicle. I ran my CLEET certified drug detector dog Gery around the vehicle and observed a change in behavior to one of the three trained drug odors at the passenger front door. I located a glass smoking pipe and burnt straw on the dash of the vehicle. I also located a plastic container with a clear crystal substance in the purse Victoria Nejat was holding outside the vehicle. She was a passenger in the vehicle and removed the purse prior to the sniff. Nathan claimed ownership of all contraband located.

I conducted a field test on the clear crystal substance and observed a presumptive positive for methamphetamine. Suspect 1 was arrested and charged with possession of dangerous drugs and paraphernalia. I submitted the paraphernalia to the property room. I weighed and submitted the CDS to OSBI for drug analysis.



# MIDWEST CITY POLICE DEPARTMENT

## Arrest Report

Arrest # 21-01252

### ARRESTEE DETAILS

Name	Redacted				
Address	Redacted				
Phone	Redacted	SSN	***_**_****	DL	*****
Race	Redacted	Sex	Redacted	Age	Redacted
DOB	Redacted	Weight	Redacted	Hair	Redacted
Eyes	Redacted	JRN	21-0000418	SID	
FBI		MID			
Resident	N	Inc.#	21-05058		
Place of Birth	OKC,OK				

Photo Redacted

### ARREST INFORMATION

Arrest Date-Time	8/2/2021 - 19:20	Hold Reason	
Arrest Location	6777 E RENO AVE MIDWEST CITY OK 73110		
Arrest Agency	MIDWEST CITY PD	Release To	
Arrest Type	CITATION	Resist Arrest	N
Arrest Disp		Arrest Officer	E RAMSEY
Supervisor	I MOLINA	Miranda Officer	
Arrest Condition	SOBER		
Armed With	UNARMED		
Arrested Before	N		

### ARREST CHARGES

Violation	PETIT LARCENY			
Statute	28-57			
Judgement				
Judge	Court			
Disp Date	Court Date	Bond Amt	\$0.00	
Warrant #	Citation #	C571172	Incident #	21-05058
Disposition	Bond Type			

Violation	POSSESSION OF DANGEROUS DRUGS PROHIBITED			
Statute	28-130			
Judgement				
Judge	Court			
Disp Date	Court Date	Bond Amt	\$0.00	
Warrant #	Citation #	C572952	Incident #	21-05058
Disposition	Bond Type			

Violation POSSESSION/SALE OF DRUG PARAPHERNALIA PROHIBITED

Statute 28-132

Judgement

Judge

Court

Disp Date

Court Date

Bond Amt \$ .00

Warrant #

Citation # C572953

Incident # 21-05058

Disposition

Bond Type

# MIDWEST CITY POLICE DEPARTMENT

## Arrest Report

Arrest # 21-01253

### ARRESTEE DETAILS

Name	Redacted				
Address	Redacted				
Phone	Redacted	SSN	***_**_****	DL	*****
Race	Redacted	Sex	Redacted	Age	Redacted
DOB	Redacted	Weight	Redacted	Hair	Redacted
Height	Redacted	JRN	21-0000419	SID	
Eyes	Redacted	FBI	MID		
Resident	N	Inc.#	21-05058		
Place of Birth	OKC,OK				

Photo Redacted

### ARREST INFORMATION

Arrest Date-Time	8/2/2021 - 19:20	Hold Reason	
Arrest Location	6777 E RENO AVE MIDWEST CITY OK 73110		
Arrest Agency	MIDWEST CITY PD	Release To	
Arrest Type	CITATION	Resist Arrest	N
Arrest Disp		Arrest Officer	E RAMSEY
Supervisor	I MOLINA	Miranda Officer	
Arrest Condition	SOBER		
Armed With	UNARMED		
Arrested Before	N		

### ARREST CHARGES

Violation	PETIT LARCENY		
Statute	28-57		
Judgement			
Judge	Court		
Disp Date	Court Date	Bond Amt	\$0.00
Warrant #	Citation # C571171	Incident #	21-05058
Disposition	Bond Type		

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-06439		
File #			
Description	POSESSION OF MARIJUANA		
Incident Status	REFERRED TO CITY PROSECUTOR	From Date/Time	09/28/2021 18:14
		To Date/Time	
		Report Date	09/28/2021 18:14
Reporting Officer	GILBERT, J	Initial Rep. Date	09/28/2021 18:14

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	JUVENILE	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

**OFFENSE(S)**

Offense	JUV-POSSESSION OF CDS (MARIJUANA)			
Statute	28-130(A) (J)			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	PARKING LOT/GARAGE			
Computer	N	Alcohol	N	Drug Y
Weapons				
Criminal Activity	POSSESSING/CONCEALING			
Bias Type	NONE (NO BIAS)			
Bias Motivation				

**VICTIM(S)**

Name	SOCIETY/PUBLIC,			Phone	___-___-___
Address					
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	SOCIETY/PUBLIC	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted						
Address	Redacted					Phone	__-__-__
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	__-__-__	DL & St.		JRN#	21-0000433		
Sub. Type	ARRESTEE	Arrest ID	21-01576	Citation #	C571267		
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height		Weight		Hair		Eyes	
S.S.N.	__-__-__	DL & St.		JRN#			
Sub. Type	GUARDIAN	Arrest ID		Citation #			
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	19-0000484		
Sub. Type	GUARDIAN	Arrest ID		Citation #			
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	__-__-__	DL & St.		JRN#			
Sub. Type	UNKNOWN/OTHER	Arrest ID		Citation #			
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	8818326		
Sub. Type	GUARDIAN	Arrest ID		Citation #			
Notes							

Name	Redacted						
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	Phone	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	DOB	Redacted
S.S.N.	___-__-____	DL & St.		JRN#		Eyes	Redacted
Sub. Type	UNKNOWN/OTHER	Arrest ID		Citation #			
Notes							

**PROPERTY**

Property Category	DRUGS/NARCOTICS		Loss Type	EVIDENCE/SEIZED	
Description	P1 - 3 CIGARILLOS CONTAINING MARIJUANA				
Notes					
Make		Model		Style	
Serial No / VIN				Color	
Vehicle Year		Plate No/ State/ Type			
Loss Date		Loss Quantity		Loss Value	
Rec Date		Rec Quantity		Rec Value	
Drug Type	MARIJUANA	Drug Quantity	3	Drug UOM	GRAMS

Property Category	PHOTOGRAPHS		Loss Type	EVIDENCE	
Description	P2 - PHOTOGRAPHS				
Notes					
Make		Model		Style	
Serial No / VIN				Color	
Vehicle Year		Plate No/ State/ Type			
Loss Date		Loss Quantity		Loss Value	
Rec Date		Rec Quantity		Rec Value	
Drug Type		Drug Quantity		Drug UOM	

Entered By GILBERT, J \_\_\_\_\_

Officer GILBERT, J \_\_\_\_\_

Supervisor MOLINA, I \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 21-06439 (Synopsis)

206/160- The listed runaway was cited for possession of marijuana and taken to CIC.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-06439

GILBERT, J

Tuesday, September 28th 2021 at 1814 hours

I was dispatched to the north side of the Herritage Park mall located at 6801 E Reno Ave, in reference to four juveniles breaking in. Dispatch advised me that \*\*\*\*, a manager at the Pelicans restaurant saw three individuals going into the mall and breaking in where she thought the bicycles were kept.

Upon arrival, I made contact with Suspect 1, Suspect 2, Suspect 3 who were sitting on the curb located on the north side of the mall parking lot. I asked what they were doing and they told me that as they were walking by the mall, one of them attempted to put the code in on the locked door to the Brown's driving school and accidentally unlocked the door. Suspect 3 told me that he was the only person who went inside. Suspect 3 told me that \*\* saw a package of water and took some because they were thirsty.

Lt. Weatherly advised me that he contacted the owner of the Brown's driving school and was told that he did not want to press charges against the juveniles. I contacted the parents of all three juveniles. Suspect 3 and Suspect 2 were both picked up by their mothers. I contacted Suspect 1's mother and she told me that she thought Suspect 1 was listed as a runaway and that Suspect 1 needed to go to CIC. When I checked NCIC, Suspect 1 was not listed as a runaway.

Before I placed Suspect 1 in the backseat of the car I pat searched \*\*\* for weapons and found a package with three Cigarillos containing marijuana. I contacted his mother, \*\*\*\*\*, and she said she was not going to be able to pick him up.

I cited Suspect 1 for juvenile in possession of Marijuana, processed him through the Midwest City jail and transported him to CIC located at 201 NE 50th St. Nothing further at this time.

Subject was not a runaway at time of report.



# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-07185		
File #			
Description	TRESPASS (CITY PROPERTY)		
Incident Status	ACTIVE	From Date/Time	10/31/2021 20:15
		To Date/Time	
		Report Date	10/31/2021 20:15
Reporting Officer	ZUNIGA, J	Initial Rep. Date	10/31/2021 20:15

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PERSONS	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

### OFFENSE(S)

Offense	TRESPASS		
Statute	28-54		
Attempt Status			
Offense Status	ACTIVE		
Location			
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			

### VICTIM(S)

Name	CITY OF MIDWEST CITY,			
Address	100 N MIDWEST BLVD MIDWEST CITY, OK 73110		Phone	___-___-____
Race	Ethnic	Sex	DOB	
Height	Weight	Hair	Eyes	
S.S.N.	DL.& St.	JRN#		
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type
Homicide/Assault Circumstance				

**SUBJECT(S)**

Name	Redacted						
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	Phone	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	DOB	Redacted
S.S.N.	***-**-****	DL & St.	*****	JRN#	9034570	Eyes	Redacted
Sub. Type	SUSPECT	Arrest ID		Citation #	C566386		
Notes							

**PROPERTY**

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P1- BODY CAM VIDEO #152		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By ZUNIGA, J

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Officer ZUNIGA, J

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Supervisor DOLES, J

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MIDWEST CITY POLICE DEPARTMENT  
Incident # 21-07185 (Synopsis)

152: Subject issued citation for trespass.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-07185

ZUNIGA, J

October 31st 2021  
2015 Hours  
6909 E. Reno Avenue

I was notified by Sgt. Wilson about a possible trespass in progress at the City of Midwest City building. Sgt. Wilson informed me Suspect 1 was previously sent a cease and desist letter from the city attorney, Donald Maisch. The letter instructed Suspect 1 not to hold events on the property at 6909 E. Reno Avenue, specifically on October 31st, 2021. The letter was dated October 14th, 2021. Sgt. Wilson also previously warned members of Suspect 1's car club not to return to the property.

When I arrived at 6909 E. Reno Avenue, I observed a large number of vehicles parked on site. The vehicle's trunk lids were open and people were handing out candy to children. It appeared Suspect 1 planned and held the "Trunk or Treat" event she was instructed not to hold. I made contact with Suspect 1 and explained to her why I was there. I explained to Suspect 1 according to the letter sent by the city attorney, she and other members of her car club were not allowed on the property. Suspect 1 claimed no knowledge of the cease and desist letter and claims she was given permission by a police officer to hold such events. I advised Suspect 1 to have everyone leave the property immediately. Suspect 1 adamantly told me she would not leave until the event was over at 2100 hours. I again advised Suspect 1 to have everyone leave the property to which she refused.

While on scene, I spoke on the phone with Captain Doles. Captain Doles relayed information from an email which stated Suspect 1 was previously told by the property tenant not to return. The email also states Suspect 1 runs a Facebook page which appears to be an official City Of Midwest City Page. Suspect 1 has no affiliation with the City.

I completed a citation for trespass on city property and issued it to Suspect 1. Suspect 1 signed the citation and agreed to leave the property. A copy of the cease and desist letter is attached.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	22-00540		
File #			
Description	BURGLARY II		
Incident Status	CLOSED	From Date/Time	01/24/2022 09:00
		To Date/Time	01/26/2022 12:00
		Report Date	01/26/2022 13:23
Reporting Officer	ERICSON, K	Initial Rep. Date	01/26/2022 13:23

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

### OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	DEPT./DISCOUNT STORE		
Computer	Y	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			
If Burglary:	Burglary Entry	DOOR	No of Premises
	Point		Entered
	Entry Method	FORCE	

### VICTIM(S)

Name	BAHREINI, AHMAD			Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073			DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M
Height	5'08"	Weight	175	Hair	BRO
S.S.N.	***_**_****	DL.& St.	*****	Eyes	BRO
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

Name	OG&E,			Phone	405-553-8000
Address	321 N HARVEY AVENUE OKLAHOMA CITY, OK 73102				
Race		Ethnic		Sex	DOB
Height		Weight		Hair	Eyes
S.S.N.	__-__-____	DL.& St.		JRN#	
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

**SUBJECT(S)**

Name	UNKNOWN, UNKNOWN UNKNOWN				
Address				Phone	__-__-____
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	Eyes
S.S.N.	__-__-____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

**PROPERTY**

Property Category	METALS - NON-PRECIOUS		Loss Type	STOLEN
Description	P01; APPROX 625 FEET OF ELECTRICAL CABLE; 042			
Notes				
Make		Model		Style
Serial No / VIN				Color
Vehicle Year		Plate No/ State/ Type		
Loss Date	1/26/2022	Loss Quantity	1	Loss Value \$25,000.00
Rec Date		Rec Quantity		Rec Value
Drug Type		Drug Quantity		Drug UOM

Entered By ERICSON, K \_\_\_\_\_

Officer ERICSON, K \_\_\_\_\_

Supervisor STRONG, J \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 22-00540 (Synopsis)

042- Subjects broke into electrical box and took cable.

POE- Electrical box door.

POX- Electrical box door

MO- Cut padlock and entered box stealing cable

MIDWEST CITY POLICE DEPARTMENT

Incident # 22-00540

ERICSON, K

On 1/26/22 I was dispatched to Heritage Park Mall in reference to a business burglary. I met with Bahreini who advised that one of the electrical boxes had been broken into. He showed me the box that belongs to both the Mall and OG&E where subjects had cut a padlock and cut several electrical cables. He said he was last there on Monday 1/24/22 and knew it was locked then and he found it open with the cables taken this morning 1/26/22. He stated there is no video in the area and he doesn't know who might have taken the cable nor had he allowed anyone to take any.



# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

**GENERAL OFFENSE INFORMATION**

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	22-02395		
File #			
Description	MALICIOUS INJURY/DESTRUCTION OF PROPERTY		
Incident Status	CLOSED	From Date/Time	04/18/2022 08:30
		To Date/Time	04/19/2022 08:19
		Report Date	04/19/2022 08:19
Reporting Officer	ERICSON, K	Initial Rep. Date	04/19/2022 08:19

**GENERAL ADDITIONAL DATA**

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

**OFFENSE(S)**

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY		
Statute	28-58		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	GOVERNMENT/PUBLIC BLDG		
Computer	Y	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			

**VICTIM(S)**

Name	CITY OF MIDWEST CITY,			
Address	6909 E RENO AVE MIDWEST CITY, OK 73110		Phone	___-___-____
Race	Ethnic	Sex	DOB	
Height	Weight	Hair	Eyes	
S.S.N.	DL.& St.	JRN#		
Type of Victim	GOVERNMENT	Victim Of	NONE	Injury Type
Homicide/Assault Circumstance				

**SUBJECT(S)**

Name	PRESLEY, SHAWN DELL				Phone	405-651-6433	
Address	100 N MIDWEST BLVD MIDWEST CITY, OK 73110						
Race	W	Ethnic	N	Sex	M	DOB	4/20/1980 (41)
Height	6'00"	Weight	200	Hair	BRO	Eyes	BLU
S.S.N.	***-**-****	DL & St.	*****	JRN#	9061045		
Sub. Type	REPORTING PARTY	Arrest ID		Citation #			
Notes							

Name	UNKNOWN, UNKNOWN UNKOWN				Phone	____-____-____	
Address							
Race	U	Ethnic	U	Sex	U	DOB	
Height		Weight		Hair		Eyes	
S.S.N.	____-____-____	DL & St.		JRN#			
Sub. Type	SUSPECT	Arrest ID		Citation #			
Notes							

**PROPERTY**

Property Category	STRUCTURES - OTHER DWELLINGS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P01; GLASS WINDOW, NE CORNER OF OLD SEARS BUILDING; 042		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	4/19/2022	Loss Quantity	1
Rec Date		Loss Value	\$600.00
Drug Type		Rec Value	
		Drug Quantity	
		Drug UOM	

Entered By ERICSON, K \_\_\_\_\_

Officer ERICSON, K \_\_\_\_\_

Supervisor ROSS, R \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 22-02395 (Synopsis)

042- Window broken.

MIDWEST CITY POLICE DEPARTMENT

Incident # 22-02395

ERICSON, K

On 4/19/22 Dispatch issued a call for a vandalism at the listed address, old Sears building. I met with Pressley at the SE corner of the building and he advised that he found the listed window broken this morning, He sad he does a visual inspection of the building daily and when he came by yesterday the window was not broken. It's unknown how it happened as there were no prints on the window and there was no evidence of any rocks or debris being thrown at it either.

# MIDWEST CITY POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	22-02466		
File #			
Description	JUV-TRESPASSING		
Incident Status	ACTIVE	From Date/Time	04/21/2022 18:24
		To Date/Time	
		Report Date	04/21/2022 18:24
Reporting Officer	DIXON, J	Initial Rep. Date	04/21/2022 18:24

### GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	JUVENILE	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

### OFFENSE(S)

Offense	JUV-TRESPASSING		
Statute	28-54 (J)		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			

### VICTIM(S)

Name	BAHREINI, AHMAD			Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073			DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M
Height	5'08"	Weight	175	Hair	BRO
S.S.N.	***_**_****	DL.& St.	*****	JRN#	9060756
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

**SUBJECT(S)**

Name	Redacted						
Address	Redacted					Phone	__-__-__
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.		JRN#			
Sub. Type	SUSPECT	Arrest ID		Citation #	580366		
Notes							

Name	Redacted						
Address	Redacted					Phone	__-__-__
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	__-__-__	DL & St.		JRN#			
Sub. Type	SUSPECT	Arrest ID		Citation #	580365		
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#			
Sub. Type	GUARDIAN	Arrest ID		Citation #			
Notes							

Name	GARFIELD, COLETTA ANN						
Address	312 W SILVERWOOD DR MIDWEST CITY, OK 73110					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	8837251		
Sub. Type	PARENT	Arrest ID		Citation #			
Notes							

**RELATIONSHIP(S)**

Person A	Redacted	Relationship	PARENT	Person B	Redacted
Person A	S Redacted	Relationship	GUARDIAN	Person B	Redacted

PROPERTY

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P1- BODY CAM 190/157		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P2- PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By DIXON, J \_\_\_\_\_

Officer DIXON, J \_\_\_\_\_

Supervisor WEATHERLY, R \_\_\_\_\_

MIDWEST CITY POLICE DEPARTMENT  
Incident # 22-02466 (Synopsis)

190- Victim signed citations for Trespass toward two Juvenile subjects



MIDWEST CITY POLICE DEPARTMENT

Incident # 22-02466

DIXON, J

On Thursday April 21st, 2022 I responded to Heritage Park Mall regarding a party who stated he had cut his arm on a doorway of the business. While en route, dispatch advised they had now received an alarm at the old Montgomery Ward building. Sgt Skelton arrived prior to myself and located a broken glass door on the northwest corner of the building with two juvenile males standing inside the doorway.

Upon arrival, I witnessed the two subject's standing in the building, and one juvenile appeared to have injuries to his arm and leg. The broken glass door appeared to have a large piece of sheet metal on the inside of the door, blocking the bottom half of the doorway. The injured juvenile, later identified as Suspect 2, stated he had a laceration to his arm and knee and believed his leg may be broken. I spoke to the other juvenile, Suspect 1, who stated they were playing basketball with a third juvenile in the parking lot and that they noticed the door was broken. Suspect 1 stated the unidentified juvenile had thrown a bag of chips into the building and later left the area. Suspect 1 stated Suspect 2 attempted to lean over the sheet of metal attached to the door to reach the chips, injured his arm, and fell over the metal. Kevin stated he jumped over the metal to help Suspect 2 and called 911. Fire arrived on scene and assisted the juveniles out of the business, and EMS was on scene to provide care to Isaac. Sgt Skelton and I gathered their information and contacted their guardians. While waiting for their guardians, I spoke with the owner of the building, Ahmad Bahreni, through a telephone call who stated he was en route to our location.

I was advised by EMS that Isaac possibly needed stitches and may have suffered a broken wrist. Shortly after, Suspect 2's guardian, \*\*\*\*\* arrived on scene and spoke with EMS. Ahmad arrived on scene and stated he wanted to pursue charges against the juveniles for breaking the window. I explained to Ahmad that we did not have surveillance footage or proof of the juveniles breaking the door and he stated he wanted to sign for Trespassing. Ahmad continued to speak of how "they have caused 130,000 dollars worth of glass damage" to the building over previous incidents. I told Ahmad we did not have previous documentation of the juveniles being involved in any incidents at that location. I advised Ahmad that Suspect 2 had suffered lacerations to his person and had a possible broken wrist and he stated something regarding "good he deserved it". Ahmad signed citations toward both juveniles for Trespass which he swore to and I affirmed. I advised \*\*\*\*\* that Ahmad had signed a citation toward Suspect 2 that would be sent to the City Prosecutor for further. \*\*\*\*\* and Suspect 2 left the scene shortly after.

Suspect 1's mother, \*\*\*\*\* , arrived on scene and I provided her with the information I was given. I advised her that Ahmad had signed a citation toward Suspect 1 which would be sent to the City Prosecutor for further. I provided her my information and case referral number and she left the scene.

I took a photograph of the door which was later uploaded to the media server. It should be noted that in the photograph of the broken door there is a large circular object that could have possibly been used to break the door. The item was not near the doorway upon my arrival, but was located further away in the parking lot. Ahmad located the object and placed it near the door before I obtained a photograph.

Please forward to City Prosecutor for further.

April 4<sup>th</sup>, 2023

Sean Reed, Ward 4 Midwest City  
100 N Midwest Blvd  
Midwest City, OK 73110

Mr. Reed,

I am reaching out to you concerning the Urban Renewal Plan outline that was presented to the City Council meeting in March.

As a resident of Midwest City since 1991 and a resident of the Meadowood/Rolling Heights area since 1997, I am asking that you use your position to begin the remediation of the Heritage Park mall blighted area highlighted in the Urban Renewal Plan. I have been here long enough to see the best of Heritage Park Mall (full and vibrant) and now the worst (empty, boarded up, and dilapidated).

The owner of the areas in question has played the city long enough and now it is time to legally move forward to redevelop the area. I was at a citizens meeting that took place at Life Church well before the COVID shut down where a grand plan was laid out to clean up, modernize, and redevelop Heritage Park mall. Obviously, that never happened and I'm not so sure he ever planned to actually do it. I've also seen a Facebook page where he tried to convince everyone plans were moving. The page was subsequently gone.

I watched the live stream of the city council meeting and was offended the owner had the nerve to have "employees" of his try to convince the council of his plan and great ideas just waiting to happen. One speaker obviously read a script prepared for her. In addition, his potential "investor" is trying to sell the fact she was ready to invest, but the uncertainty was holding everything back. I know the rules for public comment are reserved for citizens of Midwest City or those with business interest in Midwest City. Those speakers were in the extreme as far as their business interest. I do think I heard the mayor say the council was advised to let them speak, which I respect. As it stands now, whatever it takes to get this owner out needs to be done. Seeing a boarded up building does nothing for the city or residents of the immediate neighborhood. The owner has had more than enough time to do what his representatives are trying to convince you about; even taking COVID out of the equation.

As the gentlemen who spoke from the neighborhood said, the owner will not even mow the grass, maintain the outside of the property, or pick up trash. The fence is in terrible shape with not only boards rotting away, but you have seen the scrub growing in it. That did not happen overnight. The trees in the parking lot are growing out of control and I can't recall any mowing done in the recent past. For him to get up and blame kids in the neighborhood for tearing holes in the fence is laughable and outrageous. In fact, there is a portion of the fence at Idylwild that burned last summer that has not even be cleaned up or repaired. The Wards sign on the north has been wind damaged and no attempt has been made to remove the damage. The remnant is just blowing in the wind. As a resident, I see it every day of the year.

I have seen the owner of Pelicans mow all the way to the east entrance of the mall (Sears) and the north entrance (Wards) which is well beyond his responsibility. Mr. Becker also mows his portion of the

property and more. I also saw a homeowner living off Meadow Lane and Idylwild mowing on the resident side of the mall fence this past summer just across from his home and the grass was over knee high.

As you have also seen, Life Church maintains their portion well; landscape, trash, and fencing. I am sure we will see some clean up from the owner now to try and show he is serious. That will be too little, too late.

I encourage you to move forward with the Urban Renewal plan without the current owner as a part of it. He has had plenty of time and that time must come to an end.

Thank you for your consideration.



David Bulman  
808 Fairlane Dr  
405-550-8372  
[dbulman1967@gmail.com](mailto:dbulman1967@gmail.com)

CC Matt Dukes, Mayor, Midwest City

**PLANNING COMMISSION RESOLUTION NO. 2023-02**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MIDWEST CITY DESIGNATING AND DELINEATING CERTAIN PROPERTY WITHIN THE HERITAGE PARK MALL AREA URBAN RENEWAL PLAN AS A SPECIAL PLANNING AREA, AS DEFINED BY THE 2008 COMPREHENSIVE PLAN OF THE CITY OF MIDWEST CITY, IS APPROPRIATE FOR REDEVELOPMENT, AND IS A PART OF THE LONG-RANGE DEVELOPMENT STRATEGY FOR THE CITY OF MIDWEST CITY, AND REAFFIRMING AND STATING THAT THE HERITAGE PARK MALL AREA URBAN RENEWAL PLAN CONFORMS TO AND ASSISTS IN THE EXECUTION OF THE COMPREHENSIVE PLAN; AND, FURTHER, RECOMMENDING THAT THE CITY OF MIDWEST CITY COUNCIL MAKE THE SAME DETERMINATIONS AS SET FORTH BY THIS RESOLUTION.**

**WHEREAS**, the City of Midwest City, Oklahoma (“City”) has adopted the Comprehensive Plan 2008 for Midwest City, Oklahoma (“Comprehensive Plan”); and

**WHEREAS**, the Comprehensive Plan contains a Land Use Plan and land use maps, which designates various levels of land use types throughout the City; and

**WHEREAS**, the Comprehensive Plan and Land Use Plan designate certain areas as Special Planning Areas, which are areas of specific City focus and effort to support redevelopment; and

**WHEREAS**, the Comprehensive Plan specifically contemplates the utilization of the Midwest City Urban Renewal Authority to address blighted areas within the community, specifically Special Planning Areas; and

**WHEREAS**, the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”), defines an urban renewal area as a blighted area which the governing body of a municipality designates an area appropriate for an urban renewal project; and

**WHEREAS**, the Act specifically defines blighted area in Section 38-101(8); and

**WHEREAS**, by Resolution 2022-23, the City has declared a certain area that is within a Special Planning Area as defined in the Comprehensive Plan to also be a blighted area as defined by the Act, specifically described as follows:

Blocks 5, 6, 7, and 8 in Heritage Park Mall, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to Midwest City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof (former What-A-Burger and Remainder of Heritage Park Mall); and

Lot 3 in Heritage Park Mall (a Re-Subdivision of Block 3, 4, and 5 of Miracle Mile Addition) in Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, recorded in Book 47 at Page 96, Oklahoma County Records, Oklahoma (former Montgomery Wards building); and

Block 2 of Heritage Park Map, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Together with Construction, Operation and Reciprocal Easement Agreement recorded August 1, 1977, in Book 4388, Page 784; and Amendment, Ratification and Adoption of Construction, Operation and Reciprocal Easement Agreement recorded November 14, 1977, in Book 4415, Page 935 together will all improvement thereon and the appurtenances thereunto belonging. (Former Sears building); and

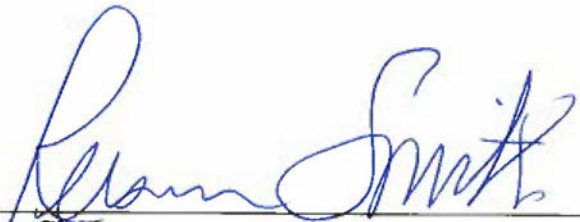
**WHEREAS**, the Midwest City Urban Renewal Authority, at the direction of the City, caused to be prepared the Heritage Park Mall Area Urban Renewal Plan for the area determined to be a blighted area by the City (“Urban Renewal Area”), and presented the Heritage Park Mall Area Urban Renewal Plan to the Planning Commission of the City for its consideration, consistent with the Act; and

**WHEREAS**, by Resolution, 2023-01, the Planning Commission of the City determined the proposed Heritage Park Mall Area Urban Renewal Plan to be desirable, designated the Urban Renewal Area as appropriate for an urban renewal area as defined by the Act, found that the proposed Heritage Park Mall Area Urban Renewal Plan conforms to and assists in the execution of the Comprehensive Plan, and recommended approval of the Heritage Park Mall Area Urban Renewal Plan to the City; and

**WHEREAS**, the Planning Commission finds it appropriate and desirable that the Comprehensive Plan designate and delineate the Urban Renewal Area as an urban renewal area as defined by the Act and that the Urban Renewal Area is appropriate for such designation and delineation within the Comprehensive Plan and the Land Use Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Midwest City, Oklahoma that the Comprehensive Plan and the Land Use Plan, which is a part of the Comprehensive Plan, hereby designates and delineates the Urban Renewal Area as an urban renewal area as defined by the Act, that such Urban Renewal Area is a Special Planning Area, as defined by the Comprehensive Plan, appropriate for redevelopment, and a part of the long-range development strategy for the City of Midwest City, and reaffirms and states that the Heritage Park Mall Area Urban Renewal Plan conforms to and assists in the execution of the Comprehensive Plan; and, further, recommends that the City of Midwest City Council make the same determinations as set forth by this Resolution.

**ADOPTED AND APPROVED** by the Planning Commission of the City of Midwest City this 11th day of April, 2023.

By:   
Chairperson

**To:** Honorably Mayor and Council  
**From:** Emily Richey, Current Planning Manager  
**Date:** April 25, 2023

**Subject:** (PC-2138) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from the Single-Family Detached Residential (R-6) District to SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District and a resolution to amend the Comprehensive Plan from Low-Density Residential (“LDR”) to Office/Retail (“OR”) for the property described as the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, also known as Lot 9, Block 1, Kanaly 2nd Douglas Boulevard Addition and/or 401 N. Douglas BL (“Property”).

**Executive Summary:** Applicant seeks to rezone the Property from R-6 to SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District, and to submit a resolution to amend the Comprehensive Plan from LDR to OR. Said Property is the site of a vacant, 696 ft.<sup>2</sup> single-family detached residence constructed circa. 1952. Owner Cliff Merrell, Merrell Estates, LLC, proposes to convert the residence into commercial use compliance to house his counseling office. At the November 18, 2023, Staff voiced concerns regarding the Owner’s ability to meet building code and zoning requirements- specifically parking. Staff asked Mr. Merrell to submit a site plan reflecting all proposed parking spaces and setbacks. Thereafter, Mr. Merrell submitted several defective site plans that lacked the elements necessary to determine if zoning compliance was possible. The most recent draft site plan submitted by a professional architect appears to comply, but will not be officially considered until the building plan review stage. Staff from Engineering and Construction Services, Fire Marshal’s Office, and Community Development met with the applicant on site for a General Walk-Through Inspection on February 23, 2023, at which time unpermitted work was discovered. Chief Building Official Randall Friar posted a stop work order on the property pending the approval of a building permit. Should Mr. Merrell obtain zoning approval, the structure must still meet all requirements for construction documents leading to permitting, inspections and a formal Certificate of Occupancy. It may be especially difficult to meet the requirements of the Americans with Disabilities Act (“ADA”) because of the age and design of the structure.



Both state and local public notification requirements were met. Parking and permitting were discussed in detail at the April 5, 2023, Planning Commission meeting. Mr. Merrell voiced his commitment to obtain all necessary permits. As of April 12, 2023, Community Development had not received public comments for or against this proposal. Planning Commission recommended approving the item, and action is at the discretion of the Council.

Both state and local public notification requirements were met. Parking and permitting were discussed in detail at the April 5, 2023, Planning Commission meeting. Mr. Merrell voiced his commitment to obtain all necessary permits. As of April 12, 2023, Community Development had not received public comments for or against this proposal. Planning Commission recommended approving the item, and action is at the discretion of the Council.

**Dates of Hearings:** Planning Commission- April 5, 2023  
City Council- April 25, 2023

**Date of Pre-Development Meetings:** September 13, 2022 and November 18, 2022

**Council Ward:** Megan Bain (#3)

**Owner:** Cliff Merrell (d/b/a Merrell Estates, LLC, 17601 White Oak, Choctaw, OK)

**Applicant:** David Box; Williams, Box, Forshee & Bullard, P.C, 522 Colcord DR, Oklahoma City, OK

**Proposed Use:** Administrative and Professional Office (Use Unit Classification 4.4.1)

**Size:** The subject property has a frontage of 70 feet along N. Douglas Boulevard, and a depth of 250 feet, and contains an area of 0.40 acres, more or less.

**Development Proposed by Comprehensive Plan:**

North- Single Family Detached Residential

South- Office/Retail

East- Office/Retail

West- Single Family Detached Residential

**Zoning Districts:**

North- R-6, Single-Family Detached Residential District

South- C-1, Restricted Commercial District

East- C-, Restricted Commercial District

West- R-6, Single-Family Detached Residential District

**Land Use:**

North- Vacant

South- Residential

East- Vacant

West- Residential

**Comprehensive Plan Citation:**

The future zoning land use for the subject lots are SFD, Single-Family Detached Land Use.

**4-15 Single-Family Detached (SFD) Land Use**

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas designated for single-family detached residential land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential land use. The City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

The proposed use currently does not conform to the Comprehensive Plan; therefore, a successful amendment to the Comprehensive Plan is required prior to approval of the zoning amendment.

**Municipal Code Citation:**

2.26. – SPUD, Simplified Planned Unit Development

2.26.1. *General Provisions.* The simplified planned unit development, herein referred to as SPUD, is a special zoning district that provides an alternate approach to conventional land use controls to produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts of parcels of land that are to be developed as on unit according to a master development plan map.

This SPUD is subject to special review procedures within 7.4 SPUD Application and Review (Page 179) and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.26.2. *Intent and Purpose.* The intent and purpose of the simplified planned unit development provisions are to ensure:

(A) *Innovative development.* Encourage innovative development and protect the health, safety and welfare of the community;

(B) *Efficient use of land.* Encourage efficient use of land, facilitate economic arrangement and circulation systems;

(C) *Appropriate limitations and compatibility.* Maintain appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

2.16. – O-1, Restricted Office District

2.16.1. *General Description.* This commercial district is intended to provide a location for administrative and professional offices which can occupy low rise structures in a low density landscaped setting.

This district places a great emphasis on open spaces and aesthetic considerations in building construction and landscaping.

Development in this district can serve as a buffer between residential areas and other land uses. It is important to mention the Property *does not* meet the minimum requirements for lot width within the O-1 district.

**History:**

1. This property had been residentially zoned since it was platted in February of 1951.
2. The Kanaly 2nd Douglas Boulevard Addition forbid commercial development; however, this restriction expired circa. 1976.
3. This application is not a precedence. Glenn's Competitive Chassis, a Community Commercial (C-3) zoned business, appears to have been operating in the same block at 423 N Douglas BL for at least 32 years.
4. Another commercially used property sits in the same addition at 409 N Douglas BL. It remains a part of the R-6 District and appears to have remained a non-conformity since circa. 1973.

**Next Steps:** Zoning approval will allow Mr. Merrell to submit constructions documents as application for a building permit.





**ABOVE:** Non-conforming business at 409 N Douglas BL sits less than 150' north of the subject site.

**BELOW:** Glenn's Competitive Chassis, 423 N Douglas BL, in the C-3 District.



**Engineering Staff Comments:**

**Note: No engineering improvements are required with this application.**

**Water Supply and Distribution**

A six (6) inch water mains extends along the east side of N Douglas Boulevard and same sized line extends along the south right-of-way of NE 2nd Street. Customer Services indicates this address is already served by our system and it is unlikely there will be any requirement to upgrade the system should development be permitted.

**Sanitary Sewerage Collection and Disposal**

An eight (8) inch interceptor extends to the southwest corner of the Property and the building is believed to be connected to same.

**Streets and Sidewalks**

Access to the parcel is from N Douglas Boulevard via an existing driveway. The Comprehensive Plan classifies N Douglas Boulevard as a Primary Arterial (Divided). NE 2nd Street parallels the south side of the property, which is classified as a Local Road in the Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Engineering Photos



West along N.E. 2<sup>nd</sup> Place



North along North Douglas



Drive into property



South along North Douglas

**Fire Marshal's Comments:**

Must meet requirements of Midwest City Ordinance Section 15.

**Solid Waste:**

The Property appears inadequately sized for a standard trash truck to access a commercial dumpster. As result, City's Solid Waste Manager granted a variance to allow trash collection by polycart.

**Planning Division:**

Applicant initially met with Staff on September 13, 2022 for the required Pre-Development meeting. An online meeting was also held on December 5, 2022 with Mr. Box, the Applicant's attorney. At the initial Pre-Development meeting in September, Mr. Merrell did not convey a clear vision as to what was being proposed. Staff suggested meeting at the Property to evaluate existing conditions and make recommendations. Mr. Merrell agreed to do same but the Zoning Amendment application was already filed.

Chief Building Official Friar immediately posted a Stop Work Order after illegal, unpermitted work was discovered during this visit. Mr. Merrell was informed the SWO would be removed following approval of the zoning amendment and approval of construction documents leading to the issuance of a building permit.

If this application is approved, the applicant can proceed with the submission of the appropriate building permits and then for a Certificate of Occupancy through the Engineering and Construction Services office.

Action is at the discretion of the Council.

**Action Required:**

Approve or reject the ordinance to redistrict to SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District and a resolution to amend the Comprehensive Plan to OR, Office/Retail for the property noted herein, subject to staff comments as found in the April 25, 2023 agenda packet and made part of PC-2138 file.



Emily Richey

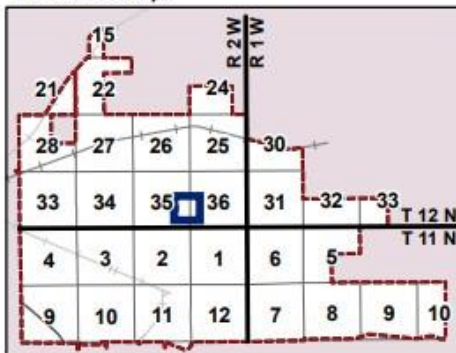
Current Planning Manager



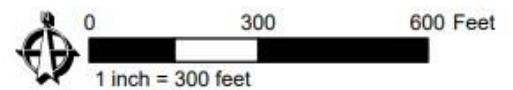
Community Development / Information Technology



Locator Map



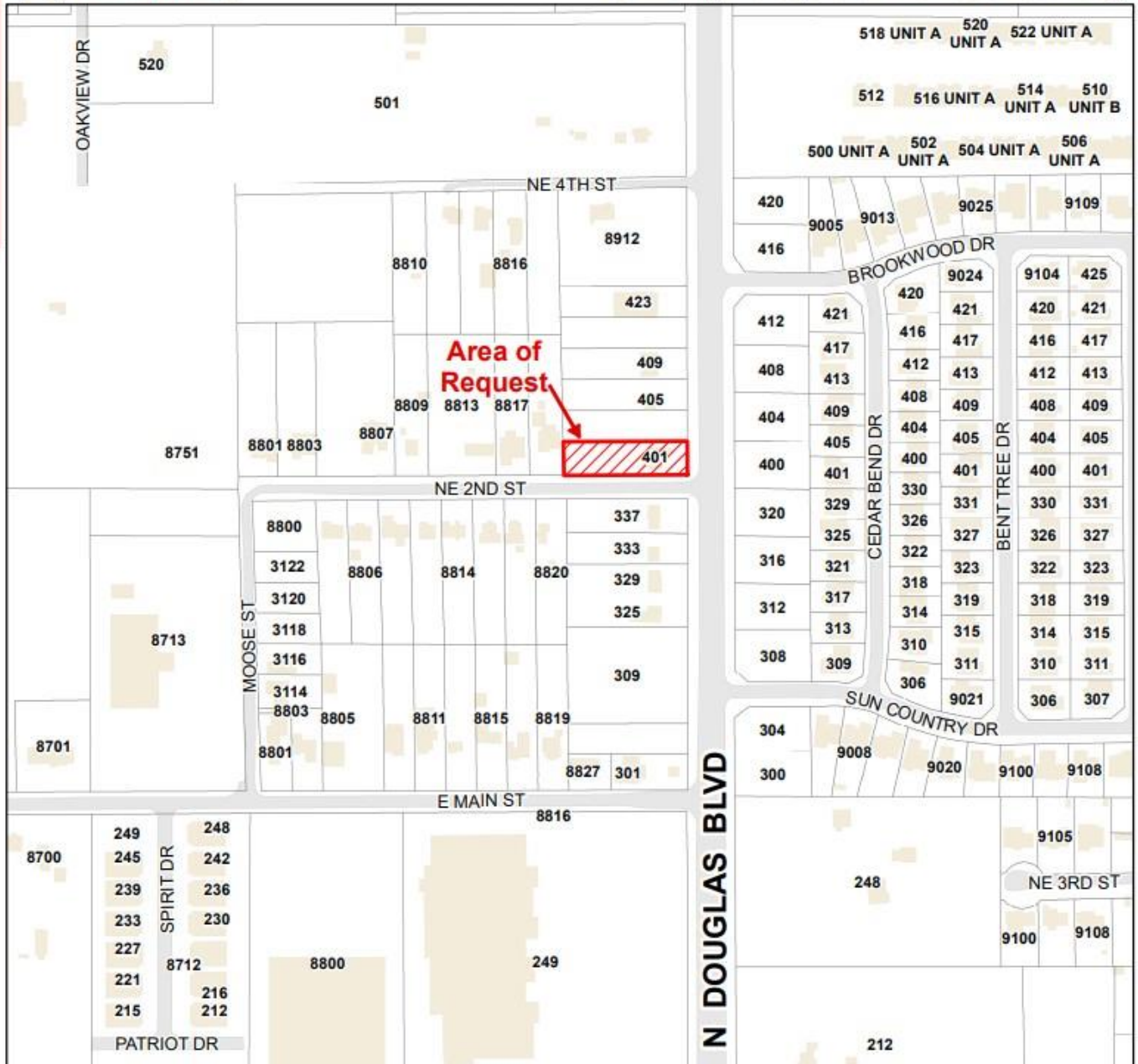
**12/2022 NEARMAP AERIAL VIEW FOR  
PC-2138  
(SE/4, Sec. 35, T12N, R2W)**



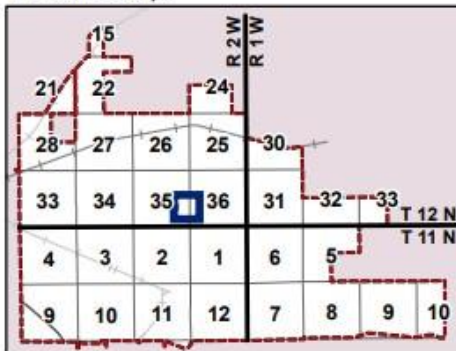
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Community Development / Information Technology



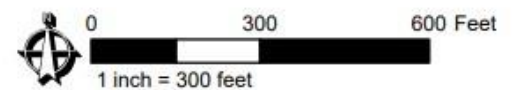
Locator Map



**General Map Legend**

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
- Active
- Inactive / Closed

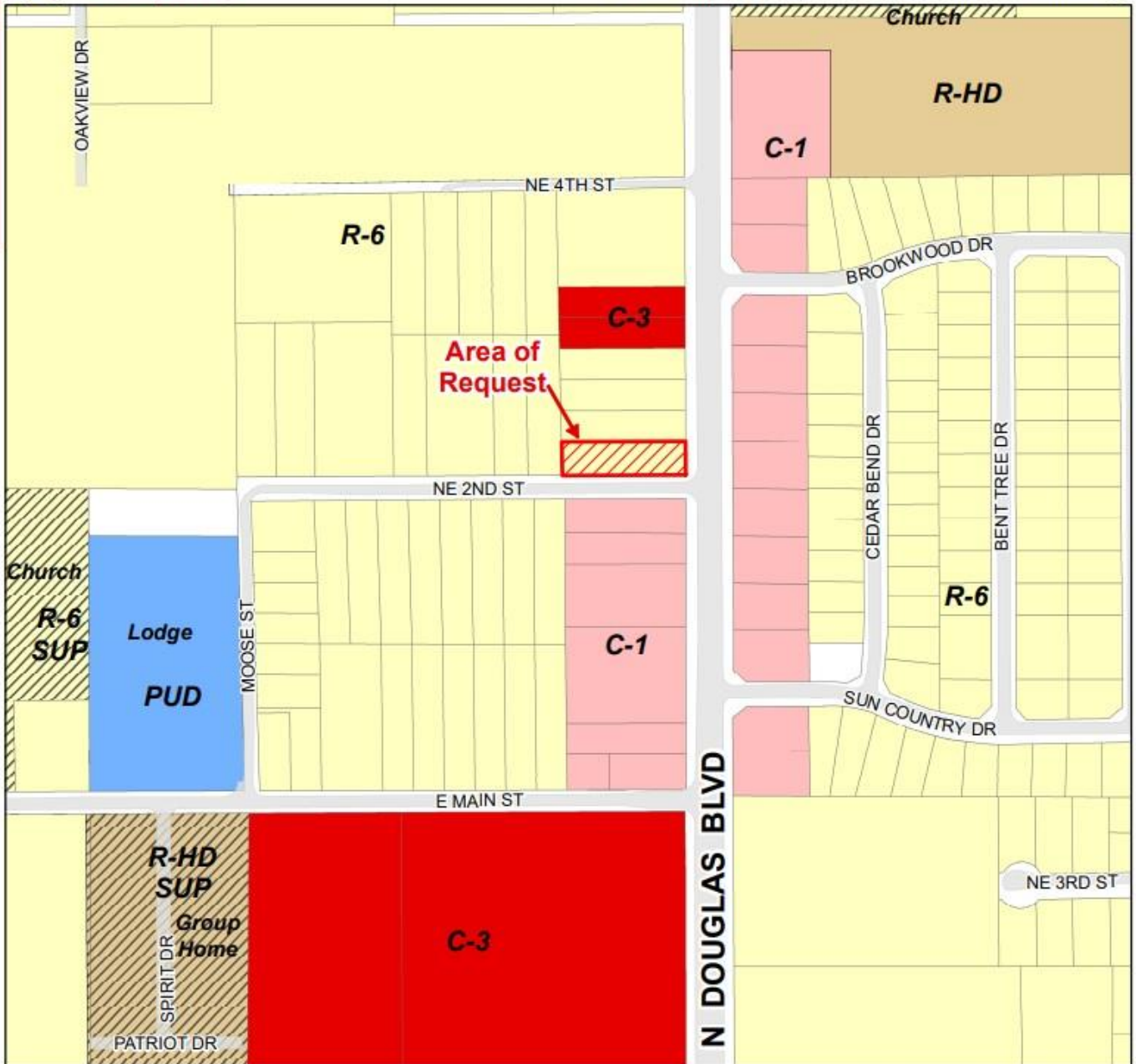
**GENERAL MAP FOR  
PC-2138  
(SE/4, Sec. 35, T12N, R2W)**



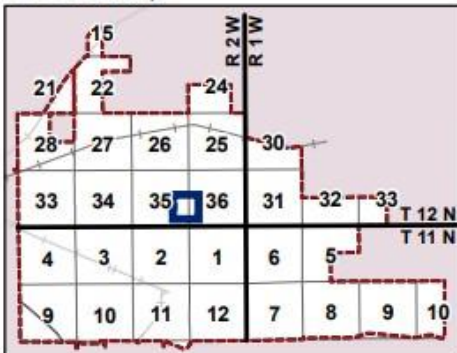
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Community Development / Information Technology



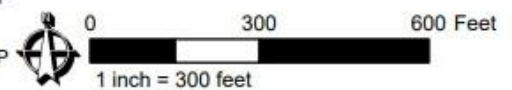
Locator Map



Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-2 SUP	O-2 SUP	R-HD SUP
C-3	R-6	R-MH-1
C-3 SUP	R-6 SUP	R-MH-2
C-4	R-8	PUD
C-4 SUP	R-10	SPUD
I-1	R-22	HOS
I-2		HOS SUP

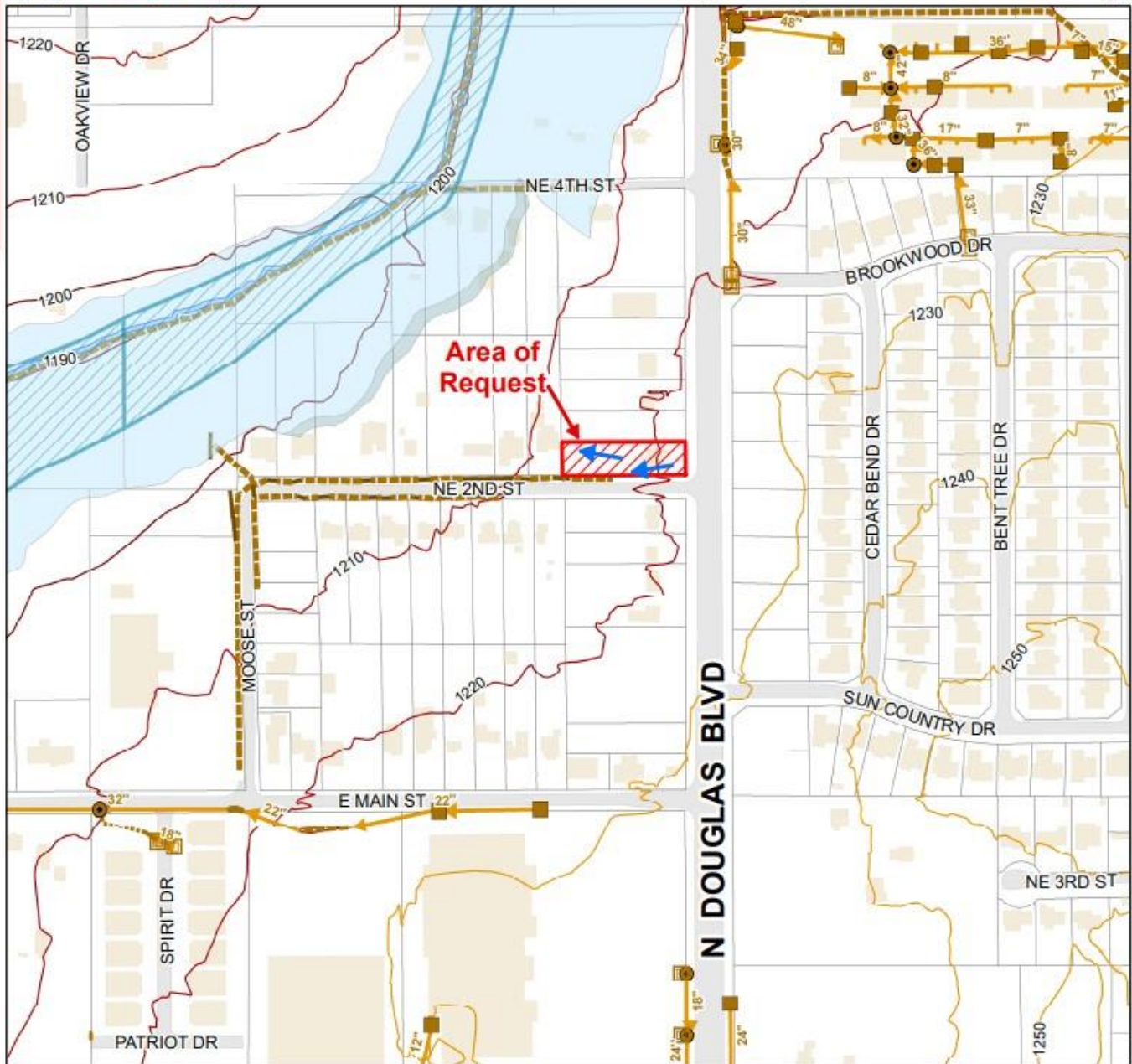
**ZONING MAP FOR  
PC-2138  
(SE/4, Sec. 35, T12N, R2W)**



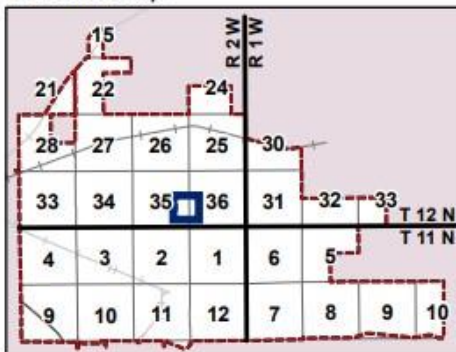
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Community Development / Information Technology



Locator Map

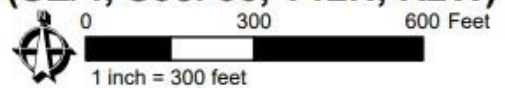


- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway
- FLOODWAY

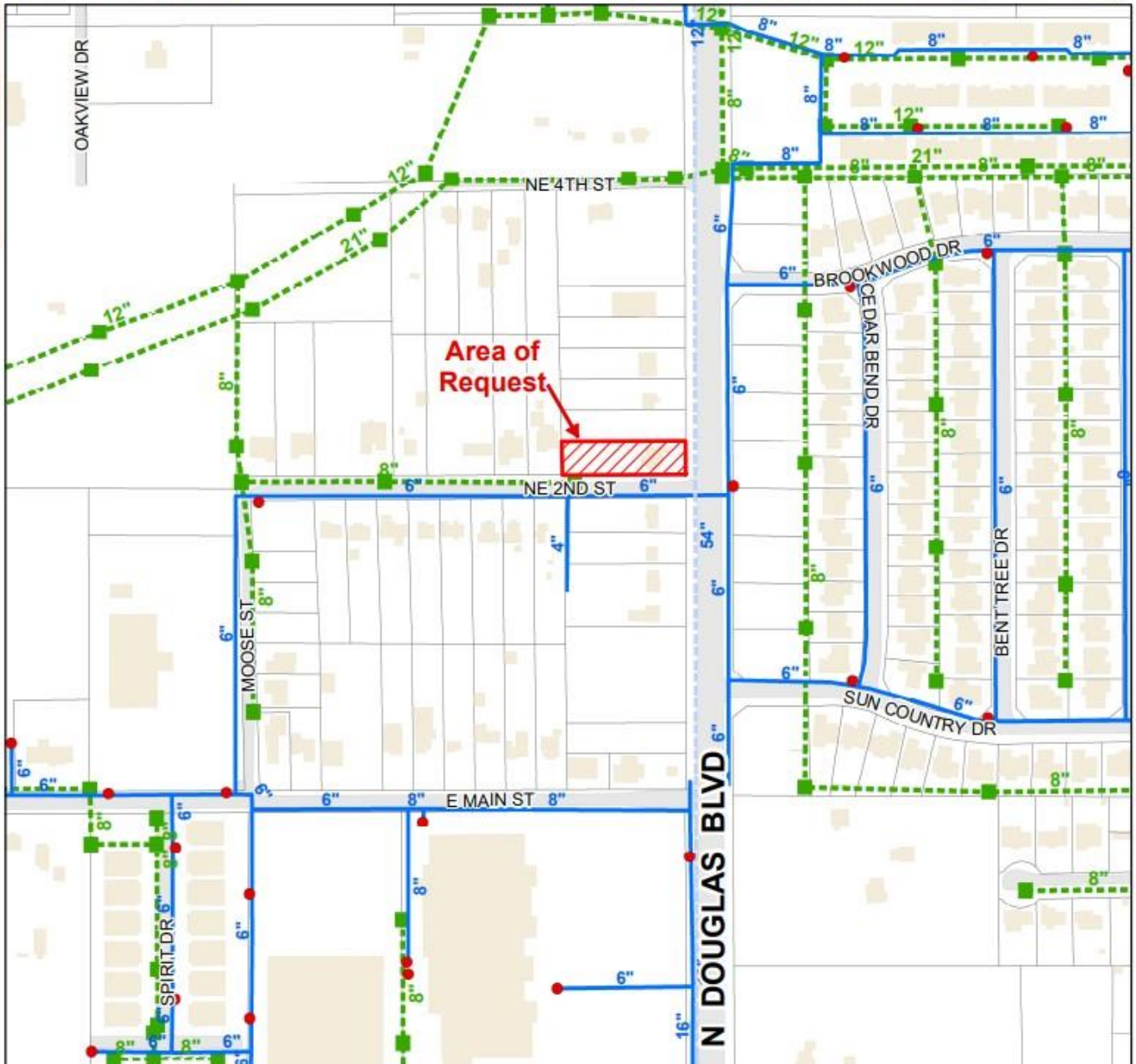
## DRAINAGE LOCATION MAP FOR PC-2138 (SE/4, Sec. 35, T12N, R2W)



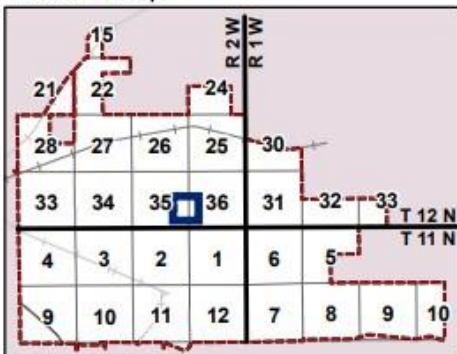
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Community Development / Information Technology



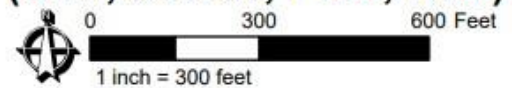
Locator Map



**Water/Sewer Legend**

- Fire Hydrants
- Water Lines
  - Distribution
  - Well
  - - - OKC Cross Country
  - - - Sooner Utilities
  - - - Thunderbird
  - - - Unknown
- Sewer Manholes
- - - Sewer Lines

**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-2138  
(SE/4, Sec. 35, T12N, R2W)**

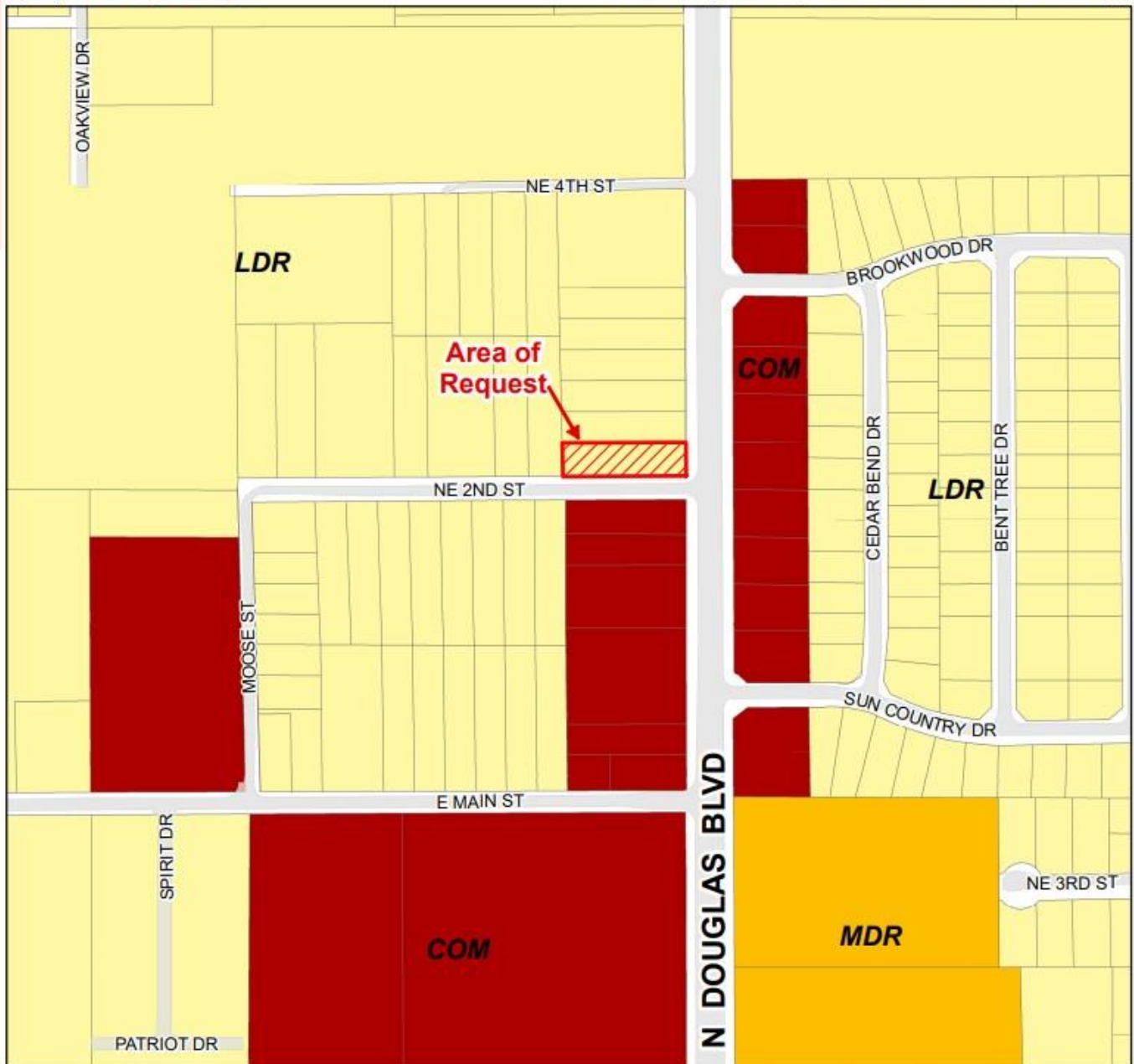


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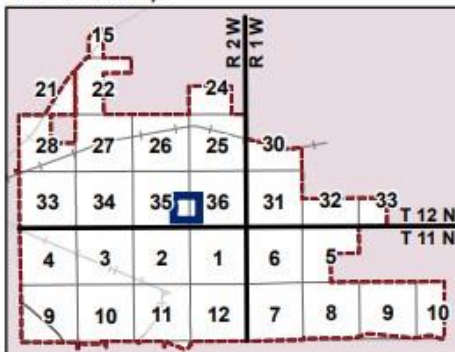




Community Development / Information Technology



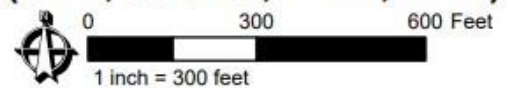
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

### FUTURE LAND USE MAP FOR PC-2138 (SE/4, Sec. 35, T12N, R2W)



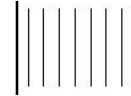
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MERRELL BUILDING  
401 N. DOUGLAS BLVD.  
MIDWEST CITY, OKLAHOMA

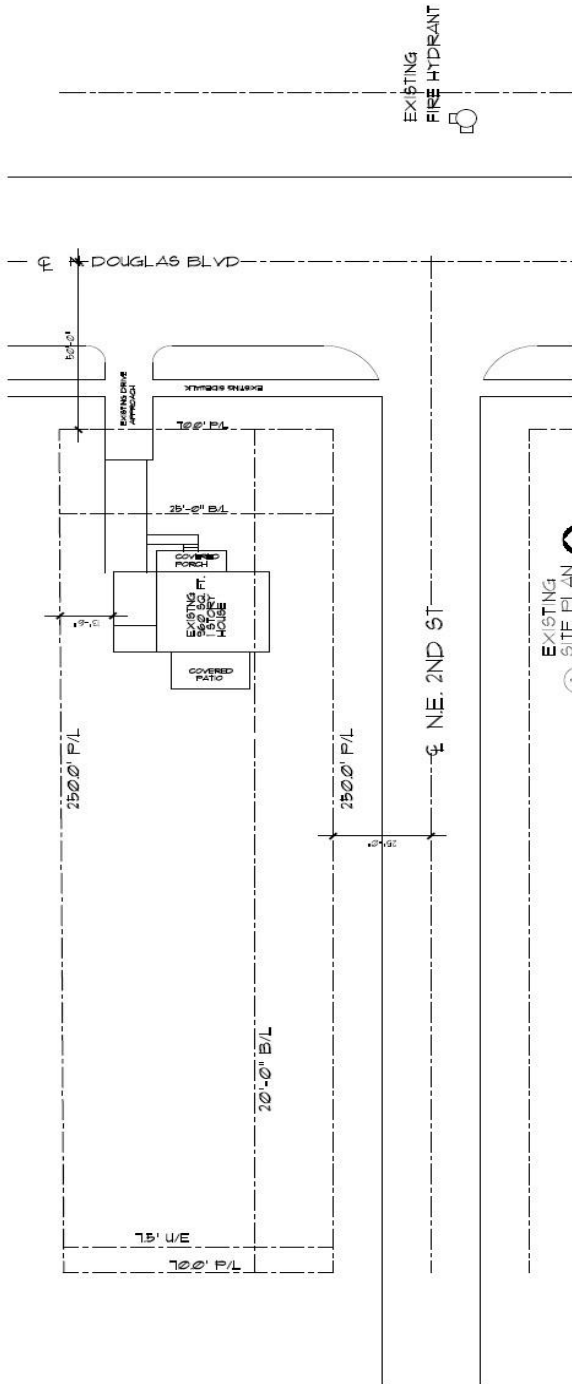
SAM GRESHAM  
ARCHITECTURE  
400 NW 23rd St., Suite B  
Oklahoma City, OK 73103  
405.842.2998



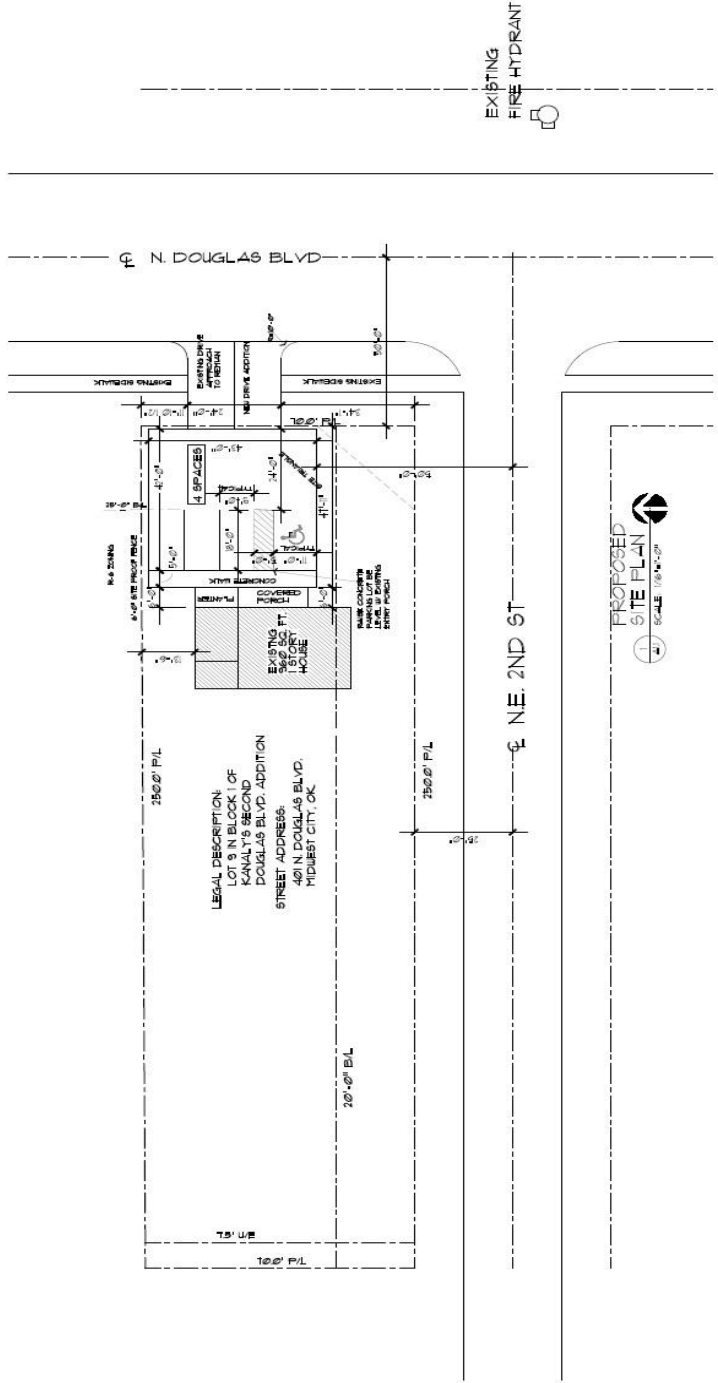
SITE PLAN



PROJECT # 230011  
DATE 04/25/23  
DRAWN BY [Signature]



EXISTING  
SITE PLAN  
SCALE 1/8" = 1'-0"



PROPOSED  
SITE PLAN  
SCALE 1/8" = 1'-0"



The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

**Simplified Planned Unit Development**

The following is to be used if the request is for a Simplified Planned Unit Development. If this request is not for a Simplified Planned Unit Development, do not complete the next 2 pages.

This document serves as the DESIGN STATEMENT and fulfills the requirement for the SPUD. The Special Development Regulations section of the form must be completed in its entirety. If the applicant proposes additional, more restrictive, design criteria than established in the Special Development Regulations, please elaborate under Other Development Regulations.

**A. Special Development Regulations**

1. List of the owners and/or developers: Merrell Estates, LLC

---

2. Please list the adjoining land uses, both existing and proposed.  
 North: R-6  
 South: C-1  
 East: C-1  
 West: R-6
3. Please list the use or uses that would be permitted on the site. Administrative and Professional Office

---

4. This site will be developed in accordance with the Development Regulations of the O-1 Restricted Office zoning district.
5. Please list all applicable special development regulations or modified regulations to the base zoning district: Minimum frontage for a change in zoning district, Table 3.3, shall be 70 feet, rather than 100 feet fronting arterials / 50 feet fronting collectors or local street.

---

6. Please provide a statement of the existing and proposed streets, including right-of-way standards and street design concepts: The property is located along N. Douglas Blvd. and NE 2<sup>nd</sup> St. The frontage is on N. Douglas Blvd.

---

7. Please describe the physical characteristics of the following:  
 Sight-proof screening proposed: Sight-proof screening shall meet all applicable base zoning regulations.  
 Landscaping proposed: Landscaping shall meet all applicable base zoning regulations.

---



The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

Signs proposed: There shall be no signage permitted within this SPUD.

Area of open space proposed: Open space requirements shall meet all applicable base zoning regulations.

Proposed access points: There shall be one (1) access point off of N. Douglas Blvd.

Drainage information: Drainage requirements shall meet all applicable base zoning regulations.

8. Existing or proposed building size: The existing building is 960 square feet  
 Maximum building height: One (1) story  
 Number of existing or proposed buildings: One (1) existing building shall remain  
 Building setbacks – Front: 20 feet  
                               Sides: 10 feet  
                               Rear: approx. 160 feet

9. Please provide a description of the proposed sequence of development.  
The property is currently existing and will be renovated to accommodate the proposed professional office use.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**B. Other Development Regulations**

Please list any other amenities or controls included in the SPUD: N/A.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**C. Master Plan Map (attached)**

Exhibit A: Legal description

This site will be developed in accordance with the Master Development Plan Map as submitted to the City of Midwest City for approval in conjunction with this request.

A handwritten signature in blue ink, appearing to be 'A. J. ...'

Signature

A handwritten date in blue ink, appearing to be '4/25/23'

Date

**Legal Description**

Lot Nine (9), in Block One (1), of KANALY'S SECOND DOUGLAS BOULEVARD  
ADDITION, to Midwest City, Oklahoma County, Oklahoma, according to the recorded plat  
thereof.

**LETTER OF AUTHORIZATION**

Cliff Merrell, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location \_\_\_

401 N. Douglas Blvd.

By: \_\_\_\_\_



Title: \_\_\_\_\_

Owner  
Merrell Estates, LLC

Date: 11/17/22

Tax ID No.: 100781000  
Mailing Statement To:  
Granite  
17601 White Oak  
Choctaw, OK 73020  
American Eagle Title Group, LLC  
503 N. Classen Bldg. A  
Oklahoma City, OK 73116

**WARRANTY DEED**  
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That **Maudie M. Akin Co-Trustee of the Maudie M. Akin Revocable Trust dated 17 day of March, 2017 AND Anna Mae Davis, Co-Trustee of the Maudie M. Akin Revocable Trust dated the 17 day of March 2017**, party of the first part, in consideration of the sum of \*\*\*TEN AND NO/100\*\*\* dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

**Merrell Estates, LLC**

Whose address is: 17601 White Oak, Choctaw, OK 73020

party of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

Lot Nine (9), in Block One (1), of **KANALY'S SECOND DOUGLAS BOULEVARD ADDITION**, to Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

**Maudie M. Akin Co-Trustee of the Maudie M. Akin Revocable Trust dated 17 day of March, 2017 AND Anna Mae Davis, Co-Trustee of the Maudie M. Akin Revocable Trust dated the 17 day of March 2017**

BY: Maudie M. Akin  
Maudie M Akin  
Co-Trustee

BY: Anna Mae Davis  
Anna Mae Davis  
Co-Trustee

State of Oklahoma County of Oklahoma ss:  
The foregoing instrument was acknowledged before me on this 14th day of October, 2022 by **Maudie M. Akin and Anna Mae Davis as Co-Trustees of Maudie M. Akin Co-Trustee of the Maudie M. Akin Revocable Trust dated 17 day of March, 2017 AND Anna Mae Davis, Co-Trustee of the Maudie M. Akin Revocable Trust dated the 17 day of March 2017.**

My Commission Expires:  
May 3, 2023

  
Notary Public  
Christi Cina

Closing Agent: American Eagle Title Group, LLC  
File Number: 2209-0093-61  
Underwriter: American Eagle Title Insurance Company



**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                    )  
  ) §:  
COUNTY OF OKLAHOMA                )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

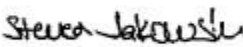
See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: December 14, 2022 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority #  
File No. 2785570-OK99



OWNERSHIP REPORT  
ORDER 2785570-OK99

DATE PREPARED: DECEMBER 19, 2022  
EFFECTIVE DATE: DECEMBER 14, 2022 AT 7:30 AM4

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2538	R150761085	MERRELL ESTATES LLC		17601 WHITE OAK	CHOCTAW	OK	73020	KANALY 2ND DOUGLAS BLVD	001	009	KANALY 2ND DOUGLAS BLVD 001 009 (SUBJECT PROPERTY)	401 N DOUGLAS AVE MIDWEST CITY
2538	R150761115	PLUNKETT GIL A & CRYSTAL A		8813 NE 2ND ST	MIDWEST CITY	OK	73110-7701	KANALY 2ND DOUGLAS BLVD	001	000	KANALY 2ND DOUGLAS BLVD 001 000 LOTS 12 & 13	8813 NE 2ND ST MIDWEST CITY
2538	R150761035	HAGERMAN ROYCE G & LINDA S CO TRS	HAGERMAN ROYCE G & LINDA S REV TRUST	2109 SW 61ST ST	OKLAHOMA CITY	OK	73159-1807	KANALY 2ND DOUGLAS BLVD	001	004	KANALY 2ND DOUGLAS BLVD 001 004	423 N DOUGLAS AVE MIDWEST CITY
2538	R150761045	HAGERMAN ROYCE G & LINDA S CO TRS	HAGERMAN ROYCE G & LINDA S REV TRUST	2109 SW 61ST ST	OKLAHOMA CITY	OK	73159-1807	KANALY 2ND DOUGLAS BLVD	001	005	KANALY 2ND DOUGLAS BLVD 001 005	0 UNKNOWN MIDWEST CITY
2538	R150761055	AHMED SAGIRUDDIN		15216 WORTHINGTON LN	EDMOND	OK	73013	KANALY 2ND DOUGLAS BLVD	001	006	KANALY 2ND DOUGLAS BLVD BLK 001 LOTS 6 THRU 8	409 N DOUGLAS AVE MIDWEST CITY
2538	R150761095	HAGAN HERMAN H & JOSEPHINE		8821 NE 2ND ST	MIDWEST CITY	OK	73110-7701	KANALY 2ND DOUGLAS BLVD	001	010	KANALY 2ND DOUGLAS BLVD 001 010	8821 NE 2ND ST MIDWEST CITY
2538	R150761105	GIBSON LEANDER B & KATIE F		8817 NE 2ND ST	MIDWEST CITY	OK	73110-7701	KANALY 2ND DOUGLAS BLVD	001	011	KANALY 2ND DOUGLAS BLVD 001 011	8817 NE 2ND ST MIDWEST CITY
2538	R150761135	SAIDI HOUSHMAND		4650 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129-7012	KANALY 2ND DOUGLAS BLVD	001	014	KANALY 2ND DOUGLAS BLVD 001 014	8809 NE 2ND ST MIDWEST CITY
2538	R150761165	COX PERRY W		8810 NE 4TH ST	MIDWEST CITY	OK	73110-7704	KANALY 2ND DOUGLAS BLVD	001	017	KANALY 2ND DOUGLAS BLVD 001 017	8812 NE 4TH ST MIDWEST CITY

OWNERSHIP REPORT  
ORDER 2785570-OK99

DATE PREPARED: DECEMBER 19, 2022  
EFFECTIVE DATE: DECEMBER 14, 2022 AT 7:30 AM4

2538	R150761175	BOCOX URSULA		8816 NE 4TH ST	MIDWEST CITY	OK	73110	KANALY 2ND DOUGLAS BLVD	001	018	KANALY 2ND DOUGLAS BLVD 001 018	8816 NE 4TH ST MIDWEST CITY
2538	R150761185	BOCOX URSULA		8816 NE 4TH ST	MIDWEST CITY	OK	73110	KANALY 2ND DOUGLAS BLVD	001	019	KANALY 2ND DOUGLAS BLVD 001 019	0 UNKNOWN MIDWEST CITY
2538	R150761195	CHECKMATE ENTERPRISE LLC		9075 HARMONY DR	MIDWEST CITY	OK	73130-6217	KANALY 2ND DOUGLAS BLVD	002	001	KANALY 2ND DOUGLAS BLVD 002 001	337 N DOUGLAS AVE MIDWEST CITY
2538	R150761205	CHECKMATE ENTERPRISE LLC		9075 HARMONY DR	MIDWEST CITY	OK	73130-6217	KANALY 2ND DOUGLAS BLVD	002	002	KANALY 2ND DOUGLAS BLVD 002 002	333 N DOUGLAS AVE MIDWEST CITY
2538	R150761215	CHECKMATE ENTERPRISE LLC		9075 HARMONY DR	MIDWEST CITY	OK	73130-6217	KANALY 2ND DOUGLAS BLVD	002	003	KANALY 2ND DOUGLAS BLVD 002 003	329 N DOUGLAS BLVD MIDWEST CITY
2538	R150761225	LAGRINI CARI		1313 N DOUGLAS BLVD	MIDWEST CITY	OK	73130	KANALY 2ND DOUGLAS BLVD	002	004	KANALY 2ND DOUGLAS BLVD 002 004	325 N DOUGLAS BLVD MIDWEST CITY
2538	R150761435	MAIN PROPERTIES LLC		PO BOX 50285	MIDWEST CITY	OK	73140	KANALY 2ND DOUGLAS BLVD	002	025	KANALY 2ND DOUGLAS BLVD 002 025	8812 NE 2ND ST MIDWEST CITY
2538	R150761445	YOUNG VERNON L FAMILY TRUST		9501 NE 16TH ST	OKLAHOMA CITY	OK	73130-1401	KANALY 2ND DOUGLAS BLVD	002	026	KANALY 2ND DOUGLAS BLVD 002 026	8814 NE 2ND ST MIDWEST CITY
2538	R150761455	CAMPBELL CURTIS SHAWN		8816 NE 2ND ST	OKLAHOMA CITY	OK	73110-7702	KANALY 2ND DOUGLAS BLVD	002	027	KANALY 2ND DOUGLAS BLVD 002 027	8816 NE 2ND ST MIDWEST CITY
2538	R150761465	OSBORN JOE W	BEAN N RUTH	8818 NE 2ND ST	MIDWEST CITY	OK	73110-7702	KANALY 2ND DOUGLAS BLVD	002	028	KANALY 2ND DOUGLAS BLVD 002 028	8818 NE 2ND ST MIDWEST CITY

OWNERSHIP REPORT  
ORDER 2785570-OK99

DATE PREPARED: DECEMBER 19, 2022  
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2538	R150761475	SAIDI HOUSHMAND		4650 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129	KANALY 2ND DOUGLAS BLVD	002	029	KANALY 2ND DOUGLAS BLVD 002 029	8820 NE 2ND ST MIDWEST CITY
2543	R130062000	SPENCER THELMA L TRS & LIVING TRUST	SPENCER CLARY W TRS	10620 E MEMORIAL RD	JONES	OK	73049-8724	SUN COUNTRY ESTATES AMENDED	002	001	SUN COUNTRY ESTATES AMENDED 002 001	0 UNKNOWN MIDWEST CITY
2543	R130062010	SPENCER THELMA L TRS & LIVING TRUST	SPENCER CLARY W TRS	10620 E MEMORIAL RD	JONES	OK	73049-8724	SUN COUNTRY ESTATES AMENDED	002	002	SUN COUNTRY ESTATES AMENDED 002 002	0 UNKNOWN MIDWEST CITY
2543	R130062020	SPENCER THELMA L TRS & LIVING TRUST	SPENCER CLARY W TRS	10620 E MEMORIAL RD	JONES	OK	73049-8724	SUN COUNTRY ESTATES AMENDED	002	003	SUN COUNTRY ESTATES AMENDED 002 003	404 N DOUGLAS AVE MIDWEST CITY
2543	R130062030	SPENCER THELMA L TRS & LIVING TRUST	SPENCER CLARY W TRS	10620 E MEMORIAL RD	JONES	OK	73049-8724	SUN COUNTRY ESTATES AMENDED	002	004	SUN COUNTRY ESTATES AMENDED 002 004	0 UNKNOWN MIDWEST CITY
2543	R130062040	SPENCER THELMA L TRS & LIVING TRUST	SPENCER CLARY W TRS	10620 E MEMORIAL RD	JONES	OK	73049-8724	SUN COUNTRY ESTATES AMENDED	002	005	SUN COUNTRY ESTATES AMENDED 002 005	0 UNKNOWN MIDWEST CITY
2543	R130062050	SPENCER THELMA L TRS & LIVING TRUST	SPENCER CLARY W TRS	10620 E MEMORIAL RD	JONES	OK	73049-8724	SUN COUNTRY ESTATES AMENDED	002	006	SUN COUNTRY ESTATES AMENDED 002 006	0 UNKNOWN MIDWEST CITY
2543	R130062060	SPENCER THELMA L TRS & LIVING TRUST	SPENCER CLARY W TRS	10620 E MEMORIAL RD	JONES	OK	73049-8724	SUN COUNTRY ESTATES AMENDED	002	007	SUN COUNTRY ESTATES AMENDED 002 007	0 UNKNOWN MIDWEST CITY
2543	R130062120	LINDSEY SCOTT A & NATALIE A		325 CEDAR BEND DR	MIDWEST CITY	OK	73130-3231	SUN COUNTRY ESTATES AMENDED	002	013	SUN COUNTRY ESTATES AMENDED 002 013	325 CEDAR BEND DR MIDWEST CITY

OWNERSHIP REPORT  
ORDER 2785570-OK99

DATE PREPARED: DECEMBER 19, 2022  
EFFECTIVE DATE: DECEMBER 14, 2022 AT 7:30 AM4

2543	R130062130	BURNETT RICHARD L & PAULETTE K		329 CEDAR BEND DR	MIDWEST CITY	OK	73130-3231	SUN COUNTRY ESTATES AMENDED	002	014	SUN COUNTRY ESTATES AMENDED 002 014	329 CEDAR BEND DR MIDWEST CITY
2543	R130062140	LOGSDON HOMES LLC		401 CEDAR BEND DR	MIDWEST CITY	OK	73130	SUN COUNTRY ESTATES AMENDED	002	015	SUN COUNTRY ESTATES AMENDED 002 015	401 CEDAR BEND DR MIDWEST CITY
2543	R130062150	MOTEN KIMBERLY		405 CEDAR BEND DR	MIDWEST CITY	OK	73130-3229	SUN COUNTRY ESTATES AMENDED	002	016	SUN COUNTRY ESTATES AMENDED 002 016	405 CEDAR BEND DR MIDWEST CITY
2543	R130062160	CARR ADOREE C		409 CEDAR BEND DR	MIDWEST CITY	OK	73130-3229	SUN COUNTRY ESTATES AMENDED	002	017	SUN COUNTRY ESTATES AMENDED 002 017	409 CEDAR BEND DR MIDWEST CITY
2543	R130062170	FLUITT PAUL W & RELIETA R		413 CEDAR BEND DR	MIDWEST CITY	OK	73130-3229	SUN COUNTRY ESTATES AMENDED	002	018	SUN COUNTRY ESTATES AMENDED 002 018	413 CEDAR BEND DR MIDWEST CITY

2 **ORDINANCE NO. \_\_\_\_\_**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**  
4 **DESCRIBED IN THIS ORDINANCE FROM R-6, SINGLE-FAMILY DETACHED RESI-**  
5 **DENTIAL DISTRICT TO SPUD, SIMPLIFIED PLANNED UNIT DEVELOPMENT**  
6 **GOVERNED BY O-1, RESTRICTED OFFICE DISTRICT, AND DIRECTING AMEND-**  
7 **MENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE RECLASSI-**  
8 **FICATION OF THE PROPERTY’S ZONING DISTRICT; AND PROVIDING FOR RE-**  
9 **PEALER AND SEVERABILITY**

10 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

11 **ORDINANCE**

12 **SECTION 1.** That the zoning district of the following described property is hereby reclassified  
13 from R-6, Single-Family Detached Residential to SPUD, Simplified Planned Unit Development  
14 governed by O-1, Restricted Office, subject to the conditions contained in the PC-2138 file, and  
15 that the official Zoning District Map shall be amended to reflect the reclassification of the prop-  
16 erty’s zoning district as specified in this ordinance:

17 Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North,  
18 Range Two (2) West of the Indian Meridian, Lot 009, Block 001, also addressed as  
19 401 N. Douglas Blvd., Midwest City, OK 73130.

20 **SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are  
21 hereby repealed.

22 **SECTION 3. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is  
23 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-  
24 tions of the ordinance.

25 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Oklahoma,  
26 on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

27 THE CITY OF MIDWEST CITY, OKLA-  
28 HOMA

29 \_\_\_\_\_  
30 MATTHEW D. DUKES II, Mayor

31 ATTEST:

32 \_\_\_\_\_  
33 SARA HANCOCK, City Clerk

34 **APPROVED** as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

35 \_\_\_\_\_  
36 DONALD MAISCH, City Attorney

1 **PC-2138**

2 **RESOLUTION NO. \_\_\_\_\_**

3 **A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICA-**  
4 **TION FROM LDR, LOW DENSITY RESIDENTIAL TO OR, OFFICE/RETAIL FOR**  
5 **THE PROPERTY DESCRIBED IN THE RESOLUTION WITHIN THE CITY OF MID-**  
6 **WEST CITY, OKLAHOMA.**

7 **WHEREAS**, currently the Comprehensive Plan Map of Midwest City, Oklahoma shows the fol-  
8 lowing described property identified, for future planning purposes, as LDR, Low Density Resi-  
9 dential:

10 Part of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12)  
11 North, Range Two (2) West of the Indian Meridian, Lot 009, Block 001, also addressed  
12 as 401 N. Douglas Blvd., Midwest City, OK 73130.

13 **WHEREAS**, it is the desire of the applicant to amend the future planning classification of the  
14 above referenced property from LDR, Low Density Residential to OR, Office/Retail.

15 **WHEREAS**, with the applicant’s request the change in future planning classification complies  
16 with the City’s Comprehensive Plan.

17 **WHEREAS**, the applicant has met both state and local notification requirements.

18 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MIDWEST CITY,**  
19 **OKLAHOMA COUNTY, STATE OF OKLAHOMA:**

20 That the classification of above described property located in Midwest City, Oklahoma is hereby  
21 changed from LDR, Low Density Residential to OR, Office/Retail on the Comprehensive Plan  
22 Map.

23 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Okla-  
24 homa, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

25 THE CITY OF MIDWEST CITY, OKLAHOMA

26 \_\_\_\_\_  
27 MATTHEW D. DUKES II, Mayor

28 ATTEST:

29 \_\_\_\_\_  
30 SARA HANCOCK, City Clerk

31 **APPROVED** as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

32 \_\_\_\_\_  
33 DONALD MAISCH, City Attorney

34  
35  
36

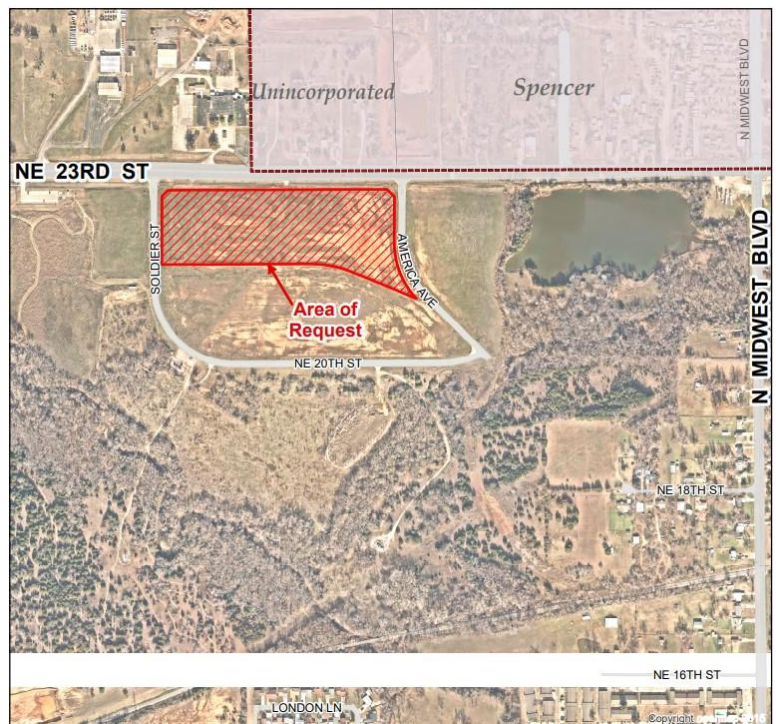
**To:** Honorable Mayor and Council  
**From:** Emily Richey, Current Planning Manager  
**Date:** April 25, 2023

**Subject:** (PC-2139) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from PUD, Planned Unit Development to Amended PUD, Planned Unit Development governed by C-4, General Commercial District and I-2, Moderate Industrial District for the property described as ± 11.73 acres located in the North Half (N/2) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, more accurately described as Lots 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 3F, and 3G of Soldier Creek Industrial Park also addressed as 7500 NE 23<sup>rd</sup> St., Midwest City, OK 73141.

**Executive Summary:** Applicant is requesting an amendment to its property's governing PUD to allow for a modification of exterior building materials. The applicant, American Glass, Inc., is requesting the following proposed veneer:

- North Elevation (front): Approximately 65% aluminum metal panel wall (brushed stainless appearance); approximately 35% glass.
- East Elevation (side): Stucco with a 3 ft. articulation every 25 ft. of surface length.
- South Elevation (back): Stucco.
- West Elevation (exterior side): Approximately 0% aluminum metal panel wall (brushed stainless appearance); approximately 100% glass.

Applicant has provided elevations and they are attached to this application.



Both state and local public notification requirements were met. Robert Coleman was present at Planning Commission and addressed the commissioners. Nobody from the public spoke in favor nor opposition of the item. At the time of this writing, staff has not received any comments regarding this case. Planning Commission recommends approval of this item. Action is at the discretion of the Council.

**Dates of Hearing:**

Planning Commission- April 5, 2023  
City Council- April 25, 2023

**Date of Pre-Development Meeting:**

February 16, 2023

**Council Ward:** Ward 5, Sara Bana

**Owner:** Tim Lyon, Midwest City Utilities Authority

**Applicant:** Sam Godair, American Glass Inc.

**Proposed Use:** American Glass, Inc.

**Size:** The subject property has a frontage of 1220 feet along NE 23<sup>rd</sup> Street, and a depth of 395 feet, and contains an area of 11.73 acres, more or less.

**Development Proposed by Comprehensive Plan:**

North- PSP, Public/Semi-Public

South- LDR, Low Density Residential

East- IND, Industrial; POS, Parks/Open Space

West- IND, Industrial

**Zoning Districts:**

North- A-1, Agricultural District

South- A-1, Agricultural District; R-6, Single Family Residential District

East- A-1, Agricultural District; R-6, Single Family Residential District

West- I-1, Light Industrial District; A-1, Agricultural District

**Land Use:**

North- Oklahoma County Training Facility; Spencer

South- Vacant

East- Vacant

West- Vacant

**Comprehensive Plan Citation:**

The future zoning land use for the subject lots are IND, Industrial.

The industrial land use designation is applied to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Given the beneficial relations that Midwest City and Tinker AFB have shared, industries and businesses that support and supply Tinker AFB are highly appropriate within this land use category.

**Municipal Code Citation:**

2.25. – PUD, Planned Unit Development

2.25.1. *General Provisions.* The planned unit development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use control to produce unique, creative, progressive, or quality land developments.

The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan.

The PUD is subject to special review procedures within 7.3 PUD Application and Review (Page 174), and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.25.2. *Intent and Purpose.* The intent and purpose of the planned unit development provisions are as follows:

- (A) *Innovative development.* Encourage innovative development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.
- (B) *Flexibility within developments.* Permit flexibility within the development to maximize the unique physical features of the particular site.
- (C) *Efficient use of land.* Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses.
- (D) *Function, design, and diversity.* Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.
- (E) *Modifications to development requirements.* Provide a vehicle for negotiation modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

## 2.21. –C-4, General Commercial District

2.21.1 *General Description.* This commercial district is designed for the conduct of personal and business services and the general retail trade of the community and the surrounding area.

Because the permitted uses may serve and employ large numbers of people, the activities conducted and traffic generated make this district very incompatible with residential development.

Therefore, this district should be utilized at points of direct access from freeways, expressways, and arterial intersections, or in areas identified for heavy commercial activity that will be well separated from nearby residential areas. Outdoor storage and display is permitted.

## 2.23. – I-2, Moderate Industrial District

2.23.1. *General Description.* This industrial district is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesale, and service uses which may generate relatively low levels of noise, odor, smoke, dust, or intense light.

Industrial uses permitted may require proper accessibility to air, rail, or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients.

Provision is also made for outdoor operations and storage.

### **History:**

1. This area was rezoned on May 22, 2012 to a PUD, Planned Unit Development governed by the I-2, Moderate Industrial District and C-4, General Commercial District (PC-1766).
2. Council approved a preliminary plat for this area on November 22, 2016 (PC-1888).
3. Council approved a final plat for this areas on June 26, 2018 (PC-1954).
4. Council approved the Amended PUD for this area on October 22, 2019 (PC-2022).
5. Council approved the revised Preliminary Plat for the Soldier Creek Industrial Park on January 14, 2020 (PC-2036).
6. The Soldier Creek Industrial Park Final Plat was approved October 6, 2020 (PC-2055).
7. Council approved the Amended PUD for this area May 25, 2021 (PC-2076).

### **Next Steps:**

If Council approves this rezone, the applicant will then apply for the appropriate building permits for new construction, then a Certificate of Occupancy.

**Staff Comments-**

**Engineering Staff Comments:**

**Note: No engineering improvements are required with this application.**

**Water Supply and Distribution**

There are public water mains bordering the proposed parcel, a twelve (12) inch line running along the south side of NE 23rd Street, an eight (8) inch line running along the east side of Soldier Street, and an eight (8) inch line running along the east side of America Avenue. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

**Sanitary Sewerage Collection and Disposal**

There's a public sewer main servicing the proposed parcel, an eight (8) inch line running along the south side of the property. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

**Streets and Sidewalks**

Access to the parcel is from NE 23rd Street, Soldier Street, and America Avenue. NE 23rd Street parallels the north side of the property and is classified as a primary arterial in the 2008 Comprehensive Plan. Soldier Street is classified as a proposed collector and America Avenue is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

**Drainage and Flood Control, Wetlands, and Sediment Control**

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

**Easements and Right-of-Way**

No further easements or right of way would be required with this application.

**Fire Marshal's Comments:**

Applicant required to meet all Midwest City Ordinance Section 15.

**Planning Division:**

Staff met with the applicant December 30, 2022 for a Pre-Development meeting and again on February 16, 2023.

The request for amendment of the existing governing PUD is due to the applicant's proposed exterior materials for building.

The proposed veneer is as follows:

- North Elevation (front): Approximately 65% aluminum metal panel wall (brushed stainless appearance); approximately 35% glass.
- East Elevation (side): Stucco with a 3 ft. articulation every 25 ft. of surface length.
- South Elevation (back): Stucco



- West Elevation (exterior side): Approximately 0% aluminum metal panel wall (brushed stainless appearance); approximately 100% glass.

The applicant provided preliminary elevations (attached).

Hours of Operations: Typically Monday – Friday 7:00AM – 5:30 PM, but working hours may be changed temporarily or permanently as needed to meet production demands.

If this application is approved, the applicant can proceed with the submission of the appropriate building permits and then for a Certificate of Occupancy through the Engineering and Construction Services office.

Action is at the discretion of the Council.

**Action Required:**

Approve or reject the ordinance to redistrict to amended PUD, Planned Unit Development governed by C-4, General Commercial District and I-2, Moderate Industrial District for the property noted herein, subject to staff comments as found in the April 25, 2023 agenda packet and made part of PC-2139 file.

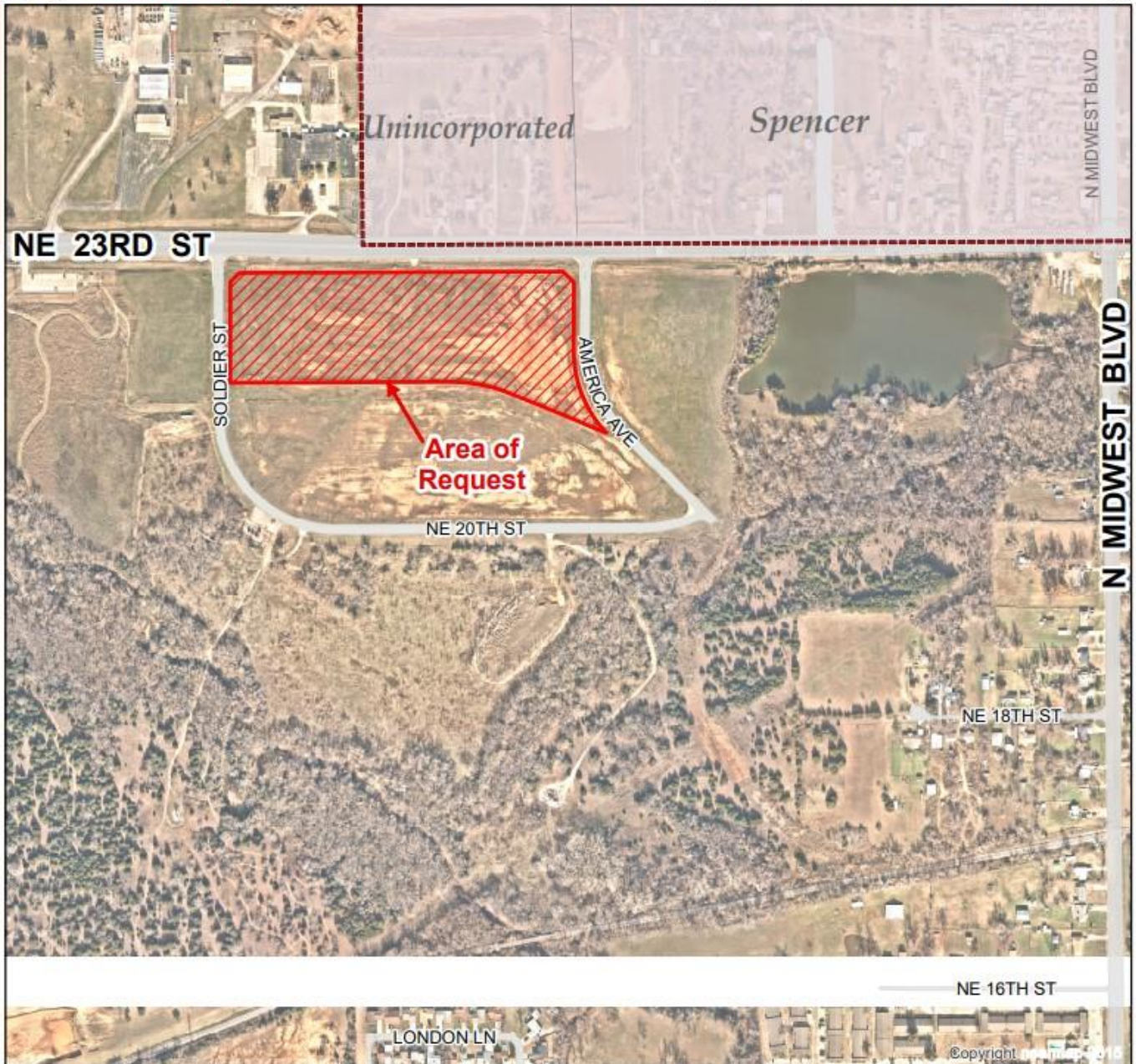


Emily Richey

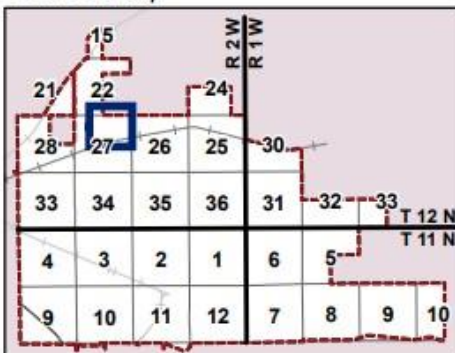
Current Planning Manager



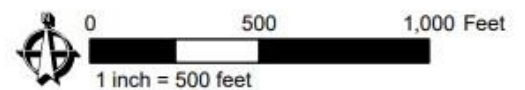
Community Development / Information Technology



Locator Map



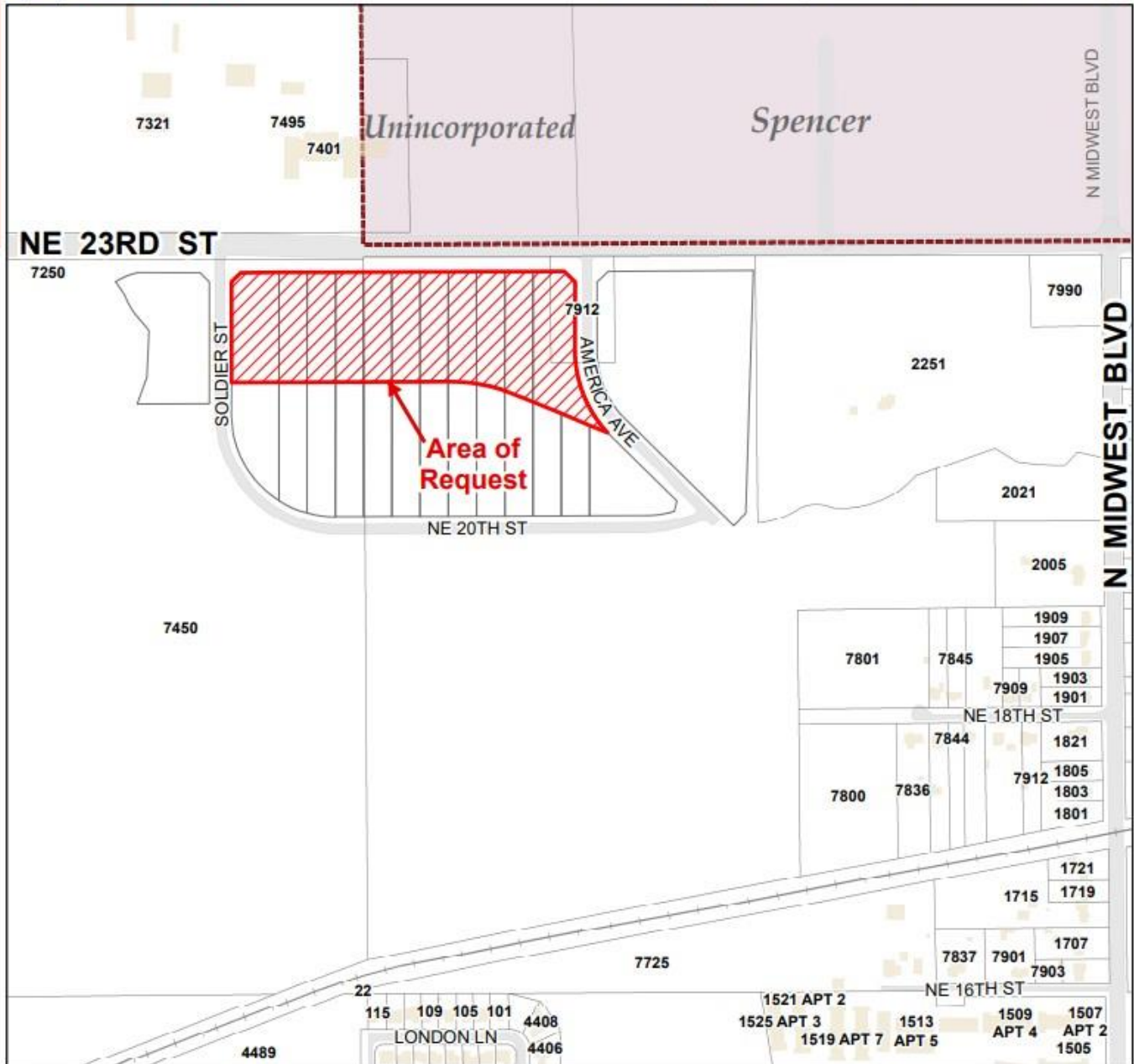
### 12/2022 NEARMAP AERIAL VIEW FOR PC-2139 (N/2, Sec. 27, T12N, R2W)



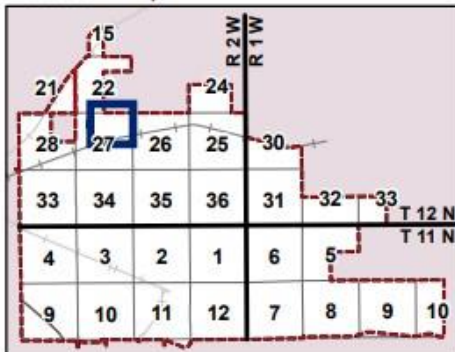
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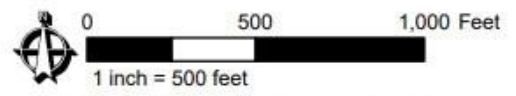
Locator Map



**General Map Legend**

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

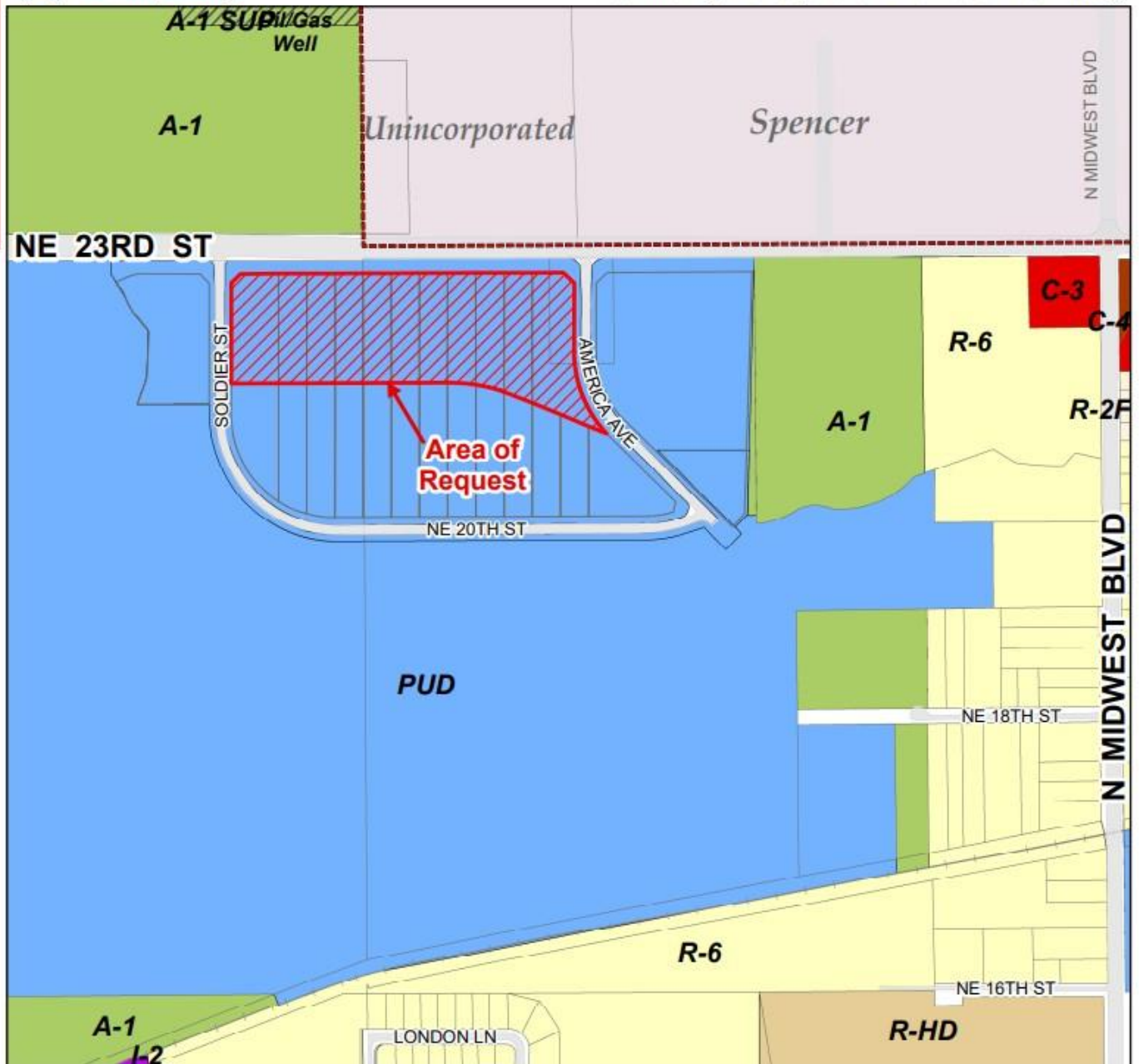
**GENERAL MAP FOR  
PC-2139  
(N/2, Sec. 27, T12N, R2W)**



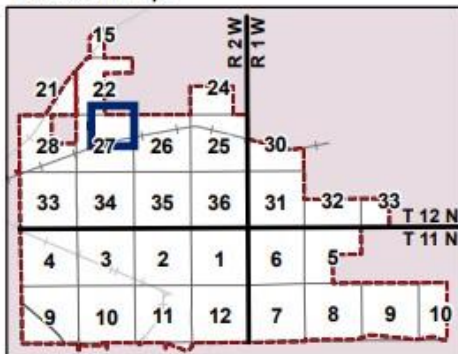
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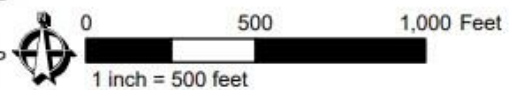
Locator Map



Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-2	R-MD SUP
C-2	O-2 SUP	R-HD
C-3	R-6	R-HD SUP
C-3 SUP	R-6 SUP	R-MH-1
C-4	R-8	R-MH-2
C-4 SUP	R-10	PUD
I-1	R-22	SPUD
I-2		HOS
		HOS SUP

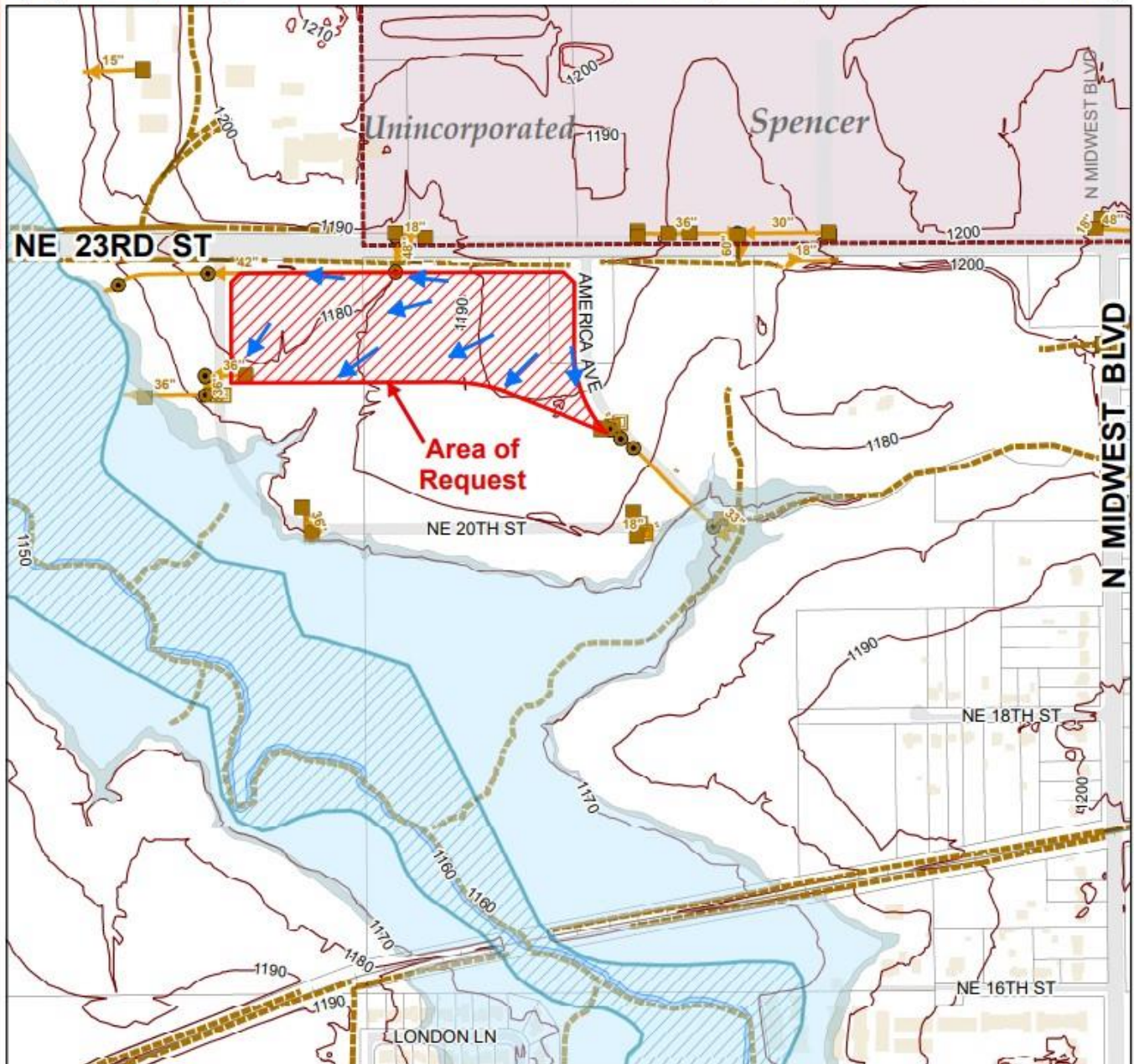
### ZONING MAP FOR PC-2139 (N/2, Sec. 27, T12N, R2W)



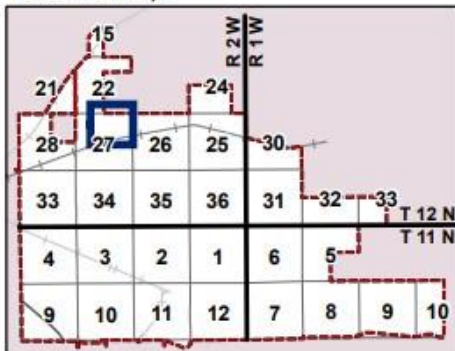
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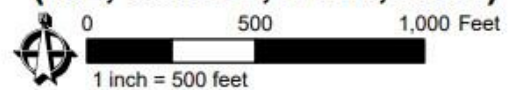
Locator Map



- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

- 2009 FEMA Floodplains**
- 500-yr floodplain
  - 100-yr floodplain
- 2009 FEMA Floodway**
- FLOODWAY

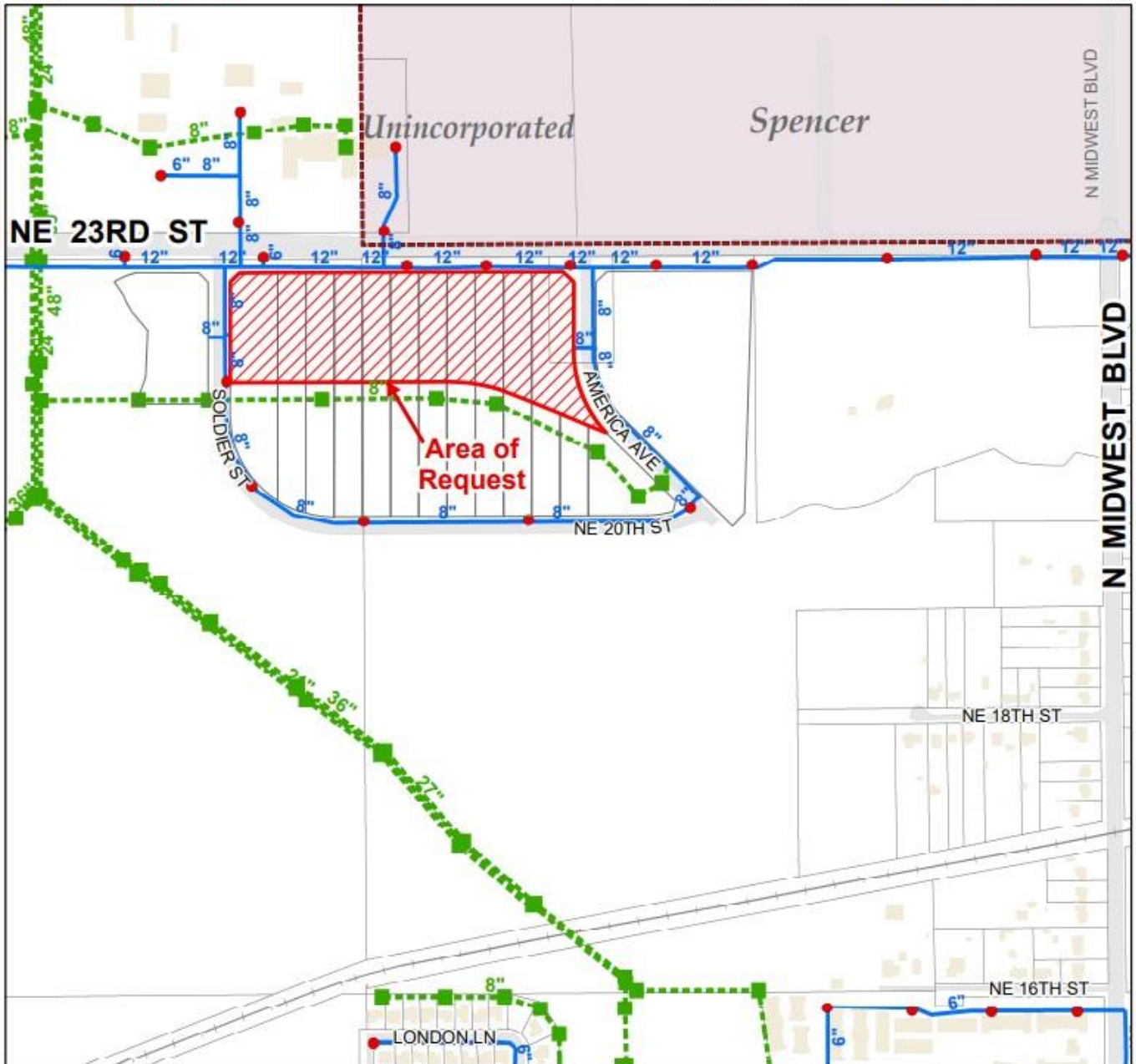
**DRAINAGE LOCATION MAP FOR PC-2139 (N/2, Sec. 27, T12N, R2W)**



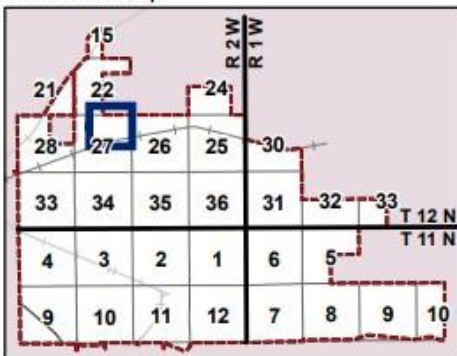
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Community Development / Information Technology



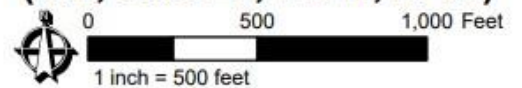
Locator Map



**Water/Sewer Legend**

- Fire Hydrants
- Water Lines
  - Distribution
  - Well
  - - - OKC Cross Country
  - - - Sooner Utilities
  - - - Thunderbird
  - - - Unknown
- Sewer Manholes
- - - Sewer Lines

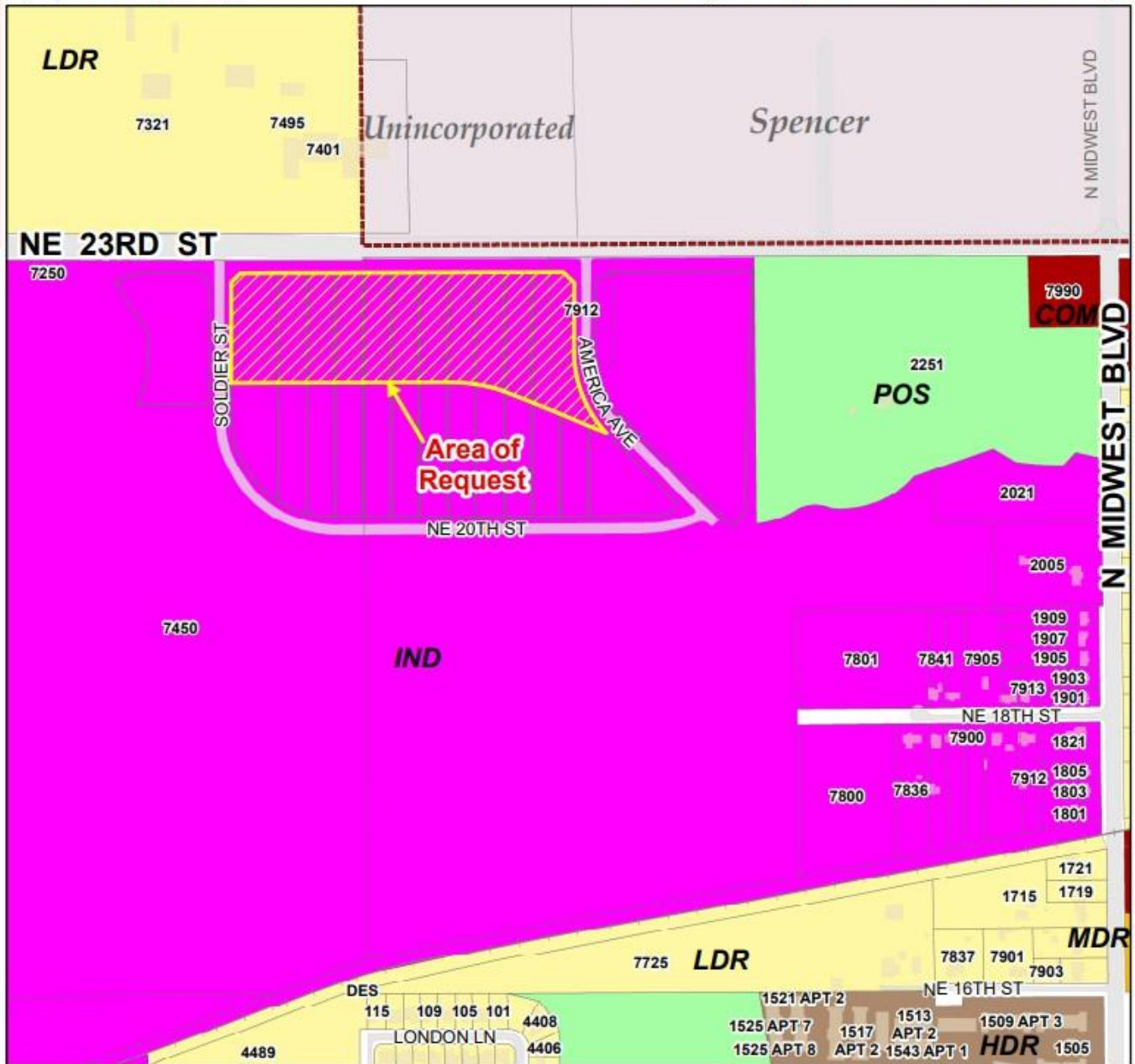
**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-2139  
(N/2, Sec. 27, T12N, R2W)**



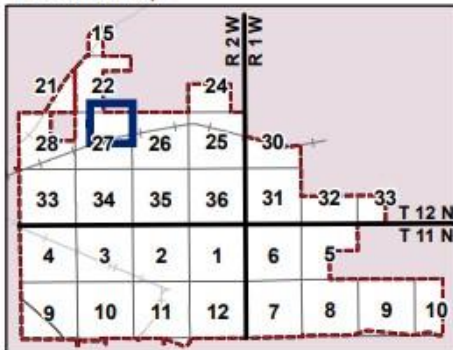
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Community Development / Information Technology



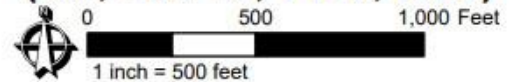
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

### FUTURE LAND USE MAP FOR PC-2139 (N/2, Sec. 27, T12N, R2W)



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EXHIBIT B - 1

# NORTH ELEVATION

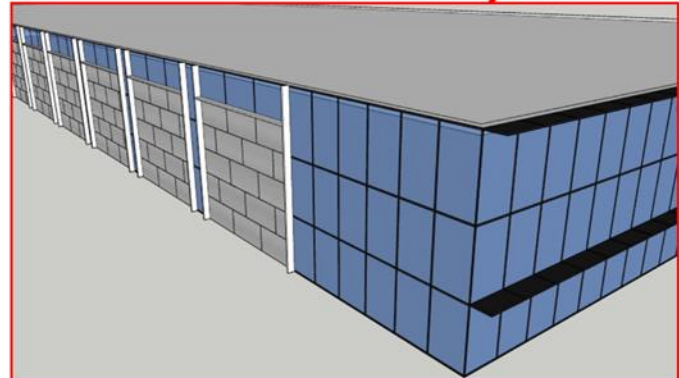
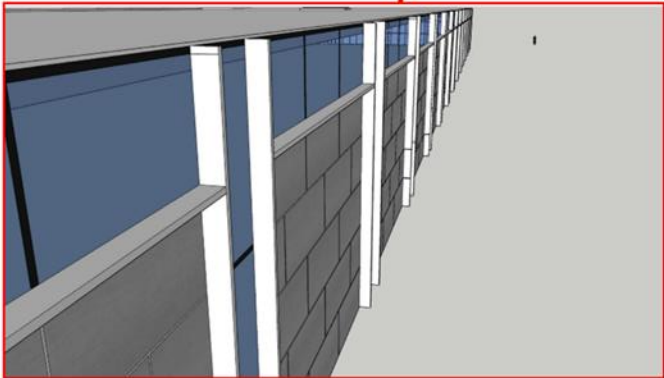




EXHIBIT B - 2

# WEST ELEVATION

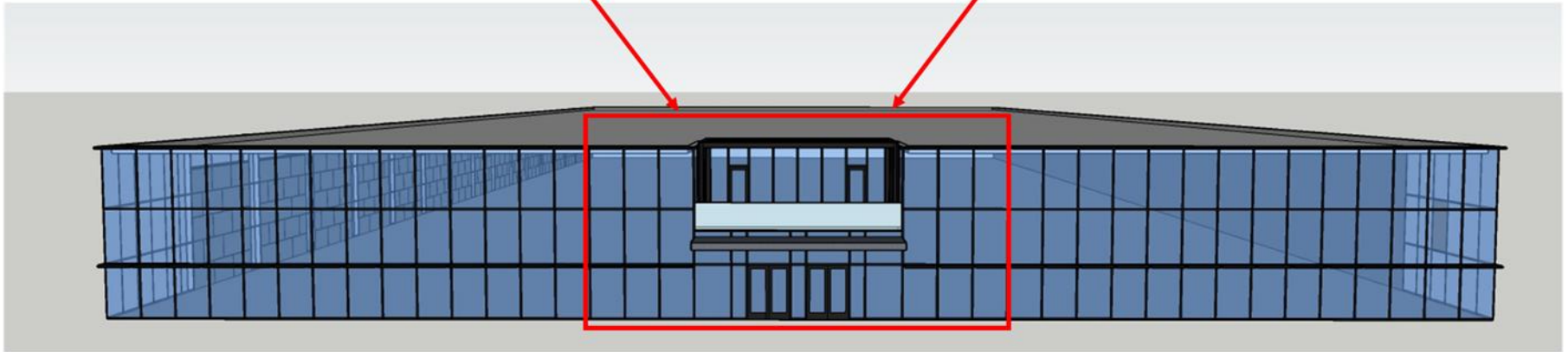
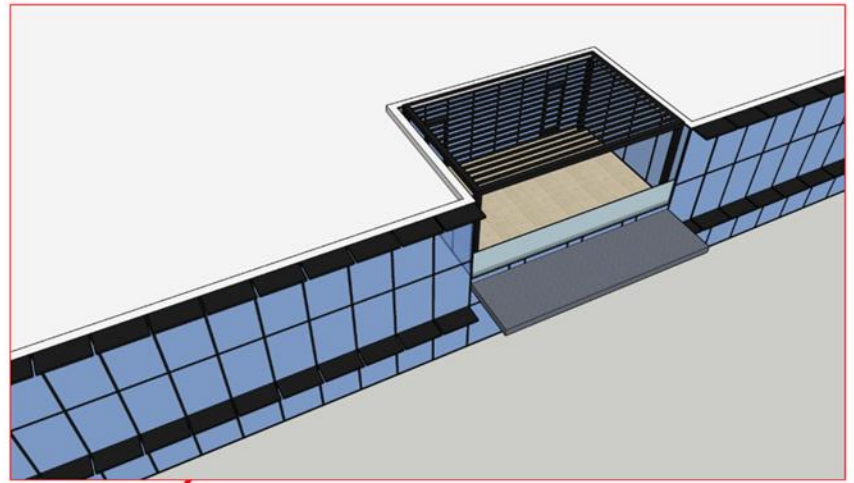
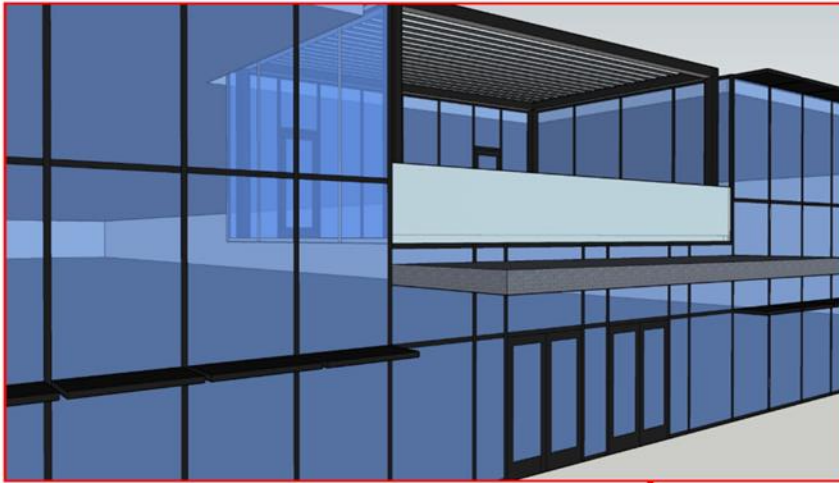


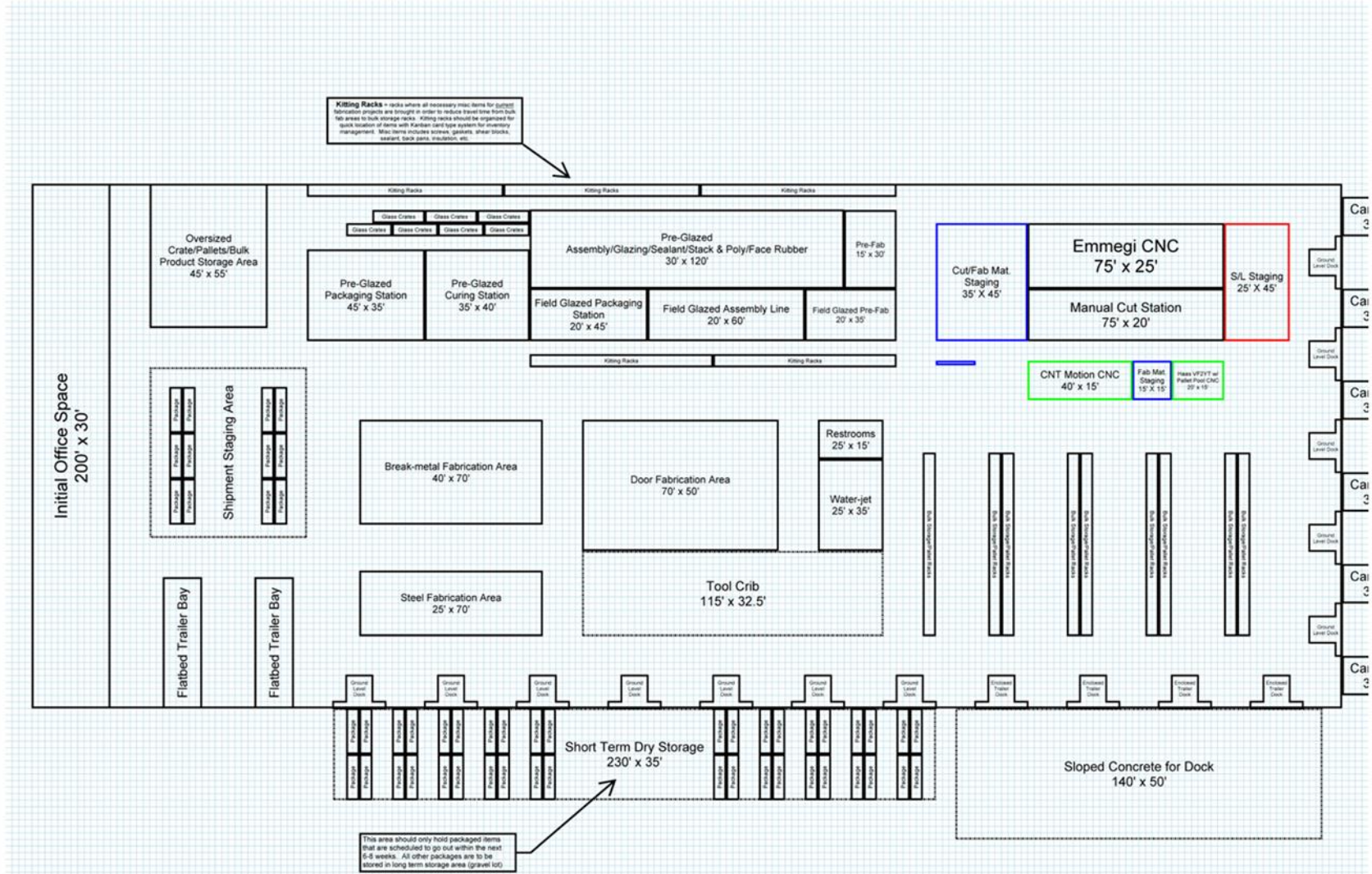
EXHIBIT B - 3

# DRAFT SITE PLAN



EXHIBIT B - 4

# DRAFT FLOOR PLAN



Oklahoma County Assessor  
300 ft Radius Report  
2/22/2023

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R191495015	QUALITY OUTDOOR STRUCTURES LLC		715 W TOWER RD		PONCA CITY	OK	74601-8017	UNPLTD PT SEC 22 12N 2W	000	000	UNPLTD PT SEC 22 12N 2W 000 000 PT SE4 SEC 22 12N 2W BEG 330FT E OF SW/C SE4 TH N660FT E165FT S660FT W165FT TO BEG SUBJ TO ESMTS OF RECORD	7577 NE 23RD ST SPENCER
R191495010	KELLY GALEN & CECILIA L		715 W TOWER RD		PONCA CITY	OK	74601-8017	UNPLTD PT SEC 22 12N 2W	000	000	UNPLTD PT SEC 22 12N 2W 000 000 PT SE4 SEC 22 12N 2W BEG 495FT E SW/C SE4 TH N660FT E165FTS660FT W165FT TO BEG CONT 2.5ACRS MORE OR LESS SUBJ TO EASEMENTS	7601 NE 23RD ST SPENCER
R191495000	NE LAND FILL INC		500-100 NEW PARK PL		VAUGHAN	ON	L4K OH9-2214	UNPLTD PT SEC 22 12N 2W	000	000	UNPLTD PT SEC 22 12N 2W 000 000 PT SE4 SEC 22 12N 2W BEG 660FT E OF SW/C SE4 TH N660FT E330FT S660FT W330FT TO BEG SUBJ TO ESMTS OF RECORD	7621 NE 23RD ST SPENCER
R168553510	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307		OKLAHOMA CITY	OK	73102	CRUTCHO TOWNSHIP	000	000	CRUTCHO TOWNSHIP 000 000 PT SW4 SEC 22 12N 2W PT S 1/2 SW4 BEG 1320FT E OF SW/C SW4 TH N1320FT E1320FT S1320FT W1320FT TO BEG CONT 40ACRS MORE OR LESS PLUS PT SE4 SEC 22 12N 2W BEG AT SW/C OF SE4 TH	7401 NE 23RD ST UNINCORPORATED
R191494600	GARRISON WILSON R		7713 NE 23RD ST		OKLAHOMA CITY	OK	73141-1426	UNPLTD PT SEC 22 12N 2W	000	000	UNPLTD PT SEC 22 12N 2W 000 000 PT SE4 SEC 22 12N 2W E 1/2 OF SE4 OF SW4 OF SE4 EX S45FT TO STATE PLUS E 1/2 OF NE4 OF SW4 OF SE4	7713 NE 23RD ST SPENCER

Add footer

Oklahoma County Assessor  
300 ft Radius Report  
2/22/2023

R218331220	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	06E	SOLDIER CREEK INDUSTRIAL PARK LOT 06E	
R218331150	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	05B	SOLDIER CREEK INDUSTRIAL PARK LOT 05B	
R218331260	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	06I	SOLDIER CREEK INDUSTRIAL PARK LOT 06I	
R218331110	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	03F	SOLDIER CREEK INDUSTRIAL PARK LOT 03F	
R218331230	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	06F	SOLDIER CREEK INDUSTRIAL PARK LOT 06F	
R218331100	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	03E	SOLDIER CREEK INDUSTRIAL PARK LOT 03E	
R218331020	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	02B	SOLDIER CREEK INDUSTRIAL PARK LOT 02B	
R218331030	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	02C	SOLDIER CREEK INDUSTRIAL PARK LOT 02C	
R218331090	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	03D	SOLDIER CREEK INDUSTRIAL PARK LOT 03D	
R218331040	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	02D	SOLDIER CREEK INDUSTRIAL PARK LOT 02D	
R218331050	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	02E	SOLDIER CREEK INDUSTRIAL PARK LOT 02E	
R218331060	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	03A	SOLDIER CREEK INDUSTRIAL PARK LOT 03A	
R218331070	MIDWEST CITY UTILITIES AUTHORITY	PUBLIC TRUST	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	SOLDIER CREEK INDUSTRIAL PARK	000	03B	SOLDIER CREEK INDUSTRIAL PARK LOT 03B	

Add footer



1 **PC-2139**

2 **ORDINANCE NO. \_\_\_\_\_**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**  
4 **DESCRIBED IN THIS ORDINANCE TO AMENDED PUD, PLANNED UNIT DEVEL-**  
5 **OPMENT, AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT**  
6 **MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY’S ZONING DIS-**  
7 **TRICT; AND PROVIDING FOR REPEALER AND SEVERABILITY**

8 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

9 **ORDINANCE**

10 **SECTION 1.** That the zoning district of the following described property is hereby reclassified  
11 to Amended PUD, Planned Unit Development, subject to the conditions contained in the PC-  
12 2139 file, and that the official Zoning District Map shall be amended to reflect the reclassifica-  
13 tion of the property’s zoning district as specified in this ordinance:

14 North Half (N/2) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two  
15 (2) West of the Indian Meridian, more accurately described as Lots 2A, 2B, 2C, 2D, 2E, 3A,  
16 3B, 3C, 3D, 3E, 3F, and 3G of Soldier Creek Industrial Park also addressed as 7500 NE 23<sup>rd</sup>  
17 St., Midwest City, OK 73141.

18 **SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are  
19 hereby repealed.

20 **SECTION 3. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is  
21 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-  
22 tions of the ordinance.

23 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Oklahoma,  
24 on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

25 THE CITY OF MIDWEST CITY, OKLA-  
26 HOMA

27 \_\_\_\_\_  
28 MATTHEW D. DUKES II, Mayor

29 ATTEST:

30 \_\_\_\_\_  
31 SARA HANCOCK, City Clerk

32 **APPROVED** as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

33 \_\_\_\_\_  
34 DONALD MAISCH, City Attorney

**To:** Honorable Mayor and Council  
**From:** Emily Richey, Current Planning Manager  
**Date:** April 25, 2023

**Subject:** (PC-2140) Discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low-Density Residential to MDR, Medium Density Residential for the property described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, also addressed as 8610 – 8620 – 8700 E. Main St., Midwest City, OK 73130.

**Executive Summary:** Applicant is requesting to rezone the subject property from R-6, Single-Family Detached Residential District to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low-Density Residential to MDR, Medium-Density Residential.

Staff met with the applicant in January 2023, and then again in February 2023 with applicant and their design engineer regarding rezoning the subject property R-MD, Medium Density Residential.

There are three (3) existing structures on the property that will be included in the plat and the structures will remain single-family. Applicant is proposing to subdivide the remaining property into thirteen (13) lots for a mix of duplexes/single-family homes to be determined by final sizes of lots and current market condition.



The applicant attended the Holman East/West and North Oaks Neighborhood Meeting on March 14, 2023 and presented the proposed designs and opened up for any questions the attendees had. Nobody in attendance was in objection to applicant’s proposal

Both state and local public notification requirements were met. At the time of this writing, there has been one concern of drainage mitigation during the construction phase by a resident from the Woodside Subdivision. During construction of the Freedom Villas Subdivision, flooding occurred on the properties of some of the residents in Woodside due to drainage issues.

The applicant, as well as their design engineer, was present at Planning Commission. City Engineer explained the drainage issues during the preliminary stages of construction, and said it will be monitored.

A resident from Del Rey Circle voiced his concerns of flooding in his backyard, privacy issues/fence, and sewer issues.

The applicant and design engineer alleviated resident's concerns.

Planning Commission recommends approval of this item. Action is at the discretion of the Council.

**Dates of Hearing:**

Planning Commission- April 5, 2023

City Council- April 25, 2023

**Date of Pre-Development Meeting:**

January 9, 2023

February 14, 2023 (applicant with design engineer)

**Council Ward:** Ward 3, Megan Bain

**Owner:** Don & Gail Laughlin

**Applicant:** David Box; Williams, Box, Forshee & Bullard, P.C.

**Proposed Use:** Duplexes and/or single-family homes

**Size:** The subject property has a frontage of 332.94 feet on E. Main Street, and a depth of 659.23 feet, and contains an area of 5.05 acres, more or less.

**Development Proposed by Comprehensive Plan:**

North- Single Family Detached Residential

South- Medium Density Residential

East- Single Family Detached Residential

West- Single Family Detached Residential

**Zoning Districts:**

North- R-6, Single-Family Detached Residential District

South- R-HD, High Density Residential District

East- R-HD with SUP, High Density Residential District with Special Use Permit

West- R-6, Single-Family Detached Residential District

**Land Use:**

North- Church; Residential (Single-Family)

South- Residential (Duplexes)

East- Residential (Duplexes)

West- Residential (Single-Family)

**Comprehensive Plan Citation:**

The future zoning land use for the subject lots are SFD, Single-Family Detached Land Use.

**4-15 Single-Family Detached (SFD) Land Use**

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas



designated for single-family detached residential land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential land use. The City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

The proposed use is not supported by the Comprehensive Plan, therefore a resolution to amend the Comprehensive Plan is needed if approved by Council.

**Municipal Code Citation:**

2.9. – R-MD, Medium Density Residential District

2.9.1. *General Description.* This is a residential district to provide for medium density housing ranging from ten (10) to twenty (20) dwelling units per gross acre. The principal use of land is for townhouses and low-rise multifamily dwellings.

Related recreational, religious, and educational uses normally located to service residential areas are also permitted to provide the basic elements of convenient, balanced, and attractive living areas.

**History:**

1. This property was zoned as R-1-D in the 1985 Zoning Atlas.

**Next Steps:**

If Council approves this rezone, the applicant will then apply for a preliminary plat, then a final plat.

**Staff Comments-**

**Engineering Staff Comments:**

**Note: No engineering improvements are required with this application.**

**Water Supply and Distribution**

There are public water mains bordering the proposed parcel, and six (6) inch line running along the north side of East Main Street and a six (6) inch line running along the south side of Patriot Drive terminated in the south east corner of the parcel. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

**Sanitary Sewerage Collection and Disposal**

There are multiple public sewer mains servicing the proposed parcel, an eight (8) inch line running along the west side of the property and an eight (8) inch line running to the north east corner of the property. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

**Streets and Sidewalks**

Access to the parcel is from East Main Street and Patriot Drive. East Main Street parallels the north side of the property and is classified as a local road in the 2008 Comprehensive Plan. Patriot Drive is also classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

**Drainage and Flood Control, Wetlands, and Sediment Control**

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

**Easements and Right-of-Way**

No further easements or right of way would be required with this application.

**Engineering Photos - PC-2140:**



West from Patriot Drive



Northwest from Patriot Drive



West along Patriot Drive



East along East Main



South along the west side of the property



South along the east side of the property



West along East Main

**Fire Marshal's Comments:**

Applicant required to meet all Midwest City Ordinance Section 15. Roads to allow for turning radius as provided in this report.

**Planning Division:**

Staff met with the applicant in January 2023, and then again in February 2023 with applicant and their design engineer regarding rezoning the subject property to build duplexes.

If this request to rezone is approved, the applicant plans to subdivide the property into sixteen (16) lots. There are three (3) existing structures on the property that will be included in the plat and the structures will remain single-family. Applicant is proposing to subdivide the remaining property into thirteen (13) lots for a mix of duplexes/single-family homes to be determined by final sizes of lots and current market condition.

All setback and lot size requirements for the R-MD, Residential Medium Density District will be required to comply with section 2.9. –R-MD, Medium Density Residential, 2.9.3. Development Regulations of the Zoning Ordinance.

The structures must also comply with the exterior construction requirement of a minimum of 85% masonry materials. A minimum of 2 (two) trees will be required to be planted in the front yard of each lot prior to issuance of a Certificate of Occupancy.

The applicant attended the Holman East/West and North Oaks Neighborhood Meeting on March 14, 2023 and presented the proposed designs and opened up for any questions the attendees had. Nobody in attendance was in objection to applicant's proposal.

At the time of this writing, there has been one concern of drainage mitigation during the construction phase by a resident from the Woodside Subdivision. During construction of the Freedom Villas Subdivision, flooding occurred on the properties of some of the residences in Woodside due to drainage issues.

If this application is approved, the applicant can then proceed with the preliminary plat process, final plat, then can apply for the appropriate building permits.

Action is at the discretion of the Council.

**Action Required:**

Approve or reject the ordinance to redistrict to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan to MDR, Medium Density Residential for the property noted herein, subject to staff comments as found in the April 25, 2023 agenda packet and made part of PC-2140 file.



Emily Richey

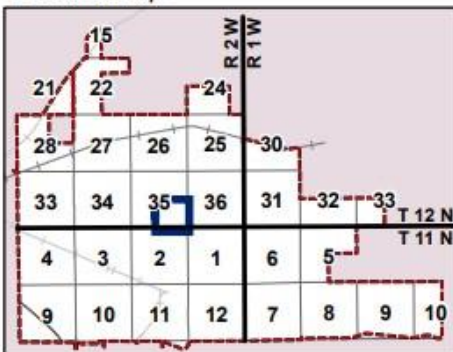
Current Planning Manager



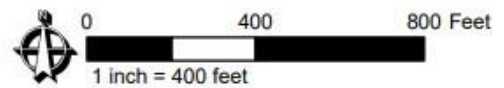
Community Development / Information Technology



Locator Map



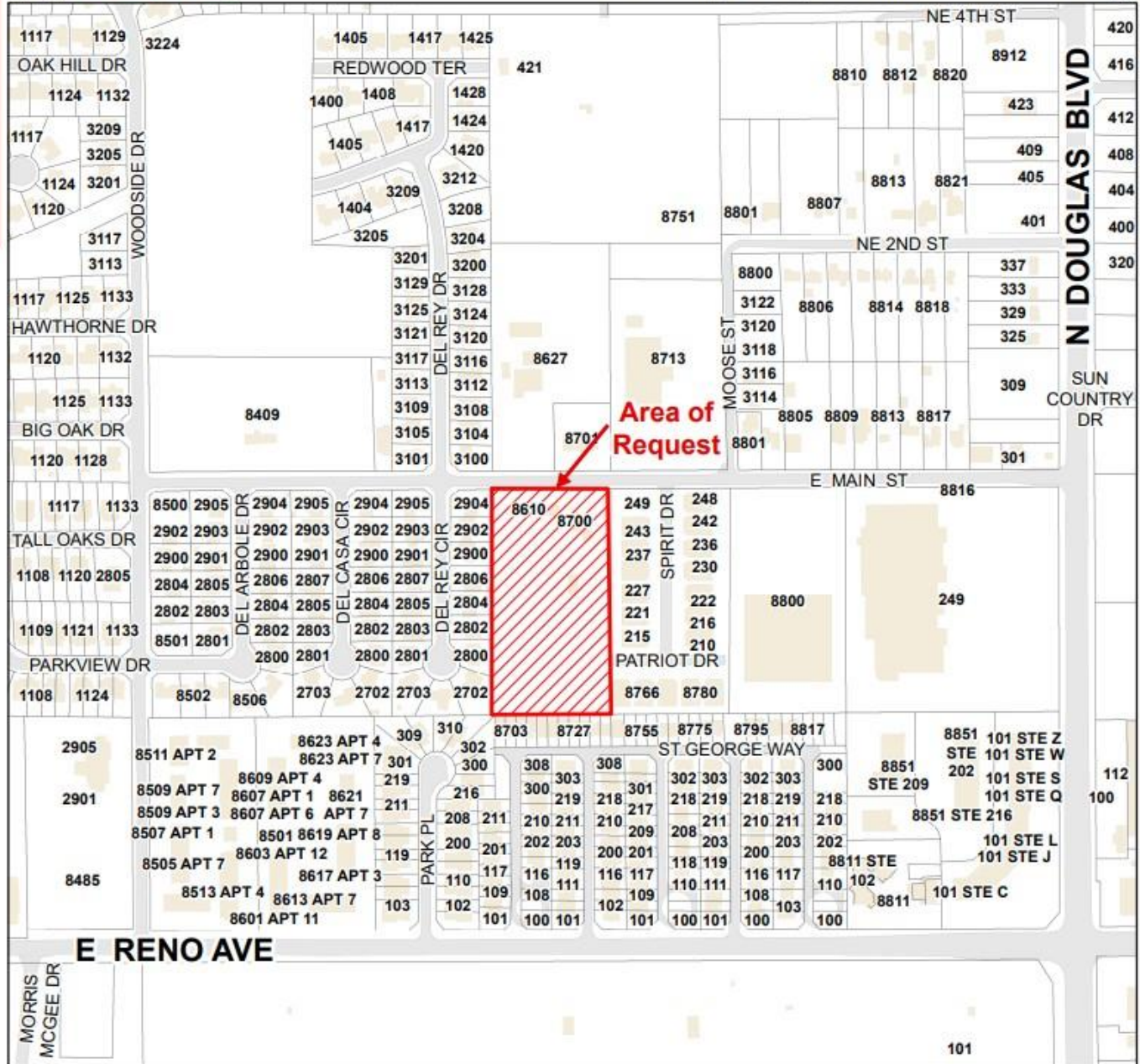
**12/2022 NEARMAP AERIAL VIEW FOR  
PC-2140  
(SE/4, Sec. 35, T12N, R2W)**



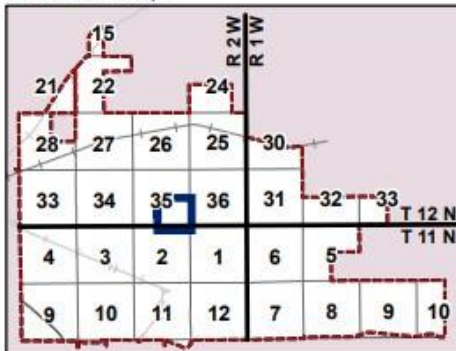
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Community Development / Information Technology



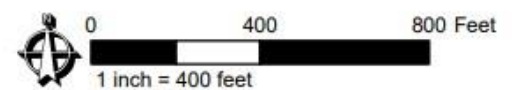
Locator Map



General Map Legend

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
- Active
- Inactive / Closed

**GENERAL MAP FOR  
PC-2140  
(SE/4, Sec. 35, T12N, R2W)**



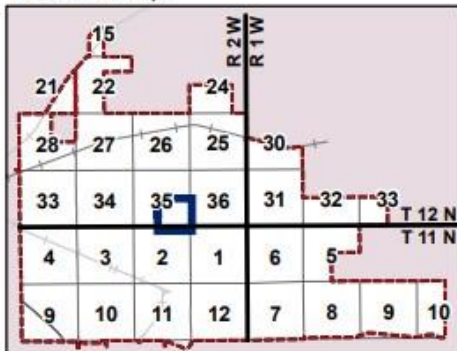
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Community Development / Information Technology



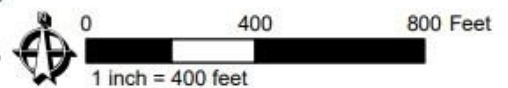
Locator Map



Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-3	O-2 SUP	R-HD SUP
C-3 SUP	R-6	R-MH-1
C-4	R-6 SUP	R-MH-2
C-4 SUP	R-8	PUD
I-1	R-10	SPUD
I-2	R-22	HOS
		HOS SUP

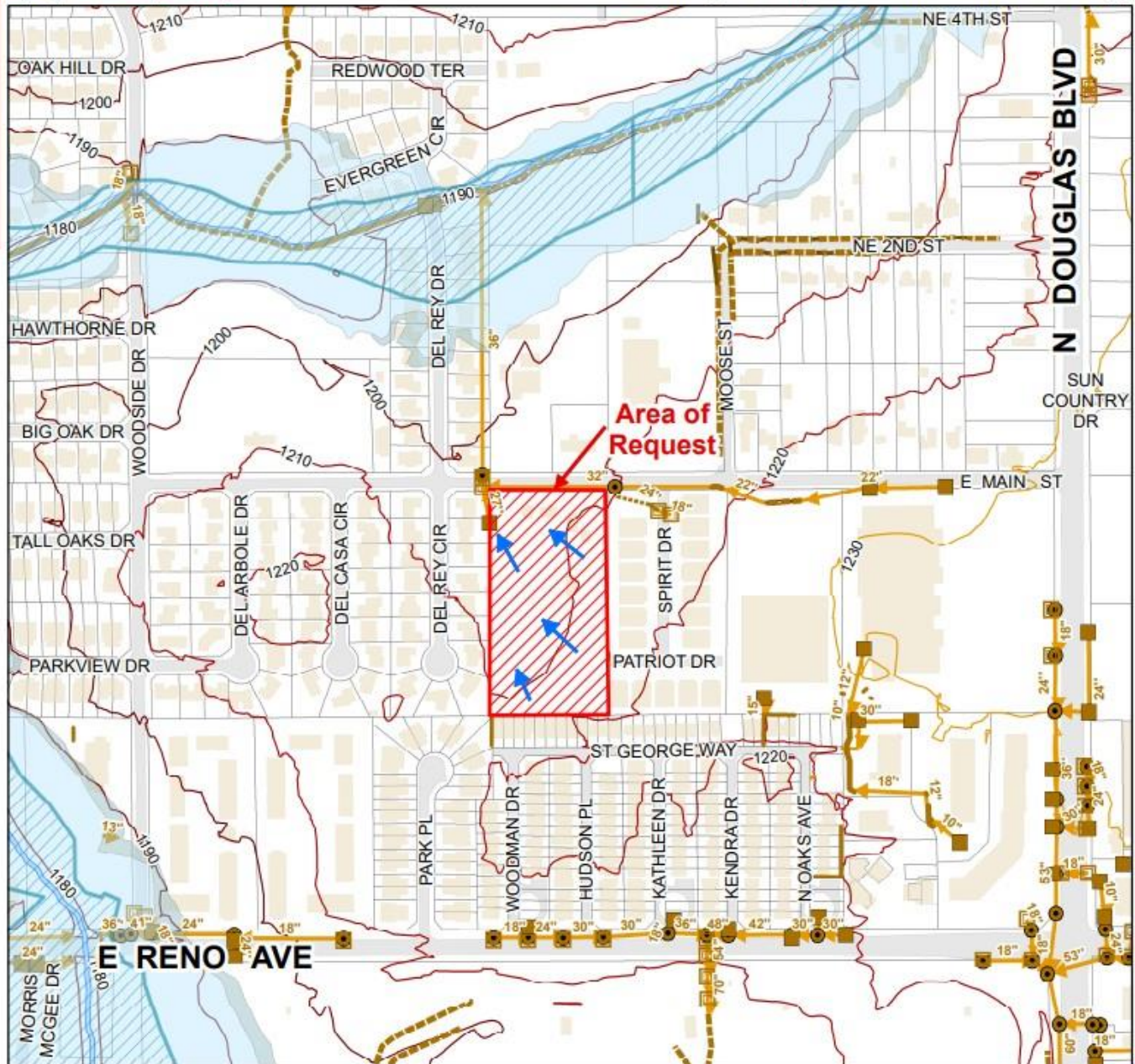
## ZONING MAP FOR PC-2140 (SE/4, Sec. 35, T12N, R2W)



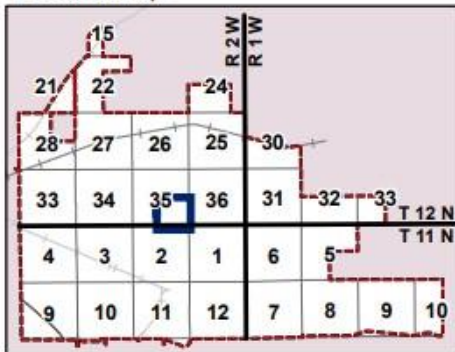
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Community Development / Information Technology



Locator Map



- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway

**DRAINAGE LOCATION MAP FOR PC-2140 (SE/4, Sec. 35, T12N, R2W)**

0 400 800 Feet

1 inch = 400 feet

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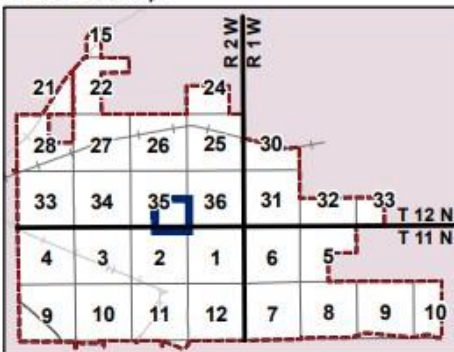




Community Development / Information Technology



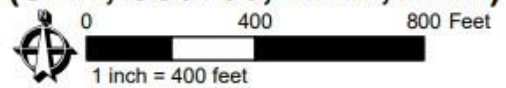
Locator Map



Water/Sewer Legend

- Fire Hydrants
- Water Lines
  - Distribution
  - Well
  - OKC Cross Country
  - Sooner Utilities
  - Thunderbird
  - Unknown
- Sewer Manholes
- Sewer Lines

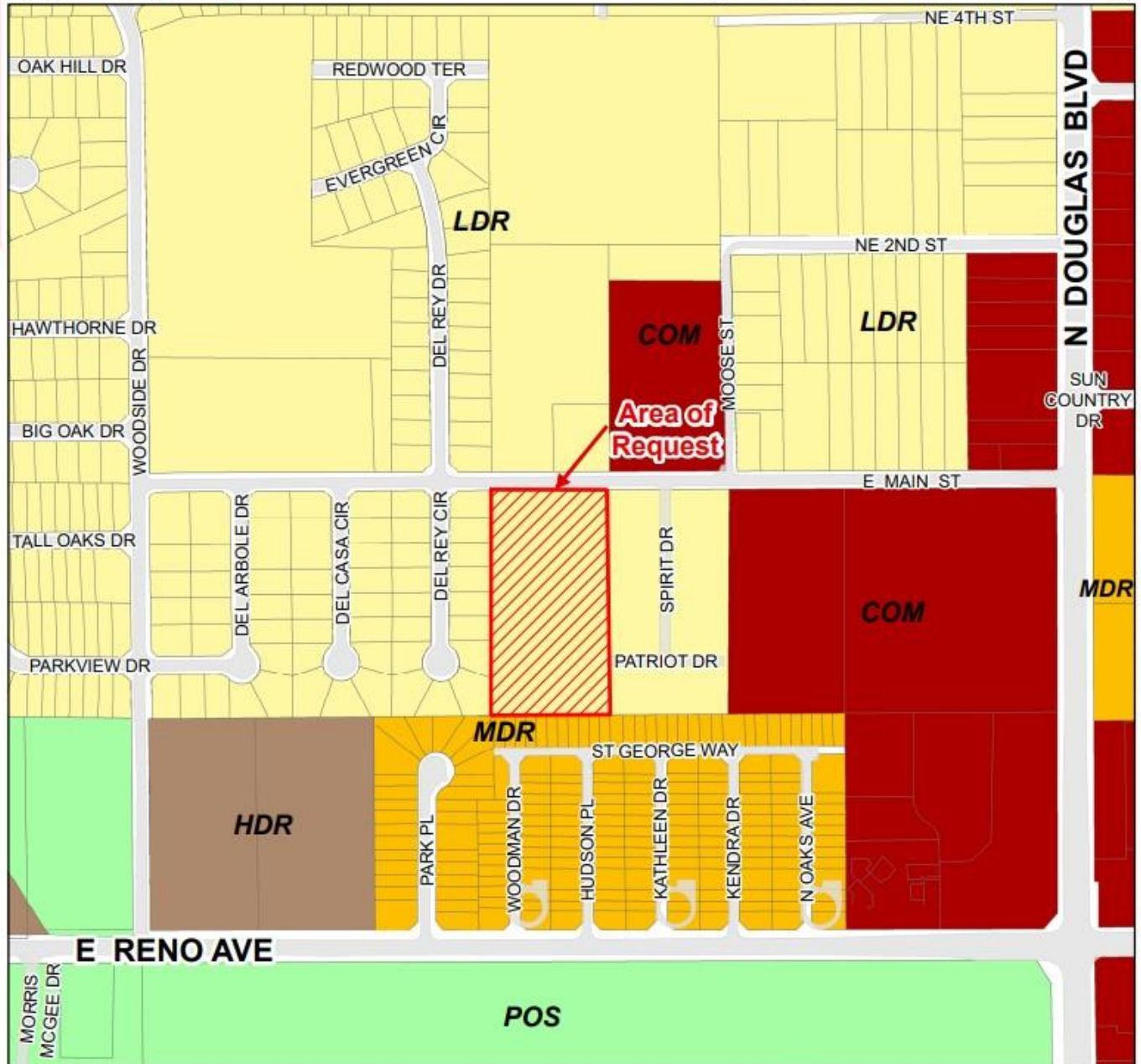
**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-2140  
(SE/4, Sec. 35, T12N, R2W)**



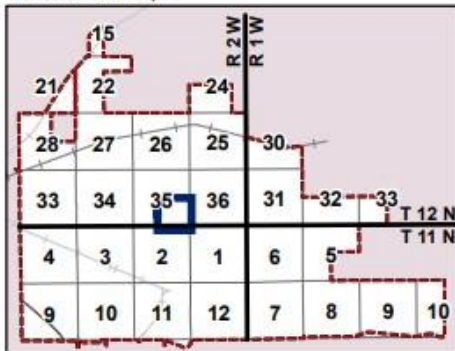
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Community Development / Information Technology



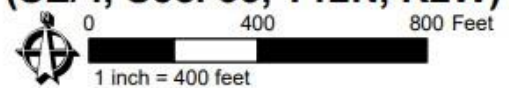
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

### FUTURE LAND USE MAP FOR PC-2140 (SE/4, Sec. 35, T12N, R2W)



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Turn Radius

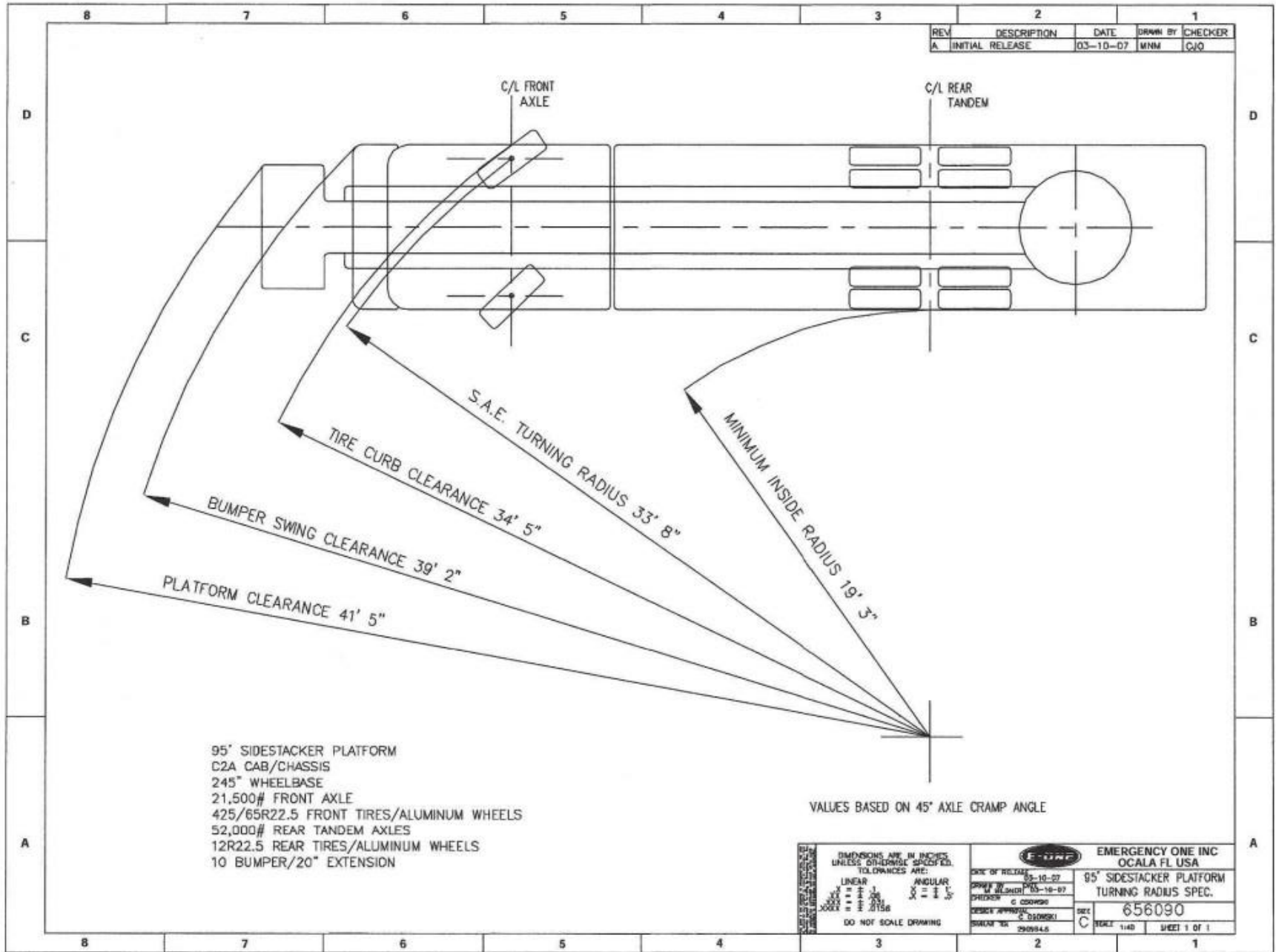
Page 1 of 1

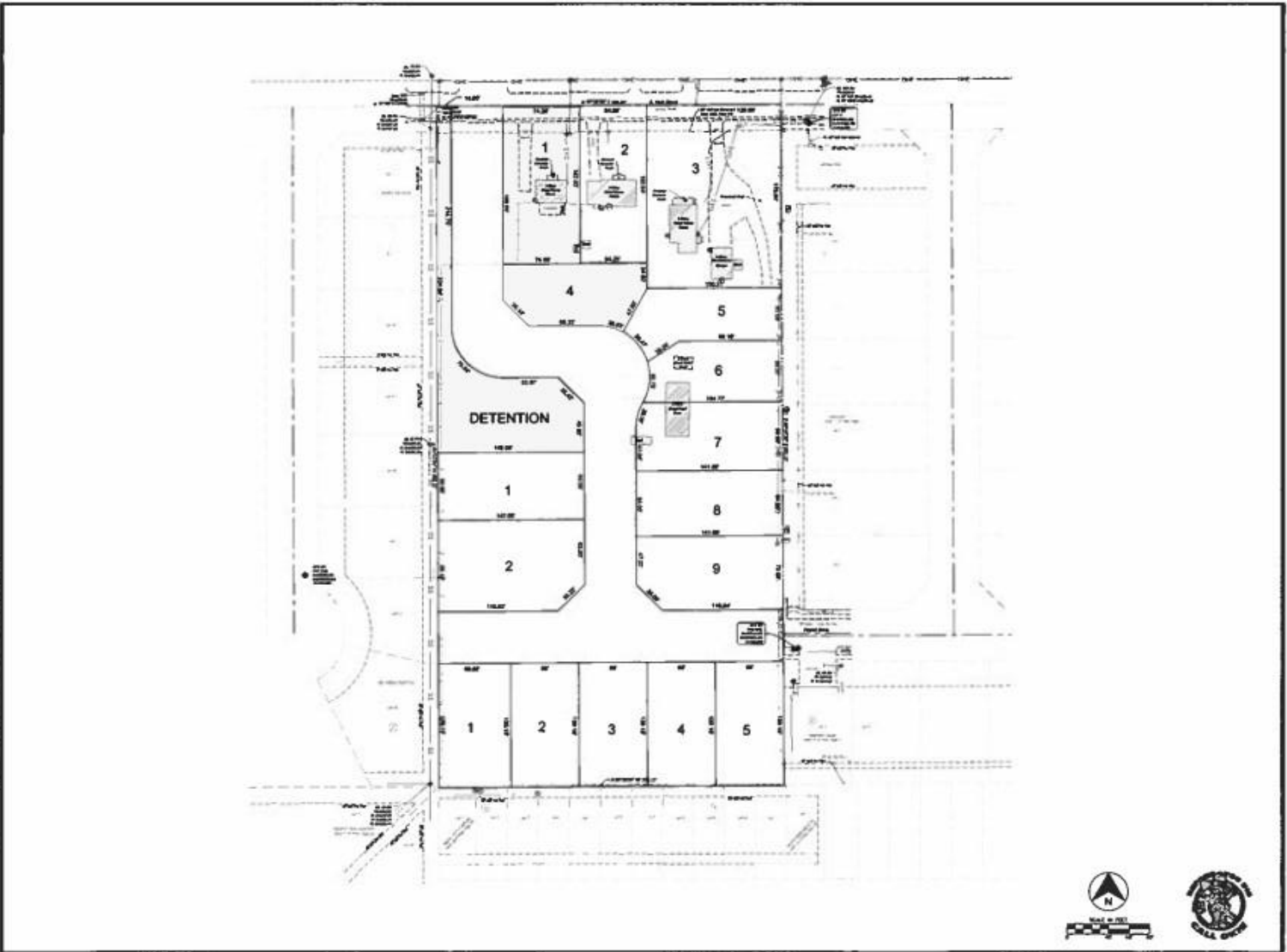


142324

SAE Turning Radius Calculations for Quote No. 78405				
Wheelbase:	245"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	84.36"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.1'	41.8'	45.9'	28'
36	40.2'	40.9'	45'	26.9'
37	39.4'	40'	44.3'	25.9'
38	38.5'	39.2'	43.5'	25'
39	37.8'	38.5'	42.8'	24.1'
40	37'	37.7'	42.2'	23.2'
41	36.3'	37'	41.5'	22.3'
42	35.7'	36.4'	40.9'	21.5'
43	35'	35.7'	40.4'	20.7'
44	34.4'	35.1'	39.8'	20'
45	33.9'	34.5'	39.3'	19.3'
46	33.3'	34'	38.8'	18.6'
47	32.8'	33.5'	38.4'	17.9'
48	32.3'	33'	37.9'	17.2'
49	31.8'	32.5'	37.5'	16.6'
50	31.3'	32'	37.1'	16'
Nominal Cramp Angles:				
Meritor FL941 & FL943 axles: up to and including 425/65R22.5 tires			45 degrees	
Meritor FL941 & FL943 axles: 445/65R22.5 tires			38 degrees	
Dana I220W axle: up to and including 445/65R22.5 tires			42 degrees	
Reyco IFS: up to and including 385/65R22.5 tires			48 degrees	
Reyco IFS: 425/65R22.5 tires			45 degrees	
Reyco IFS: 445/65R22.5 tires without front intake			42 degrees	
Meritor Front Drive Axle: up to and including 425/65R22.5 tires			37 degrees	
Marmon Herrington Front Drive Axle: up to and including 425/65R22.5 tires			42 degrees	
<b>This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.</b>				

GENERAL BY MODEL





MOOREHEAD CITY, NC  
PROJECT NUMBER: 2017  
DRAWING DATE: 04.17.23  
SCALE: 1"=100'

GENERAL LAYOUT  
OPTION 2

C1.00









Exhibit "A"  
Legal Description

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section 35, Township 12 North, Range 2 West of the Indian Meridian, According to the Government Survey thereof.

### LETTER OF AUTHORIZATION

Don & Gail Laughlin, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 8610 E Main St. Midwest City, OK 73110.

By: Don Laughlin

Title: Owner

Date: 2-23-23

*Subscribed and sworn to before me*  
this 23 day of Feb, 2023.  
Michelle Cole  
Notary Public  
07007110 8/2/2023  
*Commission Number & Expiration*



2021062901115407 B: 14801 P: 1400  
06/29/2021 02:21:53 PM Pgs: 2  
Fee: \$20.00 Doc Stamp: \$345.00  
David B. Hooten, County Clerk  
Oklahoma County --State of Oklahoma



JOINT TENANCY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Breck E. Stogsdill and Patricia A. Stogsdill, Husband and Wife, party of the first part, in consideration of the sum of TEN AND NO/100 DOLLARS, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged do hereby grant, bargain, sell and convey unto Don Laughlin and Gail Laughlin, husband and wife as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, parties of the second part, the following described real property situated in Oklahoma County, State of Oklahoma, to wit:

**THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.**

**Less and except all oil, gas, and other minerals in and under the land**

**Property Address: 8610 – 8620 – 8700 E. Main Street; Midwest City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, made or suffered to be made by the parties of the first part.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, his heirs and assigns forever, free, clear and discharged of and from all former grants, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

**EXCEPT** Covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 26<sup>th</sup> day of June, 2021.

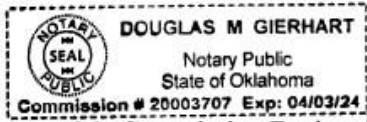
Breck E. Stogsdill  
Breck E. Stogsdill

Patricia A. Stogsdill  
Patricia A. Stogsdill

STATE OF OKLAHOMA )  
 )  
OKLAHOMA COUNTY ) SS.

Before me, a Notary Public in and for the State of Oklahoma, on this 28<sup>th</sup> day of June, 2021, personally appeared Breck E. Stogsdill and Patricia A. Stogsdill, husband and wife, to me known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.



*Douglas M. Gierhart*  
Notary Public

My Commission Expires: 04/03/2024 My Commission Number: 20003707

Return to: Don & Gail Laughlin; 10500 S. Jody Way; Oklahoma City, OK 73165

KENNETH R. MASSEY  
PO BOX 1142  
CHOCTAW, OK 73020

WI

UNOFFICIAL

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Non-Official Report is for Account Number R156506450 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

Oklahoma County Assessor  
300 ft. Radius Report  
2/27/2023

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R154271310	MANSOORIAN MORTEZA	ROWE CARRIE L	3501 EPPERLY DR		DEL CITY	OK	73115-3523	NORTH OAKS ADD	002	021	NORTH OAKS ADD 002 021	211 HUDSON PL MIDWEST CITY
R130821090	INTERSECC LLC		4540 MUSTANG RD		CHINO	CA	91710	NORTH OAKS ADDN #2 AMENDED	001	010	NORTH OAKS ADDN #2 AMENDED 001 010	211 KATHLEEN DR MIDWEST CITY
R154271200	CROWDER RALPH & PATRICIA FAMILY TRUST		470 N LUTHER RD		HARRAH	OK	73045	NORTH OAKS ADD	002	010	NORTH OAKS ADD 002 010	210 WOODMAN DR MIDWEST CITY
R154271500	HOWELL DAVID F & JOY		10804 QUAIL RUN RD		OKLAHOMA CITY	OK	73150-4329	NORTH OAKS ADD	003	010	NORTH OAKS ADD 003 010	210 HUDSON PL MIDWEST CITY
R154271090	SOPHIA ALL LLC		4608 NE 93RD ST		OKLAHOMA CITY	OK	73131	NORTH OAKS ADD	001	010	NORTH OAKS ADD 001 010	211 WOODMAN DR MIDWEST CITY
R154741110	COLEMAN DORLETIS		208 PARK PL		MIDWEST CITY	OK	73110-6916	REGENCY PARK	001	000	REGENCY PARK 001 000 LOT 12 EX N35.32FT	208 PARK PL MIDWEST CITY
R154271300	MARY & RAY OLIVAS PROPERTIES LLC		4301 HIGH FOREST RD		COLORADO SPGS	CO	80908-2026	NORTH OAKS ADD	002	020	NORTH OAKS ADD 002 020	217 HUDSON PL MIDWEST CITY
R154271210	DAVIS STACEY E		216 WOODMAN DR		OKLAHOMA CITY	OK	73110-7769	NORTH OAKS ADD	002	011	NORTH OAKS ADD 002 011	216 WOODMAN DR MIDWEST CITY
R130821100	MISTER ELMA TRS	MISTER ELMA REV LIVING TRUST	PO BOX 95982		OKLAHOMA CITY	OK	73143	NORTH OAKS ADDN #2 AMENDED	001	011	NORTH OAKS ADDN #2 AMENDED 001 011	217 KATHLEEN DR MIDWEST CITY
R154271510	NIL SINE LABORE LLC		7032 ELK CANYON CT		OKLAHOMA CITY	OK	73162	NORTH OAKS ADD	003	011	NORTH OAKS ADD 003 011	216 HUDSON PL MIDWEST CITY
R154271100	WHITE RANDALL D		217 WOODMAN DR		MIDWEST CITY	OK	73110-7771	NORTH OAKS ADD	001	011	NORTH OAKS ADD 001 011	217 WOODMAN DR MIDWEST CITY
R154741115	DEEN STACY		329 N KING AVE		MIDWEST CITY	OK	73130	REGENCY PARK	001	000	REGENCY PARK 001 000 N35.32FT OF LOT 12	210 PARK PL MIDWEST CITY
R154271290	TOLLISON LINDA FAYE	TOLLISON KIMBERLY A	219 HUDSON PL		MIDWEST CITY	OK	73110-7756	NORTH OAKS ADD	002	019	NORTH OAKS ADD 002 019	219 HUDSON PL MIDWEST CITY
R154271220	NIXON THERESA C		218 WOODMAN DR		MIDWEST CITY	OK	73110-7769	NORTH OAKS ADD	002	012	NORTH OAKS ADD 002 012	218 WOODMAN DR MIDWEST CITY
R130821110	NIL SINE LABORE LLC		7032 ELK CANYON CT		OKLAHOMA CITY	OK	73162	NORTH OAKS ADDN #2 AMENDED	001	012	NORTH OAKS ADDN #2 AMENDED 001 012	219 KATHLEEN DR MIDWEST CITY
R154271520	MARY & RAY OLIVAS PROPERTIES LLC		4301 HIGH FOREST RD		COLORADO SPGS	CO	80908-2026	NORTH OAKS ADD	003	012	NORTH OAKS ADD 003 012	218 HUDSON PL MIDWEST CITY
R130821260	MIDWEST CITY MEMORIAL	HOSPITAL AUTHORITY	100 N MIDWEST BLVD		MIDWEST CITY	OK	73110-4319	NORTH OAKS ADDN #2 AMENDED	002	012	NORTH OAKS ADDN #2 AMENDED 002 012	218 KATHLEEN DR MIDWEST CITY
R154741105	LAMPTEY ESTHER DEDE OBEREKI		216 PARK PL		MIDWEST CITY	OK	73110	REGENCY PARK	001	000	REGENCY PARK 001 000 PT OF LOT 11 BEG SE/C OF LOT 11 TH N35.70FT W138.62FT SLY ALONG INSIDE OF A CURVE 42.87FT E160.18FT TO BEG	216 PARK PL MIDWEST CITY

Oklahoma County Assessor  
300 ft. Radius Report  
2/27/2023

R154741055	TURNER PERIS LESHORE		217 PARK PL		MIDWEST CITY	OK	73110	REGENCY PARK	001	000	REGENCY PARK 001 000 LOT 6 LESS & EX N36.20FT	217 PARK PL MIDWEST CITY
R154271280	BRINLEE RICHARD S & PATSY L		10529 APPLEGROVE CIR		MIDWEST CITY	OK	73130-7061	NORTH OAKS ADD	002	018	NORTH OAKS ADD 002 018	301 HUDSON PL MIDWEST CITY
R154271230	KIRKPATRICK CHRISTINA		16430 N LITTLE FARMS RD		LUTHER	OK	73054-9301	NORTH OAKS ADD	002	013	NORTH OAKS ADD 002 013	300 WOODMAN DR MIDWEST CITY
R130821120	VARUGHESE JOHN & SELIN		9125 SW 34TH ST		OKLAHOMA CITY	OK	73179-4424	NORTH OAKS ADDN #2 AMENDED	001	013	NORTH OAKS ADDN #2 AMENDED 001 013	301 KATHLEEN DR MIDWEST CITY
R154271530	MARY & RAY OLIVAS PROPERTIES LLC		4301 HIGH FOREST RD		COLORADO SPGS	CO	80908-2026	NORTH OAKS ADD	003	013	NORTH OAKS ADD 003 013	300 HUDSON PL MIDWEST CITY
R130821270	BORTEY EDWARD B	BORTEY HELEN ADUBI	2925 SHADYBROOK DR		MIDWEST CITY	OK	73110	NORTH OAKS ADDN #2 AMENDED	002	013	NORTH OAKS ADDN #2 AMENDED 002 013	300 KATHLEEN DR MIDWEST CITY
R154741100	WASHINGTON WILLARD		229 NE 15TH ST		OKLAHOMA CITY	OK	73104	REGENCY PARK	001	000	REGENCY PARK 001 000 LOT 11 EX A TR BEG SE/C OF LOT 11 TH N35.70FT W138.62FT SLYALONG INSIDE OF A CURVE 42.87FT E160.18FT TO BEG	218 PARK PL MIDWEST CITY
R154741050	S & M PROPERTIES LLC		PO BOX 1218		NICOMA PARK	OK	73066-1218	REGENCY PARK	001	000	REGENCY PARK 001 000 N36.20FT LOT6	219 PARK PL MIDWEST CITY
R154271240	WEST JOHN A		PO BOX 582		NICOMA PARK	OK	73066-0582	NORTH OAKS ADD	002	014	NORTH OAKS ADD 002 014	302 WOODMAN DR MIDWEST CITY
R154271270	JENKINS LEROY		7200 BROADWAY EXT		OKLAHOMA CITY	OK	73116-9010	NORTH OAKS ADD	002	017	NORTH OAKS ADD 002 017	303 HUDSON PL MIDWEST CITY
R130821130	MARY ANN OLIVAS PROPERTIES LLC		4301 HIGH FOREST RD		COLORADO SPGS	CO	80908-2026	NORTH OAKS ADDN #2 AMENDED	001	014	NORTH OAKS ADDN #2 AMENDED 001 014	303 KATHLEEN DR MIDWEST CITY
R154271540	IAG PROPERTIES LLC		14056 MONTRACHET LN		TOWN & COUNTRY	MO	63017	NORTH OAKS ADD	003	014	NORTH OAKS ADD 003 014	302 HUDSON PL MIDWEST CITY
R130821280	MARY & RAY OLIVAS PROPERTIES LLC		4301 HIGH FOREST RD		COLORADO SPGS	CO	80908-2026	NORTH OAKS ADDN #2 AMENDED	002	014	NORTH OAKS ADDN #2 AMENDED 002 014	302 KATHLEEN DR MIDWEST CITY
R154271105	WASHINGTON WILLARD E		229 NE 15TH ST		OKLAHOMA CITY	OK	73104	NORTH OAKS ADD	001	012	NORTH OAKS ADD 001 012	0 UNKNOWN MIDWEST CITY
R154271250	HUYHIN HUNG VAN & THU KIM		2608 SW 112TH ST		OKLAHOMA CITY	OK	73170-2110	NORTH OAKS ADD	002	015	NORTH OAKS ADD 002 015	308 WOODMAN DR MIDWEST CITY
R154271260	S & M PROPERTIES LLC	C/O RANDY L GOODMAN	PO BOX 1218		NICOMA PARK	OK	73066-1218	NORTH OAKS ADD	002	016	NORTH OAKS ADD 002 016	309 HUDSON PL MIDWEST CITY
R154271550	NEALY MARSHA R		PO BOX 10463		MIDWEST CITY	OK	73140	NORTH OAKS ADD	003	015	NORTH OAKS ADD 003 015	308 HUDSON PL MIDWEST CITY
R130821140	MARY ANN OLIVAS PROPERTIES LLC		4301 HIGH FOREST RD		COLORADO SPGS	CO	80908-2026	NORTH OAKS ADDN #2 AMENDED	001	015	NORTH OAKS ADDN #2 AMENDED 001 015	309 KATHLEEN DR MIDWEST CITY

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R130821290	KHANH LLC		700 S POST RD		MIDWEST CITY	OK	73130	NORTH OAKS ADDN #2 AMENDED	002	015	NORTH OAKS ADDN #2 AMENDED 002 015	308 KATHLEEN DR MIDWEST CITY
R130821300	SHAND ROBERT		3709 N RIDGEWOOD DR		MIDWEST CITY	OK	73110-3707	NORTH OAKS ADDN #2 AMENDED	002	016	NORTH OAKS ADDN #2 AMENDED 002 016	309 KENDRA DR MIDWEST CITY
R154741095	RAY TRUDY M		300 PARK PL		MIDWEST CITY	OK	73110	REGENCY PARK	001	000	REGENCY PARK 001 000 LOT 10 EX A TR BEG AT NE/C TH SWLY 148.19FT SWLY 25FT TH SLY ALONG THE OUTSIDE OF A CURVE 22FT TH NELY 25.62FT NELY 98.21FT N89.85FT TO BEG	300 PARK PL MIDWEST CITY
R154741060	BIZZELL KENT & MARY ANN		PO BOX 30108		MIDWEST CITY	OK	73140-3108	REGENCY PARK	001	007	REGENCY PARK 001 007	301 PARK PL MIDWEST CITY
R154741070	HOLLEMAN RICHARD C		309 PARK PL		MIDWEST CITY	OK	73110	REGENCY PARK	001	000	REGENCY PARK 001 000 LOT 8 EX ELY 1/2 BEING 81.08FT ON N & 22FT ON S	309 PARK PL MIDWEST CITY
R154741075	SEEBECK PASTY C TRS	SEEBECK PASTY C REV LIV TRUST	311 PARK PL		MIDWEST CITY	OK	73110-6917	REGENCY PARK	001	000	REGENCY PARK 001 000 PT OF LOTS 8 & 9 BEG NE/C OF LOT 8 TH W81.08FT SELY 103.53FT SELY 25.01FT TH NELY ON A CURVE 22FT TH NWLY 25.30FT N80.62FT TO BEG	311 PARK PL MIDWEST CITY
R154741085	SULLIVAN MARCEL		623 PARKSIDE PL NE		WASHINGTON	DC	20019-1747	REGENCY PARK	001	000	REGENCY PARK 001 000 PT LOT 9 BEG AT NW/C OF LOT 9 TH S80.62FT SWLY 25.30FT TH ELY ALONG THE OUTSIDE OF A CURVE 22FT NELY 25.15FT NELY 101.34FT TH W89.17FT TO BEG	330 PARK PL MIDWEST CITY

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R154741080	HIGHTOWER TERRY L & ELAINE		16327 COBBLESTONE CIR		CHOCTAW	OK	73020-6953	REGENCY PARK	001	000	REGENCY PARK 001 000 PT LOTS 9 & 10 BEG NE/C LOT 9 TH W78.83FT SWLY 101.34FT SWLY 25.15FT TH SELY ALONG THE OUTSIDE OF A CURVE 22FT NELY 25FT NELY 148.19FT TO BEG	308 PARK PL MIDWEST CITY
R154741090	WONG YVONNE & PING		302 PARK PL		MIDWEST CITY	OK	73110	REGENCY PARK	001	000	REGENCY PARK 001 000 PT LOT 10 BEG NE/C OF LOT 10 TH SWLY 148.19FT SWLY 25FT TH SLY ALONG THE OUTSIDE OF A CURVE 22FT TH NELY 25.62FT NELY 98.21FT N89.85FT TO BEG	302 PARK PL MIDWEST CITY
R154271560	DEVASIA JOSEPH P & ROSAMMA LIV TRUST		629 BARAJAS TRAIL TER		MUSTANG	OK	73064	NORTH OAKS ADD	004	001	NORTH OAKS ADD 004 001	8701 SAINT GEORGE WAY MIDWEST CITY
R154271570	DEVASIA JOSEPH P & ROSAMMA LIV TRUST		629 BARAJAS TRAIL TER		MUSTANG	OK	73064	NORTH OAKS ADD	004	002	NORTH OAKS ADD 004 002	8703 SAINT GEORGE WAY MIDWEST CITY
R154271580	DEVASIA JOSEPH P & ROSAMMA LIV TRUST		629 BARAJAS TRAIL TER		MUSTANG	OK	73064	NORTH OAKS ADD	004	003	NORTH OAKS ADD 004 003	8709 SAINT GEORGE WAY MIDWEST CITY
R154271590	FRENCH MICHAEL L		8711 SAINT GEORGE WAY		MIDWEST CITY	OK	73110-7746	NORTH OAKS ADD	004	004	NORTH OAKS ADD 004 004	8711 SAINT GEORGE WAY MIDWEST CITY
R154271600	TB HOLDINGS LLC		6001 NW EXPY		OKLAHOMA CITY	OK	73132	NORTH OAKS ADD	004	005	NORTH OAKS ADD 004 005	8717 SAINT GEORGE WAY MIDWEST CITY
R154271610	ATCHISON MARILYN D		8719 SAINT GEORGE WAY		MIDWEST CITY	OK	73110	NORTH OAKS ADD	004	006	NORTH OAKS ADD 004 006	8719 SAINT GEORGE WAY MIDWEST CITY
R154271620	GOMEZ JAVIER DE LA CRUZ		8725 SAINT GEORGE WAY		MIDWEST CITY	OK	73110-7746	NORTH OAKS ADD	004	007	NORTH OAKS ADD 004 007	8725 SAINT GEORGE WAY MIDWEST CITY
R154271630	GREEN ROMELDA C FIELDS		3132 N DORNICK DR		OKLAHOMA CITY	OK	73121	NORTH OAKS ADD	004	008	NORTH OAKS ADD 004 008	8727 SAINT GEORGE WAY MIDWEST CITY
R154271640	POSTLETHWAITE JAKE A		3218 N HOLMAN CT		MIDWEST CITY	OK	73110-7209	NORTH OAKS ADD	004	009	NORTH OAKS ADD 004 009	8733 SAINT GEORGE WAY MIDWEST CITY
R154271650	SOPHIA ALI LLC		4608 NE 93RD ST		OKLAHOMA CITY	OK	73131	NORTH OAKS ADD	004	010	NORTH OAKS ADD 004 010	8735 SAINT GEORGE WAY MIDWEST CITY
R154271660	TODD DONNIE		8741 SAINT GEORGE WAY		MIDWEST CITY	OK	73110	NORTH OAKS ADD	004	011	NORTH OAKS ADD 004 011	8741 SAINT GEORGE WAY MIDWEST CITY
R154271670	VARUGHESE JOHN		9125 SW 34TH ST		OKLAHOMA CITY	OK	73179-4424	NORTH OAKS ADD	004	012	NORTH OAKS ADD 004 012	8743 SAINT GEORGE WAY MIDWEST CITY
R130821900	MARY & RAY OLIVAS PROPERTIES LLC		4301 HIGH FOREST RD		COLORADO SPGS	CO	80908-2026	NORTH OAKS ADDN #2 AMENDED	005	001	NORTH OAKS ADDN #2 AMENDED 005 001	8751 SAINT GEORGE WAY MIDWEST CITY
R130821910	SOPHIA ALLI LLC		4608 NE 93RD ST		OKLAHOMA CITY	OK	73131	NORTH OAKS ADDN #2 AMENDED	005	002	NORTH OAKS ADDN #2 AMENDED 005 002	8755 SAINT GEORGE WAY MIDWEST CITY

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R130821920	MAIZ MOSTAFA		PO BOX 10351		MIDWEST CITY	OK	73140-1351	NORTH OAKS ADDN #2 AMENDED	005	003	NORTH OAKS ADDN #2 AMENDED 005 003	8759 SAINT GEORGE WAY MIDWEST CITY
R130821930	S & M PROPERTIES LLC	C/O RANDY L GOODMAN	PO BOX 1218		NICOMA PARK	OK	73066-1218	NORTH OAKS ADDN #2 AMENDED	005	004	NORTH OAKS ADDN #2 AMENDED 005 004	8763 SAINT GEORGE WAY MIDWEST CITY
R130821940	SWEETHOME INVESTMENT LLC SERIES U		2604 SW 136TH ST		OKLAHOMA CITY	OK	73170	NORTH OAKS ADDN #2 AMENDED	005	005	NORTH OAKS ADDN #2 AMENDED 005 005	8767 SAINT GEORGE WAY MIDWEST CITY
R130821950	SOPHIA ALL LLC		4608 NE 93RD ST		OKLAHOMA CITY	OK	73131	NORTH OAKS ADDN #2 AMENDED	005	006	NORTH OAKS ADDN #2 AMENDED 005 006	8771 SAINT GEORGE WAY MIDWEST CITY
R130821960	POSTLETHWAITE JAKE A		3218 N HOLMAN CT		MIDWEST CITY	OK	73110-7209	NORTH OAKS ADDN #2 AMENDED	005	007	NORTH OAKS ADDN #2 AMENDED 005 007	8775 SAINT GEORGE WAY MIDWEST CITY
R130821970	SOPHIA ALI LLC		4608 NE 93RD ST		OKLAHOMA CITY	OK	73131	NORTH OAKS ADDN #2 AMENDED	005	008	NORTH OAKS ADDN #2 AMENDED 005 008	8779 SAINT GEORGE WAY MIDWEST CITY
R130821980	SOPHIA ALL LLC		4608 NE 93RD ST		OKLAHOMA CITY	OK	73131	NORTH OAKS ADDN #2 AMENDED	005	009	NORTH OAKS ADDN #2 AMENDED 005 009	8783 SAINT GEORGE WAY MIDWEST CITY
R154191080	BRAXTON SHEILA M & STEPHEN D		2700 DEL REY CIR		MIDWEST CITY	OK	73110-6913	DEL ARBOLE	001	009	DEL ARBOLE 001 009	2700 DEL REY CIR MIDWEST CITY
R154191070	SCHMIDT MYESHEIA		2703 DEL REY CIR		OKLAHOMA CITY	OK	73110	DEL ARBOLE	001	008	DEL ARBOLE 001 008	2703 DEL REY CIR MIDWEST CITY
R154191090	CONSTONT MICHELINE		2702 DEL REY CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	001	010	DEL ARBOLE 001 010	2702 DEL REY CIR MIDWEST CITY
R154191260	ELLIOTT STEVEN RAY & CATHERINE		2702 DEL CASA CIR		MIDWEST CITY	OK	73110-6911	DEL ARBOLE	002	010	DEL ARBOLE 002 010	2702 DEL CASA CIR MIDWEST CITY
R154191270	OXFORD CAROLYN LEE		2800 DEL CASA CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	002	011	DEL ARBOLE 002 011	2800 DEL CASA CIR MIDWEST CITY
R154191060	CHILDS HARLAN M & JOCELYNN C		2801 DEL REY CIR		MIDWEST CITY	OK	73110-6914	DEL ARBOLE	001	007	DEL ARBOLE 001 007	2801 DEL REY CIR MIDWEST CITY
R154191100	YEAGER CONNIE R		2800 DEL RAY CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	001	011	DEL ARBOLE 001 011	2800 DEL REY CIR MIDWEST CITY
R154191280	ALLEN DELOIS	ALLEN WILLIAM CONRAD	2802 DEL CASA CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	002	012	DEL ARBOLE 002 012	2802 DEL CASA CIR MIDWEST CITY
R154191050	AUSTIN EUGENE & ROE JEANOUS		2803 DEL REY CIR		MIDWEST CITY	OK	73110-6914	DEL ARBOLE	001	006	DEL ARBOLE 001 006	2803 DEL REY CIR MIDWEST CITY
R154191110	EDGE L LINDA		2802 DEL REY CIR		MIDWEST CITY	OK	73110-6914	DEL ARBOLE	001	012	DEL ARBOLE 001 012	2802 DEL REY CIR MIDWEST CITY
R154191290	SEKULICH DENA M		2804 DEL CASA CIR		MIDWEST CITY	OK	73110-6908	DEL ARBOLE	002	013	DEL ARBOLE 002 013	2804 DEL CASA CIR MIDWEST CITY
R154191040	DERROW LAUREL K		2805 DEL REY CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	001	005	DEL ARBOLE 001 005	2805 DEL REY CIR MIDWEST CITY
R154191120	CURNUTT RICHARD JACK & KATHALEEN R CO TR	CURNUTT RICHARD J & KATHALEEN R TRUST	2804 DEL REY CIR		MIDWEST CITY	OK	73110-6914	DEL ARBOLE	001	013	DEL ARBOLE 001 013	2804 DEL REY CIR MIDWEST CITY
R154191300	LEWIS CURLEY		2806 DEL CASA CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	002	014	DEL ARBOLE 002 014	2806 DEL CASA CIR MIDWEST CITY
R154191030	HEARN PATRICK H & CHARLOTTE F TRS	REDACRES TRUST	6904 E RENO AVE		MIDWEST CITY	OK	73110	DEL ARBOLE	001	004	DEL ARBOLE 001 004	2807 DEL REY CIR MIDWEST CITY

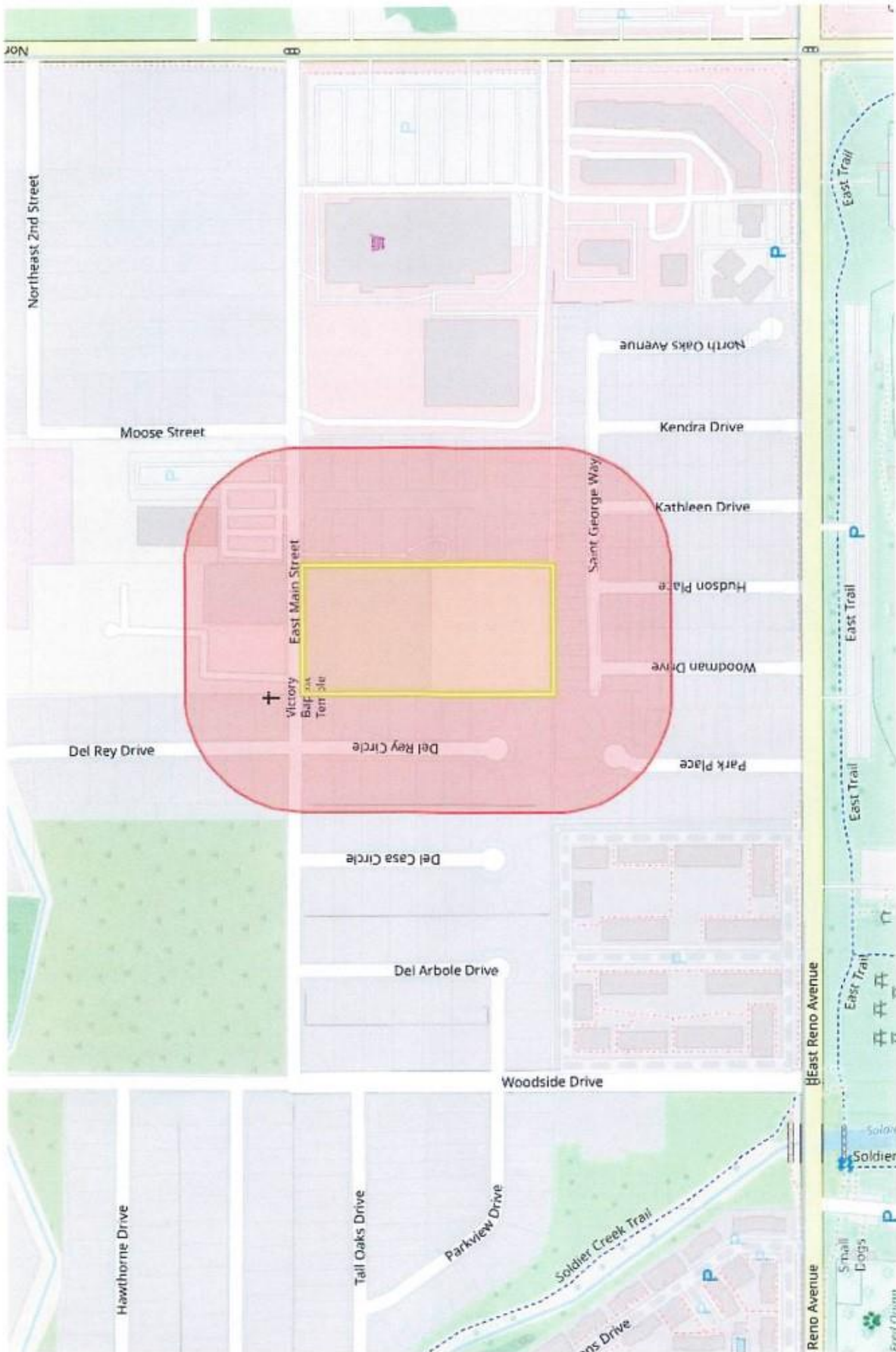
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R154191130	CALLEN JOSHUA & JENNIFER L		2806 DEL REY CIR		MIDWEST CITY	OK	73110-6914	DEL ARBOLE	001	014	DEL ARBOLE 001 014	2806 DEL REY CIR MIDWEST CITY
R154191310	IRVING LEON		2900 DEL CASA CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	002	015	DEL ARBOLE 002 015	2900 DEL CASA CIR MIDWEST CITY
R154191020	FAROTTE KRUCHAS RICHARD E	FAROTTE ABIGAIL M	2901 DEL REY CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	001	003	DEL ARBOLE 001 003	2901 DEL REY CIR MIDWEST CITY
R154191140	STOWE RONALD J		2900 DEL REY CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	001	015	DEL ARBOLE 001 015	2900 DEL REY CIR MIDWEST CITY
R154191320	FLYNN WARE MARIAN A		2902 DEL CASA CIR		MIDWEST CITY	OK	73110-6912	DEL ARBOLE	002	016	DEL ARBOLE 002 016	2902 DEL CASA CIR MIDWEST CITY
R154191010	BOND DAVID A & ELENITA U		2903 DEL REY CIR		MIDWEST CITY	OK	73110-6915	DEL ARBOLE	001	002	DEL ARBOLE 001 002	2903 DEL REY CIR MIDWEST CITY
R154191150	KELLEY HOWARD C & LISA A CO TRS	KELLEY HOWARD C & LISA A TRUST	2902 DEL REY CIR		MIDWEST CITY	OK	73110-6915	DEL ARBOLE	001	016	DEL ARBOLE 001 016	2902 DEL REY CIR MIDWEST CITY
R154191330	HARBISON DAVID B & DEBORAH L TRS	HARBISON FAMILY TRUST	2904 DEL CASA CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	002	017	DEL ARBOLE 002 017	2904 DEL CASA CIR MIDWEST CITY
R154191000	FLAKE RANDY A & DIANNA M		2905 DEL REY CIR		MIDWEST CITY	OK	73110	DEL ARBOLE	001	001	DEL ARBOLE 001 001	2905 DEL REY CIR MIDWEST CITY
R154191160	CEDILLO GABRIEL G & LLARMELY V		2904 DEL REY CIR		MIDWEST CITY	OK	73110-6915	DEL ARBOLE	001	017	DEL ARBOLE 001 017	2904 DEL REY CIR MIDWEST CITY
R154261000	WILLIAMS GUY & RUBY		3100 DEL REY DR		MIDWEST CITY	OK	73110-6930	WOODSIDE	001	001	WOODSIDE 001 001	3100 DEL REY DR MIDWEST CITY
R154261150	GIBSON JOHN E		3101 DEL REY DR		MIDWEST CITY	OK	73110-6929	WOODSIDE	002	001	WOODSIDE 002 001	3101 DEL REY DR MIDWEST CITY
R154261010	CURRY LINDA		3104 DEL REY DR		MIDWEST CITY	OK	73110-6930	WOODSIDE	001	002	WOODSIDE 001 002	3104 DEL REY DR MIDWEST CITY
R154261160	KIEBACH CHRISTOPHER G		3105 DEL REY DR		MIDWEST CITY	OK	73110-6929	WOODSIDE	002	002	WOODSIDE 002 002	3105 DEL REY DR MIDWEST CITY
R156506422	WICK NANCY A		8701 E MAIN ST		MIDWEST CITY	OK	73110-7705	UNPLTD PT SEC 35 12N 2W SE4 SEC 35 12N 2W	000	000	UNPLTD PT SEC 35 12N 2W 000 000 PT SE4 SEC 35 12N 2W THE N190FT OF S215FT OF E155FT OF E 1/2 OF SE4 OF NW4 OF SE4	8701 E MAIN ST MIDWEST CITY
R154261020	JACOBS TONYA R & WILLIAM		3108 DEL REY DR		MIDWEST CITY	OK	73110-6930	WOODSIDE	001	003	WOODSIDE 001 003	3108 DEL REY DR MIDWEST CITY
R154261170	BRITT ANGIE L	OTOO ERIC A	3109 DEL REY DR		MIDWEST CITY	OK	73110-6929	WOODSIDE	002	003	WOODSIDE 002 003	3109 DEL REY DR MIDWEST CITY
R154261030	CHERRY JACK C & PHYLLIS K		3112 DEL REY DR		MIDWEST CITY	OK	73110-6930	WOODSIDE	001	004	WOODSIDE 001 004	3112 DEL REY DR MIDWEST CITY
R156506435	DAUGHERTY NAOMI LEE		8607 E MAIN ST		MIDWEST CITY	OK	73110-6925	UNPLTD PT SEC 35 12N 2W 000 000 PT SE4 SEC 35 12N 2W BEG SW/C OF W 1/2 OF E 1/2 OF NW4 OF SE4 TH N33.12FT E48.68FT S331.10FT W TO BEG	000	000	UNPLTD PT SEC 35 12N 2W 000 000 PT SE4 SEC 35 12N 2W BEG SW/C OF W 1/2 OF E 1/2 OF NW4 OF SE4 TH N33.12FT E48.68FT S331.10FT W TO BEG	8607 E MAIN ST MIDWEST CITY



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R218511050	TINKER VILLAS LLC	39004 W MACARTHUR STE 100	SHAWNEE	OK	74804	FREEDOM VILLAS	001	006	FREEDOM VILLAS BLK 001 LOT 006	216 SPIRIT DR MIDWEST CITY
R218511080	MIDWEST CITY PROPERTIES LLC	2624 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	FREEDOM VILLAS	002	002	FREEDOM VILLAS BLK 002 LOT 002	8766 PATRIOT DR MIDWEST CITY
R218511090	MIDWEST CITY PROPERTIES LLC	2624 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	FREEDOM VILLAS	002	003	FREEDOM VILLAS BLK 002 LOT 003	8772 PATRIOT DR MIDWEST CITY
R218511100	MIDWEST CITY PROPERTIES LLC	2624 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	FREEDOM VILLAS	002	004	FREEDOM VILLAS BLK 002 LOT 004	8778 PATRIOT DR MIDWEST CITY
R218511110	MIDWEST CITY PROPERTIES LLC	2624 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	FREEDOM VILLAS	002	005	FREEDOM VILLAS BLK 002 LOT 005	8784 PATRIOT DR MIDWEST CITY
R218511070	MIDWEST CITY PROPERTIES LLC	2624 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	FREEDOM VILLAS	002	001	FREEDOM VILLAS BLK 002 LOT 001	8760 PATRIOT DR MIDWEST CITY



1 **PC-2140**

2 **ORDINANCE NO. \_\_\_\_\_**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**  
4 **DESCRIBED IN THIS ORDINANCE FROM R-6, SINGLE-FAMILY DETACHED RESI-**  
5 **DENTIAL DISTRICT TO R-MD, MEDIUM DENSITY RESIDENTIAL, AND DIRECT-**  
6 **ING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT**  
7 **THE RECLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT;**  
8 **AND PROVIDING FOR REPEALER AND SEVERABILITY**

9 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

10 **ORDINANCE**

11 **SECTION 1.** That the zoning district of the following described property is hereby reclassified  
12 from R-6, Single-Family Detached Residential to R-MD, Medium Density Residential, subject to  
13 the conditions contained in the PC-2140 file, and that the official Zoning District Map shall be  
14 amended to reflect the reclassification of the property’s zoning district as specified in this ordi-  
15 nance:

16 East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of  
17 the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12)  
18 North, Range Two (2) West of the Indian Meridian, also addressed as 8610 – 8620-  
19 8700 E. Main St., Midwest City, OK 73130.

20 **SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are  
21 hereby repealed.

22 **SECTION 3. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is  
23 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-  
24 tions of the ordinance.

25 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Oklahoma,  
26 on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

27 THE CITY OF MIDWEST CITY, OKLA-  
28 HOMA

29 \_\_\_\_\_  
30 MATTHEW D. DUKES II, Mayor

31 ATTEST:

32 \_\_\_\_\_  
33 SARA HANCOCK, City Clerk

34 APPROVED as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

35 \_\_\_\_\_  
36 DONALD MAISCH, City Attorney

2 **RESOLUTION NO. \_\_\_\_\_**

3 **A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICA-**  
4 **TION FROM LDR, LOW DENSITY RESIDENTIAL TO MDR, MEDIUM DENSITY**  
5 **RESIDENTIAL FOR THE PROPERTY DESCRIBED IN THE RESOLUTION WITHIN**  
6 **THE CITY OF MIDWEST CITY, OKLAHOMA.**

7 **WHEREAS**, currently the Comprehensive Plan Map of Midwest City, Oklahoma shows the fol-  
8 lowing described property identified, for future planning purposes, as LDR, Low Density Resi-  
9 dential:

10 Part of the East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter  
11 (SW/4) of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve  
12 (12) North, Range Two (2) West of the Indian Meridian, also addressed as 8610 – 8620-  
13 8700 E. Main St., Midwest City, OK 73130.

14 **WHEREAS**, it is the desire of the applicant to amend the future planning classification of the  
15 above referenced property from LDR, Low Density Residential to MDR, Medium Density Resi-  
16 dential.

17 **WHEREAS**, with the applicant’s request the change in future planning classification complies  
18 with the City’s Comprehensive Plan.

19 **WHEREAS**, the applicant has met both state and local notification requirements.

20 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MIDWEST CITY,**  
21 **OKLAHOMA COUNTY, STATE OF OKLAHOMA:**

22 That the classification of above described property located in Midwest City, Oklahoma is hereby  
23 changed from LDR, Low Density Residential to MDR, Medium Density Residential on the  
24 Comprehensive Plan Map.

25 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Okla-  
26 homa, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

27 THE CITY OF MIDWEST CITY, OKLAHOMA

28 \_\_\_\_\_  
29 MATTHEW D. DUKES II, Mayor

30 ATTEST:

31 \_\_\_\_\_  
32 SARA HANCOCK, City Clerk

33 **APPROVED** as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

34 \_\_\_\_\_  
35 DONALD MAISCH, City Attorney



NEW BUSINESS/  
PUBLIC DISCUSSION





FURTHER INFORMATION





**Finance Department**  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
tcromar@midwestcityok.org  
Office: 405-739-1245  
www.midwestcityok.org

TO: Honorable Mayor and City Council  
FROM: Tiatia Cromar, Finance Director/ City Treasurer  
DATE: April 25, 2023  
SUBJECT: Review of the City Manager's Report for the month of March 2023.

The funds in March that experienced a significant change in fund balance from the February report are as follows:

**Capital Outlay Reserve (11)** decreased by \$736,360 because of the closing of this fund.

**2018 Election G. O. Bond (270)** decreased due to the payments for:

Capital Outlay <\$339,771>

**2022 Issue G.O. Bond (272)** decreased because of the payments for:

Capital Outlay <\$391,953>

**G.O. Debt Services (350)** decreased due to the following activities:

Series 2019 debt interest payment <\$290,580>

Series 2019 debt principal payment <\$835,000>

**MWC Hospital Authority (425)** activities for March:

Compounded Principal (9010) - unrealized gain on investment \$1,547,386

Discretionary (9050) - unrealized gain on investment \$656,086

Grants (9080) - grants payments <\$553,333>

*Tiatia Cromar*

Tiatia Cromar  
Finance Director/ City Treasurer

City of Midwest City  
Financial Summary by Fund  
for Period Ending March, 2023  
(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2022 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
9	GENERAL GOVERNMENT SALES TAX	6,964,457	(33,077)	6,202,732	3,216,529	(2,487,881)	728,648	6,931,380
10	GENERAL	15,287,207	(162,491)	13,381,189	34,779,929	(33,036,401)	1,743,527	15,124,716
11	CAPITAL OUTLAY RESERVE	995	-	730,854	6,502	(736,360)	(729,859)	995
13	STREET AND ALLEY FUND	1,823,528	-	1,545,784	429,096	(151,352)	277,744	1,823,528
14	TECHNOLOGY FUND	694,007	-	608,488	257,320	(171,801)	85,519	694,007
15	STREET LIGHT FEE	1,288,450	-	1,410,644	463,228	(585,423)	(122,195)	1,288,450
16	REIMBURSED PROJECTS	1,720,153	-	1,218,188	1,044,789	(542,824)	501,965	1,720,152
20	MWC POLICE DEPARTMENT	12,489,229	(4,092)	10,821,631	14,821,870	(13,158,364)	1,663,506	12,485,137
21	POLICE CAPITALIZATION	1,338,251	-	1,171,789	1,236,031	(1,069,569)	166,462	1,338,251
25	JUVENILE FUND	85,667	-	75,439	36,273	(26,044)	10,228	85,667
30	POLICE STATE SEIZURES	108,686	-	101,472	9,513	(2,299)	7,214	108,686
31	SPECIAL POLICE PROJECTS	80,780	-	84,349	4,935	(8,503)	(3,568)	80,780
33	POLICE FEDERAL PROJECTS	263	-	45,893	152	(45,783)	(45,630)	263
34	POLICE LAB FEE FUND	22,884	-	30,303	268	(7,686)	(7,418)	22,884
35	EMPLOYEE ACTIVITY FUND	17,288	(5)	16,725	14,488	(13,930)	558	17,283
36	JAIL	200,645	-	209,742	59,678	(68,775)	(9,097)	200,645
37	POLICE IMPOUND FEE	118,584	-	111,802	28,973	(22,191)	6,782	118,584
40	MWC FIRE DEPARTMENT	8,850,024	(4)	7,340,176	11,437,886	(9,928,042)	1,509,844	8,850,020
41	FIRE CAPITALIZATION	2,095,479	-	1,767,754	517,163	(189,438)	327,725	2,095,479
45	MWC WELCOME CENTER	433,957	-	341,538	152,725	(60,306)	92,419	433,957
46	CONV / VISITORS BUREAU	518,827	-	388,480	296,352	(166,006)	130,346	518,827
60	CAPITAL DRAINAGE IMP	431,162	-	509,632	359,135	(437,604)	(78,470)	431,162
61	STORM WATER QUALITY	1,402,632	-	1,291,987	621,613	(510,968)	110,645	1,402,632
65	STREET TAX FUND	2,344,258	-	2,104,415	455,230	(215,387)	239,843	2,344,258
70	EMERGENCY OPER FUND	1,291,771	-	1,103,988	645,104	(457,321)	187,783	1,291,771
75	PUBLIC WORKS ADMIN	992,356	-	862,661	996,816	(867,121)	129,695	992,356
80	INTERSERVICE FUND	641,267	-	732,643	2,063,690	(2,155,066)	(91,376)	641,267
81	SURPLUS PROPERTY	673,962	(546,147)	121,392	46,937	(40,515)	6,423	127,815
115	ACTIVITY FUND	420,058	(683)	420,799	167,695	(169,119)	(1,423)	419,376
123	PARK & RECREATION	2,076,055	(1,794)	1,890,199	562,973	(378,910)	184,063	2,074,261
141	COMM. DEV. BLOCK GRANT	6,029	-	6,029	583,282	(583,282)	-	6,029
142	GRANTS/HOUSING ACTIVITIES	188,800	(2,177)	193,333	15,434	(22,144)	(6,710)	186,623
143	GRANT FUNDS	99,236	(39,236)	60,000	1,372,671	(1,372,671)	-	60,000



City of Midwest City  
Financial Summary by Fund  
for Period Ending March, 2023  
(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2022 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
157	CAPITAL IMPROVEMENTS	3,144,315	-	3,046,637	937,354	(839,676)	97,678	3,144,315
172	CAP. WATER IMP-WALKER	2,426,685	-	2,126,130	392,842	(92,287)	300,555	2,426,685
178	CONST LOAN PAYMENT REV	4,452,202	(25,605)	3,829,887	617,497	(20,787)	596,710	4,426,598
184	SEWER BACKUP FUND	77,659	-	78,442	812	(1,595)	(783)	77,659
186	SEWER CONSTRUCTION	7,621,824	-	6,333,540	1,160,389	127,895	1,288,284	7,621,824
187	UTILITY SERVICES	748,522	(924)	569,162	980,754	(802,318)	178,437	747,598
188	CAP. SEWER IMP.-STROTH	1,788,005	-	1,492,855	609,669	(314,518)	295,151	1,788,005
189	UTILITIES CAPITAL OUTLAY	2,683,097	(112,120)	2,370,728	326,219	(125,969)	200,250	2,570,978
190	MWC SANITATION DEPARTMENT	5,886,733	-	5,697,494	6,249,577	(6,060,337)	189,240	5,886,733
191	MWC WATER DEPARTMENT	4,834,569	-	4,186,677	5,899,666	(5,251,774)	647,892	4,834,569
192	MWC SEWER DEPARTMENT	5,328,278	(375)	4,288,741	6,305,418	(5,266,256)	1,039,162	5,327,903
193	MWC UTILITIES AUTHORITY	1,022,296	-	1,012,225	10,660	(588)	10,072	1,022,296
194	DOWNTOWN REDEVELOPMENT	583,130	(5,045)	572,042	6,044	-	6,044	578,085
195	HOTEL/CONFERENCE CENTER	487,883	(1,159,331)	(593,157)	2,763,995	(2,842,287)	(78,292)	(671,449)
196	HOTEL 4% FF&E	721,432	-	633,934	921,620	(834,121)	87,499	721,432
197	JOHN CONRAD REGIONAL GOLF	744,585	(292,279)	(11,052)	1,461,560	(998,201)	463,359	452,307
201	URBAN RENEWAL AUTHORITY	47,913	-	48,711	508	(1,306)	(798)	47,913
202	RISK MANAGEMENT	577,801	(37)	1,105,412	777,928	(1,305,575)	(527,648)	577,765
204	WORKERS COMP	4,044,530	-	3,922,674	614,825	(492,969)	121,856	4,044,530
220	ANIMALS BEST FRIEND	87,083	(2,000)	78,729	79,363	(73,009)	6,354	85,083
225	HOTEL MOTEL FUND	1,614	-	-	496,325	(494,710)	1,614	1,614
230	CUSTOMER DEPOSITS	1,555,111	(1,555,111)	-	16,179	(16,179)	-	-
235	MUNICIPAL COURT	106,783	(106,783)	-	975	(975)	-	-
240	L & H BENEFITS	2,488,307	(49,162)	2,593,797	7,277,540	(7,432,193)	(154,653)	2,439,144
250	CAPITAL IMP REV BOND	3,112,478	(40,328,492)	(40,455,318)	12,552,990	(9,313,686)	3,239,304	(37,216,014)
269	2002 G.O. STREET BOND	223,264	-	281,459	2,637	(60,832)	(58,195)	223,264
270	2018 ELECTION G.O. BOND	9,090,902	(312,455)	12,820,735	145,238	(4,187,526)	(4,042,288)	8,778,447
271	2018 G.O. BONDS PROPRIETARY	678,616	(114,580)	1,710,655	8,727	(1,155,346)	(1,146,619)	564,037
272	2022 ISSUE G.O. BOND	3,475,430	(90,628)	5,580,752	48,222	(2,244,171)	(2,195,949)	3,384,802
310	DISASTER RELIEF	12,663,791	(195,144)	11,223,265	1,489,794	(244,413)	1,245,381	12,468,646
340	REVENUE BOND SINKING FUND	-	-	-	5,458,178	(5,458,178)	-	-
350	G. O. DEBT SERVICES	4,484,792	(14,576)	2,746,704	3,698,272	(1,974,759)	1,723,513	4,470,217
352	SOONER ROSE TIF	1,420,997	-	867,568	939,298	(385,870)	553,428	1,420,997
353	ECONOMIC DEV AUTHORITY	55,465,702	(49,803,354)	4,866,817	1,235,512	(439,982)	795,531	5,662,347
425-9010	MWC HOSP AUTH-COMP PRINCIPAL	106,535,021	(15,633)	103,095,471	5,918,653	(2,494,735)	3,423,918	106,519,389
425-9050	MWC HOSP AUTH-DISCRETIONARY	20,195,650	(6,857)	17,187,434	3,752,327	(750,968)	3,001,358	20,188,792
425-9060	MWC HOSP IN LIEU OF/ROR/MISC	10,873,563	-	10,081,716	1,010,147	(218,299)	791,848	10,873,563
425-9080	MWC HOSP AUTH GRANTS	97,850	-	135,671	515,512	(553,333)	(37,821)	97,850
	TOTAL	344,485,362	(94,980,197)	230,428,584	151,387,503	(132,310,919)	19,076,584	249,505,167



**Human Resources**  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
office 405.739.1235

**Memorandum**

**TO:** Honorable Mayor and Council  
**FROM:** Troy Bradley, Human Resources Director  
**DATE:** April 25, 2023  
**RE:** Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager.

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This item is placed on the agenda at the request of the Council. Attached to this memo is information regarding the current financial condition of the City Employees' Health Benefits Plan for the month of February 2023, which is the eighth (8) period of the FY 2022/2023.

Troy Bradley, Human Resources Director

<b>FISCAL YEAR 2022-2023</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>Jan-23</b>	<b>Feb-23</b>	<b>Mar-23</b>	<b>Apr-23</b>	<b>May-23</b>	<b>Jun-23</b>
<b>PLAN INCOME</b>												
Projected Budgeted (MTD)	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885
Actual (MTD)	790,434	884,482	800,157	807,616	807,917	792,497	798,910	798,616				
Projected Budgeted (YTD)	821,885	1,643,770	2,465,655	3,287,540	4,109,425	4,931,310	5,753,195	6,575,080	7,396,965	8,218,850	9,040,735	9,862,620
Actual (YTD)	790,434	1,674,916	2,475,073	3,282,689	4,090,606	4,883,103	5,682,013	6,480,629				
<b>PLAN CLAIMS/ADMIN COSTS</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>Jan-23</b>	<b>Feb-23</b>	<b>Mar-23</b>	<b>Apr-23</b>	<b>May-23</b>	<b>Jun-23</b>
Projected Budgeted (MTD)	744,605	930,756	744,605	930,756	744,605	744,605	930,756	744,605	744,605	744,605	930,756	744,605
Actual (MTD)	801,455	1,114,999	734,533	861,832	864,708	665,891	774,525	842,342				
Projected Budgeted (YTD)	744,605	1,675,361	2,419,966	3,350,722	4,095,327	4,839,932	5,770,688	6,515,293	7,259,898	8,004,503	8,935,259	9,679,864
Actual (YTD)	801,455	1,916,454	2,650,987	3,512,819	4,377,527	5,043,418	5,817,943	6,660,285				
<b>EXCESS INCOME vs. EXPENDITURES</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>Jan-23</b>	<b>Feb-23</b>	<b>Mar-23</b>	<b>Apr-23</b>	<b>May-23</b>	<b>Jun-23</b>
Projected Budgeted (MTD)	77,280	-108,871	77,280	-108,871	77,280	77,280	-108,871	77,280	77,280	77,280	-108,871	77,280
Actual (MTD)	-11,021	-230,517	65,624	-54,216	-56,791	126,606	24,385	-43,726				
Projected Budgeted (YTD)	77,280	-31,591	45,689	-63,182	14,098	91,378	-17,493	59,787	137,067	214,347	105,476	182,756
Actual (YTD)	-11,021	-241,538	-175,914	-230,130	-286,921	-160,315	-135,930	-179,656				
<b>FISCAL YEAR 2021-2022</b>	<b>Jul-21</b>	<b>Aug-21</b>	<b>Sep-21</b>	<b>Oct-21</b>	<b>Nov-21</b>	<b>Dec-21</b>	<b>Jan-22</b>	<b>Feb-22</b>	<b>Mar-22</b>	<b>Apr-22</b>	<b>May-22</b>	<b>Jun-22</b>
<b>PLAN INCOME</b>												
Projected Budgeted (MTD)	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012
Actual (MTD)	832,833	851,193	896,598	852,564	857,814	901,700	911,369	1,022,341	887,972	856,646	881,245	866,030
Projected Budgeted (YTD)	910,012	1,820,024	2,730,036	3,640,048	4,550,060	5,460,072	6,370,084	7,280,096	8,190,108	9,100,120	10,010,132	10,920,144
Actual (YTD)	832,833	1,684,026	2,580,624	3,433,188	4,291,002	5,192,702	6,104,071	7,126,412	8,014,384	8,871,030	9,752,275	10,618,305
<b>PLAN CLAIMS/ADMIN COSTS</b>	<b>Jul-21</b>	<b>Aug-21</b>	<b>Sep-21</b>	<b>Oct-21</b>	<b>Nov-21</b>	<b>Dec-21</b>	<b>Jan-22</b>	<b>Feb-22</b>	<b>Mar-22</b>	<b>Apr-22</b>	<b>May-22</b>	<b>Jun-22</b>
Projected Budgeted (MTD)	804,741	1,005,926	804,741	804,741	1,005,926	804,741	1,005,926	804,741	804,741	804,741	1,005,926	804,741
Actual (MTD)	710,070	876,960	831,545	803,008	769,847	1,031,306	744,765	730,685	676,548	674,589	897,321	718,526
Projected Budgeted (YTD)	804,741	1,810,667	2,615,408	3,420,149	4,426,075	5,230,816	6,236,742	7,041,483	7,846,224	8,650,965	9,656,891	10,461,632
Actual (YTD)	710,070	1,587,030	2,418,575	3,221,583	3,991,430	5,022,736	5,767,501	6,498,186	7,174,734	7,849,323	8,746,644	9,465,170
<b>EXCESS INCOME vs. EXPENDITURES</b>	<b>Jul-21</b>	<b>Aug-21</b>	<b>Sep-21</b>	<b>Oct-21</b>	<b>Nov-21</b>	<b>Dec-21</b>	<b>Jan-22</b>	<b>Feb-22</b>	<b>Mar-22</b>	<b>Apr-22</b>	<b>May-22</b>	<b>Jun-22</b>
Projected Budgeted (MTD)	105,271	-95,914	105,271	105,271	-95,914	105,271	-95,914	105,271	105,271	105,271	-95,914	105,271
Actual (MTD)	122,763	-25,767	65,053	49,556	87,967	-129,606	166,604	291,656	211,424	182,057	-16,076	147,504
Projected Budgeted (YTD)	105,271	9,357	114,628	219,899	123,985	229,256	133,342	238,613	343,884	449,155	353,241	458,512
Actual (YTD)	122,763	96,996	162,049	211,605	299,572	169,966	336,570	628,226	839,650	1,021,707	1,005,631	1,153,135

February 8/FY 2023: \$2,413,405  
 February 8/FY 2022: \$2,068,151  
 February 8/FY 2021: \$1,068,714  
 February 8/FY 2020: \$1,500,103

\*\* HAD FIVE MONDAYS WITH REPORTED MEDICAL CLAIMS PAID\*\*\*



**Human Resources**  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
office 405.739.1235

**Memorandum**

**TO:** Honorable Mayor and Council  
**FROM:** Troy Bradley, Human Resources Director  
**DATE:** April 25, 2023  
**RE:** Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager.

---

This item is placed on the agenda at the request of the Council. Attached to this memo is information regarding the current financial condition of the City Employees' Health Benefits Plan for the month of March 2023, which is the ninth (9) period of the FY 2022/2023.

Troy Bradley, Human Resources Director

<b>FISCAL YEAR 2022-2023</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>Jan-23</b>	<b>Feb-23</b>	<b>Mar-23</b>	<b>Apr-23</b>	<b>May-23</b>	<b>Jun-23</b>
<b>PLAN INCOME</b>												
Projected Budgeted (MTD)	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885
Actual (MTD)	790,434	884,482	800,157	807,616	807,917	792,497	798,910	798,616	800,050			
Projected Budgeted (YTD)	821,885	1,643,770	2,465,655	3,287,540	4,109,425	4,931,310	5,753,195	6,575,080	7,396,965	8,218,850	9,040,735	9,862,620
Actual (YTD)	790,434	1,674,916	2,475,073	3,282,689	4,090,606	4,883,103	5,682,013	6,480,629	7,280,679			
<b>PLAN CLAIMS/ADMIN COSTS</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>Jan-23</b>	<b>Feb-23</b>	<b>Mar-23</b>	<b>Apr-23</b>	<b>May-23</b>	<b>Jun-23</b>
Projected Budgeted (MTD)	744,605	930,756	744,605	930,756	744,605	744,605	930,756	744,605	744,605	744,605	930,756	744,605
Actual (MTD)	801,455	1,114,999	734,533	861,832	864,708	665,891	774,525	842,342	777,097			
Projected Budgeted (YTD)	744,605	1,675,361	2,419,966	3,350,722	4,095,327	4,839,932	5,770,688	6,515,293	7,259,898	8,004,503	8,935,259	9,679,864
Actual (YTD)	801,455	1,916,454	2,650,987	3,512,819	4,377,527	5,043,418	5,817,943	6,660,285	7,437,382			
<b>EXCESS INCOME vs. EXPENDITURES</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>Jan-23</b>	<b>Feb-23</b>	<b>Mar-23</b>	<b>Apr-23</b>	<b>May-23</b>	<b>Jun-23</b>
Projected Budgeted (MTD)	77,280	-108,871	77,280	-108,871	77,280	77,280	-108,871	77,280	77,280	77,280	-108,871	77,280
Actual (MTD)	-11,021	-230,517	65,624	-54,216	-56,791	126,606	24,385	-43,726	22,953			
Projected Budgeted (YTD)	77,280	-31,591	45,689	-63,182	14,098	91,378	-17,493	59,787	137,067	214,347	105,476	182,756
Actual (YTD)	-11,021	-241,538	-175,914	-230,130	-286,921	-160,315	-135,930	-179,656	-156,703			
<b>FISCAL YEAR 2021-2022</b>	<b>Jul-21</b>	<b>Aug-21</b>	<b>Sep-21</b>	<b>Oct-21</b>	<b>Nov-21</b>	<b>Dec-21</b>	<b>Jan-22</b>	<b>Feb-22</b>	<b>Mar-22</b>	<b>Apr-22</b>	<b>May-22</b>	<b>Jun-22</b>
<b>PLAN INCOME</b>												
Projected Budgeted (MTD)	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012
Actual (MTD)	832,833	851,193	896,598	852,564	857,814	901,700	911,369	1,022,341	887,972	856,646	881,245	866,030
Projected Budgeted (YTD)	910,012	1,820,024	2,730,036	3,640,048	4,550,060	5,460,072	6,370,084	7,280,096	8,190,108	9,100,120	10,010,132	10,920,144
Actual (YTD)	832,833	1,684,026	2,580,624	3,433,188	4,291,002	5,192,702	6,104,071	7,126,412	8,014,384	8,871,030	9,752,275	10,618,305
<b>PLAN CLAIMS/ADMIN COSTS</b>	<b>Jul-21</b>	<b>Aug-21</b>	<b>Sep-21</b>	<b>Oct-21</b>	<b>Nov-21</b>	<b>Dec-21</b>	<b>Jan-22</b>	<b>Feb-22</b>	<b>Mar-22</b>	<b>Apr-22</b>	<b>May-22</b>	<b>Jun-22</b>
Projected Budgeted (MTD)	804,741	1,005,926	804,741	804,741	1,005,926	804,741	1,005,926	804,741	804,741	804,741	1,005,926	804,741
Actual (MTD)	710,070	876,960	831,545	803,008	769,847	1,031,306	744,765	730,685	676,548	674,589	897,321	718,526
Projected Budgeted (YTD)	804,741	1,810,667	2,615,408	3,420,149	4,426,075	5,230,816	6,236,742	7,041,483	7,846,224	8,650,965	9,656,891	10,461,632
Actual (YTD)	710,070	1,587,030	2,418,575	3,221,583	3,991,430	5,022,736	5,767,501	6,498,186	7,174,734	7,849,323	8,746,644	9,465,170
<b>EXCESS INCOME vs. EXPENDITURES</b>	<b>Jul-21</b>	<b>Aug-21</b>	<b>Sep-21</b>	<b>Oct-21</b>	<b>Nov-21</b>	<b>Dec-21</b>	<b>Jan-22</b>	<b>Feb-22</b>	<b>Mar-22</b>	<b>Apr-22</b>	<b>May-22</b>	<b>Jun-22</b>
Projected Budgeted (MTD)	105,271	-95,914	105,271	105,271	-95,914	105,271	-95,914	105,271	105,271	105,271	-95,914	105,271
Actual (MTD)	122,763	-25,767	65,053	49,556	87,967	-129,606	166,604	291,656	211,424	182,057	-16,076	147,504
Projected Budgeted (YTD)	105,271	9,357	114,628	219,899	123,985	229,256	133,342	238,613	343,884	449,155	353,241	458,512
Actual (YTD)	122,763	96,996	162,049	211,605	299,572	169,966	336,570	628,226	839,650	1,021,707	1,005,631	1,153,135

March 9/FY 2023: \$2,436,358  
 March 9/FY 2022: \$2,279,576  
 March 9/FY 2021: \$1,135,475  
 March 9/FY 2020: \$1,365,877

\*\* HAD FIVE MONDAYS WITH REPORTED MEDICAL CLAIMS PAID\*\*



**Engineering and  
Construction Services**  
100 N Midwest Boulevard  
Midwest City, OK 73110  
Office 405.739.1220

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TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : April 25, 2023

SUBJECT : Monthly Residential and Commercial Building report for March 2023

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Brandon Bundy, P.E.,  
Director of Engineering and Construction Services



100 N Midwest Boulevard - Midwest City, OK 73110

**Building Permits Summary - Issued 3/1/2023 to 3/31/2023**

**Building - Commercial & Industrial**

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
1	Com Addition Bldg Permit	\$858,000.00
2	Com Driveway Permit	\$0.00
2	Com Fence Permit	\$21,462.00
30	Com General Electrical Permit	\$0.00
11	Com General Mechanical Permit	\$0.00
9	Com General Plumbing Permit	\$0.00
2	Com New Const Bldg Permit	\$2,500,000.00
1	Com New Const Electrical Permit	\$0.00
3	Com New Const Mechanical Permit	\$0.00
2	Com New Const Plumbing Permit	\$0.00
11	Com Remodel Bldg Permit	\$528,250.00
3	Com Roofing Permit	\$285,000.00
8	Com Sign Permit	\$26,821.10
<b>Total Value of Building - Commercial &amp; Industrial:</b>		<b>4,219,533.10</b>

**Building - Public & Semi-Public**

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
3	Hospital Remodel Bldg Permit	\$3,200,000.00
<b>Total Value of Building - Public &amp; Semi-Public:</b>		<b>3,200,000.00</b>

**Building - Residential**

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
10	Res Accessory Bldg Permit	\$196,050.00
3	Res Demolition Permit	\$0.00
2	Res Driveway Permit	\$0.00
3	Res Fence Permit	\$17,300.00
36	Res General Electrical Permit	\$0.00
20	Res General Mechanical Permit	\$0.00
49	Res General Plumbing Permit	\$0.00
2	Res Multi-Fam Remodel Bldg Permit	\$45,000.00
14	Res New Const Electrical Permit	\$0.00
6	Res New Const Mechanical Permit	\$0.00
12	Res New Const Plumbing Permit	\$0.00
1	Res Patio Cover Permit	\$1,000.00
9	Res Roofing Permit	\$36,000.00
1	Res Single-Fam Addition Bldg Permit	\$85,000.00
19	Res Single-Fam New Const Bldg Permit	\$4,326,505.00
12	Res Single-Fam Remodel Building Permit	\$510,975.00
9	Res Storm Shelter Permit	\$54,494.00
2	Res Swimming Pool / Hot Tub Permit	\$171,000.00
<b>Total Value of Building - Residential:</b>		<b>5,443,324.00</b>

**Grand Total: \$12,862,857.10**



100 N Midwest Boulevard - Midwest City, OK 73110

**Building Permits by Type - Issued 3/1/2023 to 3/31/2023**

**Building - Commercial & Industrial**

**Com Addition Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/9/23	5601 TINKER DIAGONAL, MWC, OK, 73110	Derek Wheatley	B-22-2066	\$858,000.00

**\$858,000.00**

**Com Driveway Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/6/23	7609 SE 29TH ST, MWC, OK, 73110	SECURE PAVEMENT LLC	B-23-0584	\$0.00
3/6/23	10012 E RENO AVE, 73130	TOMCAT SERVICES LLC	B-23-0564	\$0.00

**\$0.00**

**Com Fence Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/16/23	8485 E RENO AVE, OK, 73110	Midwest City Animal Welfare	B-22-1676	\$18,462.00
3/16/23	8485 E RENO AVE, OK, 73110	Teresa Coplen	B-22-1676	\$18,462.00
3/31/23	2904 PARKLAWN DR, MWC, OK, 73110	Marquita Jefferson	B-23-0713	\$3,000.00

**\$39,924.00**

**Com New Const Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/23/23	1740 S SOONER RD, OK, 73110	Phase One Design - William Sullens	B-21-1716	\$1,400,000.00
3/27/23	9118 NE 23RD ST, MIDWEST CITY, OK, 0	ZZ Development LLC	B-22-0915	\$1,100,000.00

**\$2,500,000.00**

**Com Remodel Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/7/23	7351 SE 29TH ST, MWC, OK, 73110	Caleah Buil	B-23-0069	\$49,000.00
3/13/23	2825 PARKLAWN DR, MWC, OK, 73110	Hill Construction Solutions LLC	B-23-0503	\$40,000.00
3/15/23	8713 E MAIN ST, OK, 73110	Nathan Currey	B-23-0272	\$20,000.00
3/20/23	1104 N MIDWEST BLVD, MIDWEST CITY, OK, 0	Priscilla Orange	B-23-0290	\$110,000.00
3/21/23	5912 SE 15TH ST, OK, A 73110	Gary Belzung	B-22-3203	\$165,000.00
3/21/23	9904 NE 23RD ST, MWC, OK, 73141	Winnie Johnson	B-23-0037	\$10,000.00
3/22/23	2209 N POST RD, MIDWEST CITY, OK, 0	Perry Williams, Sr	B-22-3307	\$80,000.00
3/28/23	7901 NE 10TH ST, A208 OK, 73110	CHERYL	B-23-0695	\$750.00
3/28/23	9045 HARMONY DR, MWC, OK, 73130	Jason LoVette	B-22-2518	\$2,000.00
3/29/23	5801 TINKER DIAGONAL, MWC, OK, 73110	Sarthak Nandi	B-22-1154	\$30,000.00
3/31/23	1740 S SOONER RD, B, 73110	Phase One Design, LLC - William Sullens	B-23-0054	\$21,500.00



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**\$528,250.00**

**Com Roofing Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/2/23	801 S WESTMINSTER RD, 73130	VERNON ROOFING LLC	B-23-0562	
3/6/23	5903 SHORT ST, 73110	ROOF TECH OF OKLAHOMA	B-23-0586	
3/15/23	600 NATIONAL AVE, 73110	COATES ROOFING CO	B-23-0676	\$285,000.00
				<b>\$285,000.00</b>

**Com Sign Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/6/23	351 N AIR DEPOT BLVD, D OK, 73110	Jace Larsen	B-22-0683	\$1,500.00
3/7/23	1347 GATEWAY PLZ, MWC, OK, 73110	Signs 405 LLC	B-23-0504	\$1,904.10
3/7/23	1347 GATEWAY PLZ, MWC, OK, 73110	Robel Arreaga	B-23-0504	\$1,904.10
3/15/23	1304 N KEY BLVD, MWC, OK, 73110	Anna Moore	B-23-0266	\$3,242.00
3/22/23	5912 SE 15TH ST, A 73110	Insignia Sgns, Inc.	B-23-0626	\$975.00
3/29/23	217 S AIR DEPOT BLVD, MIDWEST CITY, OK, 0	Bruce Edwards	B-23-0654	\$1,600.00
3/29/23	217 S AIR DEPOT BLVD, MIDWEST CITY, OK, 0	Bruce Edwards	B-23-0652	\$9,000.00
3/29/23	217 S AIR DEPOT BLVD, MIDWEST CITY, OK, 0	Bruce Edwards	B-23-0653	\$1,600.00
3/30/23	5912 SE 15TH ST, B MIDWEST CITY, OK, 0	Springfield Sign	B-22-0762	\$7,000.00
				<b>\$28,725.20</b>

**Building - Public & Semi-Public**

**Hospital Remodel Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/6/23	2825 PARKLAWN DR, 73110	CMSWillowbrook	B-22-2178	\$1,500,000.00
3/6/23	2825 PARKLAWN DR, 73110	CMSWillowbrook	B-22-2176	\$1,700,000.00
3/6/23	2825 PARKLAWN DR, 73110	JOHN HILL	B-22-1657	
				<b>\$3,200,000.00</b>

**Building - Residential**

**Res Accessory Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/2/23	7837 NE 16TH ST, MWC, OK, 73110	rick remkus	B-22-2603	\$38,000.00
3/3/23	5913 SE 10TH ST, MWC, OK, 73110	Christopher Blosser	B-23-0296	\$8,000.00
3/6/23	2334 BERRY LN, 73130	Cory Van Over	B-23-0447	\$4,000.00
3/6/23	1700 N DOUGLAS BLVD, 73141	Richard	B-23-0429	\$5,000.00
3/8/23	226 W FAIRCHILD DR, MWC, OK, 73110	Bob White	B-23-0487	\$10,000.00
3/17/23	10598 TUMILTY AVE, 73130	BRYANT, JIMMY	B-23-0565	\$15,000.00
3/20/23	258 CAMBRIDGE DR, MWC, OK, 73110	Marilyn Hicks	B-23-0647	\$2,650.00
3/22/23	10408 SE 21ST ST, MWC, OK, 73130	Bruce Miller	B-22-2892	\$20,000.00
3/27/23	1921 S ANDERSON RD, MIDWEST CITY, OK, 0	Brenda Holland	B-22-2579	\$90,000.00
3/28/23	3924 BELLA VISTA, MIDWEST CITY, OK, 73110	ellis felicien	B-23-0704	\$3,400.00
				<b>\$196,050.00</b>

**Res Demolition Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/6/23	9315 SE 29TH ST, MWC, OK, 73130	Rebecca Bonner	B-22-3220	\$0.00
3/6/23	800 LOTUS AVE, 73130	Midwest Wrecking	B-23-0505	\$0.00
3/13/23	11009 SE 28TH ST, 73130	Midwest Wrecking	B-23-0557	\$0.00
				<b>\$0.00</b>

**Res Driveway Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/15/23	8720 NE 17TH ST, MIDWEST CITY, OK, 0	CUSTOM CONCRETE SERVICES LLC	B-23-0675	\$0.00
3/29/23	1708 RAIN TREE LN, MWC, OK, 73020	MIKE DAVIDSON & CO LL	B-23-0786	\$0.00
				<b>\$0.00</b>

**Res Fence Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/14/23	10113 ST PATRICK DR, MWC, OK, 73130	Yime Cortez	B-23-0486	\$4,800.00
3/23/23	12135 YOUNG RD, MWC, OK, 73130	Destiny and Jason Foreman	B-23-0703	\$2,500.00
3/29/23	2703 FOREST GLEN CT, MWC, OK, 73020	Brady Thomas	B-23-0218	\$10,000.00
				<b>\$17,300.00</b>

**Res Multi-Fam Remodel Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/15/23	2602 W GLENHAVEN DR, F MWC, OK, 73110	aman aggarwal	B-22-2033	\$25,000.00
3/15/23	2602 W GLENHAVEN DR, G MWC, OK, 73110	aman aggarwal	B-22-2032	\$20,000.00
				<b>\$45,000.00</b>

**Res Patio Cover Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/24/23	3605 OAKHURST DR, MWC, OK, 73110	Laura Nelson	B-23-0367	\$1,000.00
				<b>\$1,000.00</b>

**Res Roofing Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/1/23	316 COUNTRY CLUB TER, 73110	TEXOLA INC	B-23-0549	\$13,000.00
3/6/23	228 W FAIRCHILD DR, MWC, OK, 73110	RJH REALTY ROOFING & CONSTR	B-23-0344	\$0.00
3/7/23	3105 ROBIN RD, 73110	SYCAMORE ROOFING	B-23-0610	
3/7/23	133 TILLER DR, 73110	MHM CONSTRUCTION	B-23-0608	
3/8/23	209 BLAKE DR, 73130	TAILORED ROOFING & REMODELING LLC	B-23-0624	\$16,000.00
3/8/23	628 LOTUS AVE, 73130	JSD SANCHEZ ROOFING	B-23-0622	
3/22/23	9219 WHISPERING OAK DR, 73130	J & M ROOFING & SUPPLY CO	B-23-0727	
3/27/23	9308 PEAR ST, 73130	PARKER BROTHERS ROOFING	B-23-0759	
3/28/23	7308 SE 15TH ST, 73110	LEGACY ROOFING & CONSTR	B-23-0775	\$7,000.00
				<b>\$36,000.00</b>

**Res Single-Fam Addition Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/10/23	9709 RAIL RD, MIDWEST CITY, OK, 0	Archie Huston	B-22-2288	\$85,000.00
				<b>\$85,000.00</b>

**Res Single-Fam New Const Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/1/23	2408 CATTAIL CT, 73130	Home Creations, Inc.	B-21-2579	\$158,500.00
3/2/23	2411 CATTAIL CIR, 73130	Home Creations, Inc.	B-21-1752	\$195,552.00
3/13/23	9010 NE 19TH ST, MWC, OK, 73141	JO ANNE SULLIVAN	B-22-1830	\$270,000.00
3/14/23	11200 SE 28TH ST, 73130	Tim Fanning	B-22-0071	\$350,000.00
3/15/23	930 CEDAR HILL PL, MWC, OK, 73110	JUAN Suarez	B-22-0231	\$85,000.00
3/15/23	13208 SAWTOOTH OAK RD, 73020	Melissa Mallory	B-22-0144	\$198,000.00
3/17/23	219 SHADYBROOK PL, 73110	Aaron McRee	B-23-0467	\$135,000.00
3/23/23	10492 CATTAIL TER, MIDWEST CITY, OK, 73130	Jennifer Ennis	B-23-0585	\$216,070.00
3/23/23	10496 CATTAIL TER, 73130	Jennifer Ennis	B-23-0576	\$207,870.00
3/23/23	10504 CATTAIL TER, 73130	Jennifer Ennis	B-23-0441	\$198,440.00
3/23/23	10509 CATTAIL TER, 73130	Jennifer Ennis	B-23-0407	\$225,500.00
3/23/23	10500 CATTAIL TER, 73130	Jennifer Ennis	B-23-0406	\$199,500.00
3/23/23	10505 CATTAIL TER, 73130	Jennifer Ennis	B-23-0408	\$216,500.00
3/24/23	10465 TURTLE BACK DR, 73130	Home Creations, Inc.	B-21-0481	\$168,573.00
3/28/23	2709 SNAPPER LN, 73130	Home Creations, Inc.	B-22-0406	\$170,000.00
3/28/23	10325 LE JEAN, MIDWEST CITY, OK, 0	Garrett Maples	B-22-1721	\$311,000.00
3/30/23	10301 E RENO AVE, OK, 73130	Fraze Enterprises LLC	B-22-0296	\$314,000.00
3/30/23	9023 Nawassa Dr, 73130	Cane Creek Inc.	B-22-2830	\$422,000.00
3/30/23	825 WOODLAND DR, MWC, OK, 73130	Hampton Homes, LLC	B-23-0579	\$285,000.00

**\$4,326,505.00****Res Single-Fam Remodel Building Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/2/23	309 W MARSHALL DR, MWC, OK, 73110	Marcela Berryhill	B-22-2800	\$40,000.00
3/6/23	529 E ERCOUCPE DR, MWC, OK, 73110	John Vawter	B-23-0516	\$35,000.00
3/7/23	1201 TARA DR, MWC, OK, 73130	Michael Redin	B-23-0193	\$64,816.00
3/8/23	700 N POST RD, 73130	LAYMAN, RICHARD & MARY	B-22-2285	\$100,000.00
3/14/23	3105 ROBIN RD, MWC, OK, 73110	bryan funderburgh	B-23-0607	\$30,000.00
3/14/23	137 W COE DR, 73110	rosemary clary	B-23-0570	\$33,057.00
3/23/23	909 HOLOWAY DR, MWC, OK, 73110	Camron Roedel	B-23-0690	\$22,619.00
3/23/23	2340 FRUITFULL DR, MWC, OK, 73130	Laila Suleiman	B-23-0716	\$45,817.00
3/23/23	6025 SE 5TH ST, MWC, OK, 73110	Camron Roedel	B-23-0691	\$49,724.00
3/23/23	9712 RHYTHM RD, MWC, OK, 73130	Camron Roedel	B-23-0692	\$29,942.00
3/29/23	3301 N VIEW POINT DR, MWC, OK, 73110	Avvio Services LLC	B-23-0674	\$30,000.00
3/31/23	253 BEARD DR, MWC, OK, 73110	Rigo Peruch	B-23-0768	\$30,000.00

**\$510,975.00****Res Storm Shelter Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/1/23	12706 FOREST TERR, 73020	Linda Hogan	B-23-0452	\$4,000.00
3/15/23	1600 HIGH MEADOWS DR, 73020	JOHNSON CONSTRUCTION	B-23-0602	\$5,750.00
3/20/23	239 RUSSELL DR, MWC, OK, 73110	Wayne LeeGrissom	B-23-0577	\$3,750.00
3/21/23	2508 POST OAK RD, 73020	Joseph D Baker	B-23-0575	\$3,300.00
3/22/23	2581 FOREST GLEN DR, 73020	Hannah Winters	B-23-0601	\$4,495.00
3/23/23	6124 SE 6TH ST, MIDWEST CITY, OK, 0	Tina Ross-Cruz	B-23-0700	\$0.00
3/28/23	6021 SE 6TH ST, MWC, OK, 73110	Kenneth Turner	B-23-0706	\$14,724.00
3/29/23	800 GREENWOOD DR, MWC, OK, 73110	Paul Straily	B-23-0696	\$12,975.00
3/29/23	10325 LE JEAN, MIDWEST CITY, OK, 0	Garrett Maples	B-23-0737	\$5,500.00

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**\$54,494.00**

**Res Swimming Pool / Hot Tub Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
3/17/23	9317 WONGA DR, MWC, OK, 73130	Anthony Bell	B-23-0423	\$90,000.00
3/23/23	12035 JAYCIE CIR, MWC, OK, 73130	Don Beam	B-23-0629	\$81,000.00

**\$171,000.00**

**Grand Total: \$12,883,223.20**



# **The City of Midwest City**

## **Community Development Department**

100 N Midwest Boulevard - Midwest City, OK 73110

### **Inspections Summary - Inspected 3/1/2023 to 3/31/2023**

<u>Inspection Description</u>	<u>Count</u>
Accessory Bldg Inspection	1
Building/Electrical General Inspection	15
Buildings - CO Inspection & Sign Off	10
Buildings - CO Reinspection & Sign Off	9
Com Building Final Inspection	6
Com Driveway Inspection	4
Com Duct Smoke Detector Test/Inspection (Building)	3
Com Duct Smoke Detector Test/Inspection (Fire Marshal)	4
Com Electrical Ceiling Inspection	3
Com Electrical Final Inspection	31
Com Electrical Final Reinspection	5
Com Electrical Ground Inspection	4
Com Electrical Rough-in Inspection	3
Com Electrical Service Inspection	4
Com Fence Inspection	1
Com Fire Alarm Final Inspection	2
Com Fire Sprinkler Final Inspection	1
Com Fire Sprinkler Final Reinspection	1
Com Footing & Building Setback Inspection	1
Com Framing Inspection	11
Com Gas Piping Inspection	3
Com Gas Piping Reinspection	1
Com Grease Trap Final Inspection	3
Com Grease Trap Rough Inspection (Building)	2
Com Grease Trap Rough Inspection (Line Maintenance)	2
Com Grease Trap Rough Reinspection (Line Maintenance)	1
Com Hood Suppression Inspection	3
Com Light Test Inspection	2
Com Mechanical Ceiling Inspection	2
Com Mechanical Final Inspection	6
Com Mechanical Rough-in Inspection	4
Com Plumbing Final Inspection	10
Com Plumbing Final Reinspection	1
Com Plumbing Ground Inspection	2
Com Plumbing Ground Reinspection	1
Com Plumbing Rough-in Inspection	3
Com Roofing Inspection	1
Com Sewer Service Inspection	3
Com Vent Hood Final Inspection (Building)	2
Com Vent Hood Rough Inspection	1
Com Water Service Line Inspection	3
Commercial Meter Tap Inspection	4
County Health - CO Inspection & Sign Off	6
Electrical Generator Inspection	4
Fire - CO Inspection & Sign Off	9
Fire - CO Reinspection & Sign Off	7

Fire Marshal General Inspection	5
General Inspection	8
Hot Water Tank Inspection	17
Hot Water Tank Reinspection	5
Line Maintenance General Inspection	2
Mechanical Change Out Inspection	12
Mechanical Change Out Reinspection	2
Placard Issued	4
Planning - CO Inspection & Sign Off	16
Planning - CO Reinspection & Sign Off	2
Planning General Inspection	2
Plumbing/Mechanical General Inspection	12
Pre-Con Site Inspection/Meeting	12
Res Building Final Inspection	12
Res Drainage1 Inspection	3
Res Drainage1 Reinspection	1
Res Drainage2 Inspection	3
Res Drainage2 Reinspection	1
Res Drainage3 Inspection	4
Res Drainage3 Reinspection	1
Res Drainage4 Inspection	4
Res Drainage4 Reinspection	1
Res Drainage5 Inspection	4
Res Driveway Inspection	2
Res Electrical Final Inspection	13
Res Electrical Final Reinspection	6
Res Electrical Pool Bonding Inspection	2
Res Electrical Rough-in Inspection	9
Res Electrical Rough-in Reinspection	4
Res Electrical Service Inspection	30
Res Electrical Service Reinspection	14
Res Footing & Building Setback Inspection	5
Res Footing & Building Setback Reinspection	3
Res Framing Inspection	5
Res Framing Reinspection	2
Res Gas Meter Inspection	4
Res Gas Piping Inspection	13
Res Gas Piping Reinspection	1
Res Insulation Inspection	5
Res Mechanical Final Inspection	5
Res Mechanical Final Reinspection	1
Res Mechanical Rough-in Inspection	6
Res Mechanical Rough-in Reinspection	1
Res Plumbing Final Inspection	8
Res Plumbing Final Reinspection	1
Res Plumbing Ground Inspection	5
Res Plumbing Ground Reinspection	4
Res Plumbing Rough-in Inspection	8
Res Plumbing Rough-in Reinspection	2
Res Retaining Wall Final Inspection	1
Res Retaining Wall Inspection	3
Res Roofing Inspection	3
Res Roofing Reinspection	1
Res Sewer Service Inspection	15
Res Sewer Service Reinspection	1
Res Storm Shelter Inspection	5
Res Temporary Electrical Pole Inspection	3

Res Temporary Electrical Pole Reinspection	2
Res Termite Inspection	3
Res Water Service Line Inspection	8
Residential Meter Tap Inspection	2
Sewer Cap Inspection	2
Sewer Cap/Cave Inspection	2
Sign Inspection	8
Utilities - CO Inspection & Sign Off	10
Utilities - CO Reinspection & Sign Off	1
<hr/>	
Total Number of Inspections:	567



**The City of Midwest City**  
**Neighborhood Services Department**  
Code Enforcement - Neighborhood Initiative - Property Maintenance

Code Enforcement Summary Report - 1/1/2023 to 3/31/2023

**Cases Created by AssignedTo**

BKELTON	1
BWOOD	270
DPATTERSON	449
ECUMMINGS	814
GVANGILDER	19
JCRUTCHER	73
JonesEM	158
MilleBC	18
SBARNARD	215
<b>Total:</b>	<b>2,017</b>

**Cases Created by Category**

CE Other Nuisance	327
CE Rubbish	181
CE Structures	810
CE Tall Grass & Weeds	13
CE Trash & Debris	527
CE Vehicles	159
<b>Total:</b>	<b>2,017</b>

**Cases Created by Ward**

	8
1	316
2	459
3	91
4	346
5	459
6	346
<b>Total:</b>	<b>2,025</b>

**Reinspections**

BKELTON	1
BWOOD	144
DPATTERSON	237
ECUMMINGS	589
GVANGILDER	18
JCRUTCHER	16
JonesEM	45
MilleBC	8
SBARNARD	52
<b>Total:</b>	<b>1,110</b>

**Citations**

BWOOD	10
DPATTERSON	6
ECUMMINGS	58
SBARNARD	4
<b>Total:</b>	<b>78</b>



**Cases With Abatement Contracts**

BWOOD	5
DPATTERSON	10
ECUMMINGS	28
GVANGILDER	1
JonesEM	9
<b>Total:</b>	<b>53</b>

**Cases "Cleared" (Closed)**

BKELTON	1
BWOOD	200
DPATTERSON	285
ECUMMINGS	556
GVANGILDER	18
JCRUTCHER	45
JonesEM	45
MilleBC	16
SBARNARD	95
<b>Total:</b>	<b>1,261</b>



**The City of Midwest City**  
**Neighborhood Services Department**  
Code Enforcement - Neighborhood Initiative - Property Maintenance

Code Enforcement Summary Report - 1/1/2023 to 1/31/2023

**Cases Created by AssignedTo**

BKELTON	1
BWOOD	92
DPATTERSON	174
ECUMMINGS	276
GVANGILDER	10
JCRUTCHER	64
SBARNARD	59
<b>Total:</b>	<b>676</b>

**Cases Created by Category**

CE Other Nuisance	96
CE Rubbish	69
CE Structures	249
CE Tall Grass & Weeds	1
CE Trash & Debris	196
CE Vehicles	65
<b>Total:</b>	<b>676</b>

**Cases Created by Ward**

	4
1	149
2	141
3	24
4	33
5	189
6	136
<b>Total:</b>	<b>676</b>

**Reinspections**

BKELTON	1
BWOOD	66
DPATTERSON	141
ECUMMINGS	253
GVANGILDER	10
JCRUTCHER	15
SBARNARD	40
<b>Total:</b>	<b>526</b>

**Citations**

BWOOD	5
DPATTERSON	5
ECUMMINGS	28
<b>Total:</b>	<b>38</b>

**Cases With Abatement Contracts**

BWOOD	3
DPATTERSON	4
ECUMMINGS	9
GVANGILDER	1
<b>Total:</b>	<b>17</b>

**Cases "Cleared" (Closed)**

BKELTON	1
BWOOD	82
DPATTERSON	155
ECUMMINGS	236
GVANGILDER	10
JCRUTCHER	40
SBARNARD	40
<b>Total:</b>	<b>564</b>



**The City of Midwest City**  
**Neighborhood Services Department**  
*Code Enforcement - Neighborhood Initiative - Property Maintenance*

Code Enforcement Summary Report - 2/1/2023 to 2/28/2023

**Cases Created by AssignedTo**

BWOOD	74
DPATTERSON	119
ECUMMINGS	250
GVANGILDER	2
JonesEM	22
MilleBC	18
SBARNARD	31
<b>Total:</b>	<b>516</b>

**Cases Created by Category**

CE Other Nuisance	117
CE Rubbish	50
CE Structures	151
CE Tall Grass & Weeds	4
CE Trash & Debris	137
CE Vehicles	57
<b>Total:</b>	<b>516</b>

**Cases Created by Ward**

	1
1	114
2	126
3	29
4	14
5	98
6	139
<b>Total:</b>	<b>521</b>

**Reinspections**

BWOOD	46
DPATTERSON	77
ECUMMINGS	215
GVANGILDER	2
JonesEM	13
MilleBC	8
SBARNARD	8
<b>Total:</b>	<b>369</b>

**Citations**

BWOOD	3
DPATTERSON	1
ECUMMINGS	23
SBARNARD	3
<b>Total:</b>	<b>30</b>

**Cases With Abatement Contracts**

BWOOD	1
DPATTERSON	6
ECUMMINGS	9
<b>Total:</b>	<b>16</b>

**Cases "Cleared" (Closed)**

BWOOD	64
DPATTERSON	94
ECUMMINGS	206
GVANGILDER	2
JonesEM	16
MilleBC	16
SBARNARD	21
<b>Total:</b>	<b>419</b>



# The City Of Midwest City Neighborhood Services Department

*Code Enforcement • Neighborhood Initiative*  
8726 SE 15<sup>th</sup> Street, Midwest City, OK 73110  
(405)739-1005

**Date:** April 25, 2023  
**To:** Honorable Mayor and City Council  
**From:** Mike S. Stroh, Neighborhood Services Director  
**Subject:** Code Enforcement Report

Code Enforcement report for first quarter of 2023.

*Mike S. Stroh*

Mike S. Stroh, Neighborhood Services Director



**The City of Midwest City**  
**Neighborhood Services Department**  
Code Enforcement - Neighborhood Initiative - Property Maintenance

Code Enforcement Summary Report - 3/1/2023 to 3/31/2023

**Cases Created by AssignedTo**

BWOOD	104
DPATTERSON	156
ECUMMINGS	288
GVANGILDER	7
JCRUTCHER	9
JonesEM	136
SBARNARD	125
<b>Total:</b>	<b>825</b>

**Cases Created by Category**

CE Other Nuisance	114
CE Rubbish	62
CE Structures	410
CE Tall Grass & Weeds	8
CE Trash & Debris	194
CE Vehicles	37
<b>Total:</b>	<b>825</b>

**Cases Created by Ward**

	3
1	53
2	192
3	38
4	299
5	172
6	71
<b>Total:</b>	<b>828</b>

**Reinspections**

BWOOD	32
DPATTERSON	19
ECUMMINGS	121
GVANGILDER	6
JCRUTCHER	1
JonesEM	32
SBARNARD	4
<b>Total:</b>	<b>215</b>

**Citations**

BWOOD	2
ECUMMINGS	7
SBARNARD	1
<b>Total:</b>	<b>10</b>

**Cases With Abatement Contracts**

BWOOD	1
ECUMMINGS	10
JonesEM	9
<b>Total:</b>	<b>20</b>

**Cases "Cleared" (Closed)**

BWOOD	54
DPATTERSON	36
ECUMMINGS	114
GVANGILDER	6
JCRUTCHER	5
JonesEM	29
SBARNARD	34
<b>Total:</b>	<b>278</b>



# MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

March 7, 2023 - 6:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, City Hall, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on March 7th, 2023 at 6:00 p.m., with the following members present:

Commissioners present: Russell Smith  
Jess Huskey  
Rick Dawkins  
Dee Collins  
Jim Campbell

Commissioner absent: Jim Smith  
Dean Hinton

Staff present: Billy Harless, Community Development Director  
Emily Richey, Current Planning Manager  
Tami Anderson, Administrative Assistance  
Patrick Menefee, City Engineer

## A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 6:00 p.m.

## B. MINUTES

1. A motion was made by Rick Dawkins, seconded by Dee Collins, to approve the minutes of the March 7th, 2023 Planning Commission meeting as presented. Voting aye: J. Huskey, R. Smith, R. Dawkins, D. Collins, and J. Campbell. Nay: none. Motion carried.

## C. NEW MATTERS

(PC – 2137) Discussion, consideration, and possible action of an ordinance to redistrict from SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District to C-3, Community Commercial District and to amend the Comprehensive Plan from LDR, Low Density Residential to COM, Commercial, for the property described as part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Block 003, Lots 001 and 002, also addressed as 1226 and 1224 Jet Drive, Midwest City, OK 73130.

There was general discussion amongst the Commission. The following people addressed the commission:

The applicant, Andrew Richards of 4423 Cole, # 212 Dallas, TX. – representing Take 5, - was present and addressed the council. There was general discussion amongst the Commission.

The following people addressed the commission:

Shelly Kelly of 902 Sandra Dr. Midwest City,  
Requested to see the street view of the property in question.

A motion was made by Chairperson R. Smith, seconded by R. Dawkins to recommend Approval of this item.  
Voting aye: Huskey, R. Smith, Dawkins, Collins, and Campbell. Nay: None. Motion - Carried.

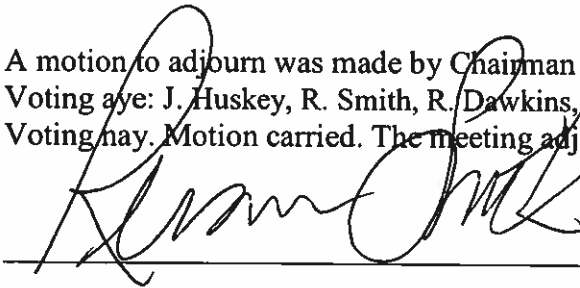
**D. COMMISSION DISCUSSION:**

**E. PUBLIC DISCUSSION:**

**F. FURTHER INFORMATION:**

**G. ADJOURNMENT:**

A motion to adjourn was made by Chairman R. Smith, Seconded by J. Huskey.  
Voting aye: J. Huskey, R. Smith, R. Dawkins, D. Collins, and J. Campbell.  
Voting nay. Motion carried. The meeting adjourned at 6:07 p.m.



Chairman Russel Smith

(TA)



## MUNICIPAL AUTHORITY AGENDA

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

April 25, 2023 – 6:01 PM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Megan Bain

Trustee Sean Reed

Trustee Sara Bana

Trustee Rick Favors

City Staff:

General Manager Tim Lyon

Secretary Sara Hancock

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 unanimous consent is not received, then the item or items will be removed and heard in regular order.

1. Discussion, consideration and possible action of approving the March 28, 2023 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2022-2023, increase: Capital Water Improvement Fund, revenue/Transfers In (00) \$990,000; expenditures/Capital Water Improvements (49) \$990,000. FF&E Reserve Fund, expenditures/Hotel/Conf Center (40) \$53,645. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of approving Amendment #1 to a professional services contract with Garver to evaluate various elements associated with the Water Resources Recovery Facility in the amount of \$88,650.00 for a total contract amount of \$221,550.00. (Public Works - R. Paul Streets)
4. Discussion, consideration, and possible action of approving the assignment of the Harmoni Towers, LLC land lease to Tillman Infrastructure, LLC to develop the planned cell tower at 1810 Jim White Drive. (City Attorney - D. Maisch)
5. Discussion, consideration, and possible action of declaring the following equipment from Sewer Department, Line Maintenance division; (1) 2001 Chevrolet 3500, (1) 1995 Shamrock trailer mounted flusher, (1) 1998 Dodge, Dakota, (1) 1989 Ford E350, (1) 2004 International Vactor Combo and (1) Aries sewer camera equipment (inoperable), as surplus and authorizing their disposal by sealed bid, public auction, or by other means as necessary. (Public Works - R. Paul Streets)

C. DISCUSSION ITEM.

1. Discussion, consideration, and possible action of approving a sole source contract with Community Water Solutions, Inc., in the amount of \$2,990,000.00 to purchase and install a horizontal water well at the Booster Pump Station, in the vicinity of Felix Place north of SE 15th Street. (Public Works - R. Paul Streets)
2. Discussion, consideration, and possible action of entering into a design contract for the Timber Ridge Elevated Storage Tank and Water Tower with Garver, LLC, for a total amount of \$674,900. (Engineering & Construction Services - P. Menefee)

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 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. FURTHER INFORMATION.

1. Review of the monthly report on the current financial condition of the Delta Hotel at the Reed Center for the period ending March 31, 2023. (Director of Operations - R. Rushing)

F. ADJOURNMENT.



CONSENT AGENDA



Notice for the Midwest City Municipal Authority meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

## Midwest City Municipal Authority Minutes

March 28, 2023

This meeting was held in Midwest City Municipal Court at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 7:52 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	Authority Attorney Don Maisch

### DISCUSSION ITEMS.

**1. Discussion, consideration and possible action of approving the February 28, 2023 meeting minutes.**

Eads made a motion to approve, seconded by Reed. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

**2. Discussion, consideration, and possible action of awarding the bid and approving a purchase agreement with Stamford Scientific International, Inc., in the amount of \$515,176 to purchase supplemental Moving Bed Biofilm Reactor media at the Water Resource Recovery Facility.**

Maisch addressed Trustees. Eads made a motion to approve, seconded by Favors. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

**3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2022-2023, increase: Sewer Construction Fund, expenditures/ Sewer Construction \$515,176.**

Reed made a motion to approve, seconded by Eads. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

ADJOURNMENT. There being no further business, Chairman Dukes adjourned the meeting at 7:55 PM.

ATTEST:

\_\_\_\_\_  
MATTHEW D. DUKES II, Chairman

\_\_\_\_\_  
SARA HANCOCK, Secretary



**Finance Department**

100 N. Midwest Boulevard  
Midwest City, OK 73110  
tcromar@midwestcity.org  
Office: 405-739-1245  
www.midwestcityok.org

TO: Honorable Chairman and Trustees  
Midwest City Municipal Authority

FROM: Tiatia Cromar, Finance Director

DATE: April 25, 2023

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2022-2023, increase: Capital Water Improvement Fund, revenue/Transfers In (00) \$990,000; expenditures/Capital Water Improvements (49) \$990,000. FF&E Reserve Fund, expenditures/Hotel/Conf Center (40) \$53,645.

The first supplement is needed to budget transfer in from Economic Development Authority Fund to provide additional funding for Sooner Rose Sewer Line Project. The second supplement is needed to increase Contingencies budget for potential hotel capital expenditures to end of fiscal year.

*Tiatia Cromar*

Tiatia Cromar  
Finance Director

**SUPPLEMENTS**

**April 25, 2023**

Fund CAPITAL WATER IMPROVEMENT (172)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
0	Transfers In (492306)	990,000			
49	Capital Water Improvs (492306)			990,000	
		<u>990,000</u>	<u>0</u>	<u>990,000</u>	<u>0</u>

**Explanation:**  
To budget transfer in from Economic Development Authority Fund to provide additional funding for Sooner Rose Sewer Line Project.

Fund FF&E RESERVE (196)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
40	Hotel/Conf. Center			53,645	
		<u>0</u>	<u>0</u>	<u>53,645</u>	<u>0</u>

**Explanation:**  
To increase Contingencies budget to amount estimated for hotel projects to end of fiscal year. Funding to come from fund balance.





**Public Works Administration**

8730 S.E. 15<sup>th</sup> Street,  
Midwest City, Oklahoma 73110

**Public Works Director**  
[pstreets@midwestcityok.org](mailto:pstreets@midwestcityok.org)  
(405) 739-1061

**Assistant Public Works Director**  
[cevenson@midwestcityok.org](mailto:cevenson@midwestcityok.org)  
(405) 739-1062

[www.midwestcityok.org](http://www.midwestcityok.org)

To: Honorable Chairman and Trustees

From: R. Paul Streets, Public Works Director

Date: April 25, 2023

Subject: Discussion, consideration, and possible action of approving Amendment #1 to a professional services contract with Garver to evaluate various elements associated with the Water Resources Recovery Facility in the amount of \$88,650.00 for a total contract amount of \$221,550.00.

---

The attached contract amendment is for additional services associated with the evaluation of various elements associated with the Water Resource Recovery Facility (WRRF), including piloting an alternative technology and procurement of supplemental media in the Moving Bed Biofilm Reactor (MBBR) in the amount of \$88,650.00 for a total contract amount of \$221,550.00. Staff recommends approval of the amendment.

Over the past several years, the WRRF has been experiencing media loss and reduced treatment process performance in the MBBR. On March 22, 2022, City Council granted the City Manager, Tim Lyon, permission to negotiate and enter into a professional services contract with Garver to evaluate various elements associated with the WRRF. On May 23, 2022, the City of Midwest City (City) and Garver, LLC, (Garver) entered into an agreement for professional services to evaluate the MBBR media and process performance issues. Upon evaluation, Garver has identified media degradation and loss as well as snail predation as significant factors leading to a decline in the treatment capability of the MBBR. They recommend that the City redistribute existing media, purchase supplemental media, and pilot an alternative fabric media (WavTex™) to improve performance. The pilot project plan was approved by the Oklahoma Department of Environmental Quality on March 17, 2023. This amendment includes additional professional services related to conducting the pilot project and procuring supplemental media.

The contract amendment is attached. Funds for this project are being appropriated in a separate agenda item in fund # 192, Project No. 432315.

Respectfully,

R. Paul Streets  
Public Works Director

Attachment

**FIRST AMENDMENT  
TO PROFESSIONAL SERVICES AGREEMENT BETWEEN  
GARVER, LLC  
AND  
THE CITY OF MIDWEST CITY**

Pursuant to Article 14 Complete Agreement and Amendment of the Professional Services Agreement dated May 23, 2022, the following amendment is hereby agreed to between the parties:

The attached Exhibit A, Scope of Services – Amendment 1; to be added to Attachment A of the Professional Services Agreement. This change is in addition to the Scope of Services currently contained in the Agreement as amended. The current Scope of Services remains in full force and effect. Compensation for services under Amendment 1 for a total lump sum fee of \$88,650.00. Total revised contract fee of \$221,550.00.

**Garver, LLC:**



\_\_\_\_\_  
Mary Elizabeth Mach, PE  
Vice President

Date: March 31, 2023

**For City of Midwest City:**

\_\_\_\_\_  
Matthew D. Dukes, II  
Chairman

Date: \_\_\_\_\_

\_\_\_\_\_  
Sara Hancock, City Clerk

Approved as to form and legality:

\_\_\_\_\_  
Donald D. Maisch, City Attorney

## Exhibit A - Scope of Services, Amendment 1

### **APPENDIX A – SCOPE OF SERVICES**

Garver agrees to perform engineering services in connection with the City of Midwest City's (Owner) Water Resource Recovery Facility (WRRF) as hereinafter stated, in accordance with the stipulations in this agreement. Generally, the scope of services of this Amendment includes additional professional services related to the piloting of an alternative technology and procurement of supplemental media in the WRRF's Moving-Bed Bioreactor (MBBR) Facility.

The additional professional services include planning, bidding, and construction phase services. These additional services are due to unforeseen conditions within the MBBR that warranted the piloting of an alternative MBBR media and procuring supplemental MBBR media as part of the Media and Process Performance Evaluation project. The additional improvements and services generally include two additional tasks – Task 7 – MBBR Media Pilot Study and Task 8 – Supplemental MBBR Media Procurement.

#### **TASK 7 – MBBR MEDIA PILOT STUDY**

Garver will provide general oversight for the installation and operation of the pilot-scale process units delivered on site by the technology vendor or other contractor. One (1) technology vendor is anticipated for this work: Entex (providing Wav-Tex media). Installation and construction of the pilot units will be completed by a third-party installer. Operation of the pilot units over a six (6) month pilot period will be performed by the Owner's operators.

Garver will perform weekly site visits for oversight and sample collection assistance during the six (6) month pilot period, including startup and commissioning. Garver will also be responsible for facilitating meetings with the Oklahoma Department of Environmental Quality (ODEQ) at the beginning and ending of the pilot testing and will prepare a final report summarizing the findings. Garver's work for this project is divided in to the following four sub-tasks.

##### **7.1 Project Management and Meetings**

Garver will provide general oversight and keep the Owner updated regarding the progress of the pilot. Prior to the start of the pilot, Garver will develop and submit a Pilot Protocol to ODEQ and coordinate and attend one (1) meeting with ODEQ to present the Pilot Protocol. Any input provided by ODEQ will be used to submit one (1) revision of the testing program.

At the conclusion of the pilot, Garver will also coordinate and attend one (1) meeting with ODEQ to present the findings of the pilot testing. As this is a previously unpiloted technology for the State of Oklahoma, Garver cannot guarantee the outcomes of the pilot within the Owner's system nor can Garver ensure ODEQ's acceptability of the technology at the pilot's conclusion.

##### **7.2 Coordination with Technology Vendors and Third-Party Installer**

Garver will serve as the point of contact for the technology vendor and the third-party installer on behalf of the Owner. The Owner will contract directly with the technology vendor and the third-party installer and pay them directly for the pilot equipment and installation. Additionally, Garver will coordinate the testing program development, interface with the third party installer on the delivery and installation of the pilot units, assess the status of start-up, operation of the pilot units, and assist with the coordination of demobilization of the pilot equipment. As the equipment may remain in operation for an interim period of time after the pilot, demobilization may not include full removal of the equipment. Under this scenario, Garver will assist in coordinating any modifications needed at the pilot units to operate until full-scale modifications can be put into place.

Because the pilot installation involves temporary equipment, Garver is not providing design services as part of this Amendment. Garver will develop a scope of work and provide conceptual plan sheets of the

mechanical, electrical, and structural connections needed for the pilot installation to the third-party installer. It is anticipated that the scope of work and conceptual plan sheets will be utilized to solicit proposals from third-party installers. Upon receiving proposals from third-party installers, Owner will contract directly with the chosen installer using Owner's standard professional service agreement documents. Garver will send one (1) person three (3) times per week for up to 2 weeks during installation and start-up.

Based on the information received from the technology vendor, Garver will work with the on-site operators to make changes on the pilot units during check-in site visits. Garver will also provide technical oversight during the installation of the pilot units at the WRRF MBBR site. Owner's staff will provide all logistical support to the third-party installer, such as location of piping, ensuring sufficient air supply is available, and coordinating WRRF operations during installation. Additional electrical hookups, power control centers, etc., if needed, are all to be provided by the third-party installer. Garver is not responsible for site security, including security of the pilot units.

### 7.3 Site Visits, Sample Collection Oversight, and Operations Support

Garver will conduct weekly site visits after the start-up of the pilot units for up to six (6) months. During site visits, Garver will monitor the pilot equipment and biofilm development on the media and summarize progress in a weekly emailed report to the Owner. When necessary, information will be provided to the technology vendor or operations staff to make adjustments to the pilot units. Garver will not be responsible for pilot operation, sampling, or troubleshooting.

Owner's staff will collect samples for Chemical Oxygen Demand (COD) and ammonia (NH<sub>3</sub>) from each of two (2) MBBR trains as well as three (3) of the individual zones within each MBBR train (total of six sample locations) at a schedule developed with the technology vendor and approved by ODEQ as discussed in the Pilot Protocol. These samples will be delivered and evaluated by a contract analytical laboratory or the Owner's WRRF laboratory for sample analysis. All costs for the analytical laboratory and any shipping will be paid by the Owner. Owner should ensure in their agreements with the analytical laboratory that coordination with Garver's site visits occurs.

### 7.4 Analyze Results and Prepare Pilot Report

Based upon the data collected during the operation of the pilot units, Garver will generate a Pilot Report summarizing the data collected, evaluating pilot performance, degree of snail infestation, and overall media condition. Data collected by WRRF staff through existing on-line sensors as well as analytical results of the samples collected from the pilot units will be utilized during this effort.

The Pilot Report will also summarize opinion of probable construction cost (OPCC) for a full-scale Entex installation. All OPCCs that are developed shall include professional services, contractor overhead and profit, and contingency. The costs will include material procurement and construction. For planning level estimates, Garver will consider these costs as estimates, which should be utilized by Owner for budget authorization or control. The expected range of accuracy for this type of estimate is -30 to +50% of the actual project estimate. Garver does not guarantee or warranty that proposals, bids, or actual projects costs will not vary from Garver's opinions of probable construction cost.

Additionally, a 25-year net present worth evaluation of the Entex technology, based on the site-specific outcomes of the pilot, will be performed. Garver will incorporate the findings of this evaluation in the Media and Process Performance Technical Memorandum (as part of this Agreement under Task 5).

## 7.5 Task 7 Deliverables

The following will be submitted to the Owner, or others as indicated, by Garver:

1. Electronic copy of the draft Pilot Protocol to Owner and ODEQ
2. Two (2) copies of the Third-Party Installer Scope of Work and Conceptual Plan Sheets
3. Two (2) copies of the final Pilot Protocol to Owner and ODEQ
4. Two (2) copies of the Pilot Report to Owner and ODEQ

## **TASK 8 – SUPPLEMENTAL MBBR MEDIA PROCUREMENT**

Task 8 involves services necessary to assist the Owner in procuring supplemental MBBR media (coin or wagon-wheel geometry) due to previous losses/breakage of the existing MBBR media. Garver will provide planning and bidding phase services as part of this Task 8.

### 8.1 Coordination with Media Suppliers and Third-Party Installer

Garver will serve as the point of contact for the wagon wheel media suppliers and the third-party installer on behalf of the Owner. The Owner will contract directly with the media supplier and the third-party installer and pay them directly for the media procurement, delivery, and installation. Garver will assist in coordination and will solicit installation proposals from third-party installers. Garver will also develop up to one (1) set of bidding documents, utilizing standard City service procurement forms (the same forms utilized for the pilot installer).

Based on information received from media suppliers, Garver will develop a technical specification for supplemental media suitable for operation with the existing WRRF MBBR facility. Garver will also provide technical oversight during the installation of the supplemental media at the WRRF MBBR site. This oversight will include recommendations on which zones are suitable for redistributing existing media within the MBBR basins before adding supplemental media and installing the Entex pilot. Garver will also provide recommendations on viable strategies to redistribute existing media within the MBBR basins consistent with previous practices during construction of the MBBR. Owner's staff will provide all logistical support to the media supplier and media transfer before addition of the supplemental media and will purchase media transfer pumps/equipment directly outside of this contract.

### 8.2 Supplemental Media Bidding

During the bidding phase of Task 8, Garver will:

1. Prepare draft Advertisement for Bids to Owner for Owner publication in newspapers and/or trade publications. Owner will pay advertising costs outside of this contract.
2. Incorporate the supplemental media specification into Owner's standard Purchase Agreement documents.
3. Bid documents will comply with the Oklahoma Competitive Bidding Act of 1974 and all amendments thereto.
4. Support the bidding documents by preparing addenda, as appropriate.
5. Participate in a pre-bid meeting, if necessary.
6. Prepare bid tabulation.
7. Evaluate bids and recommend award, including attending a City Council meeting, if necessary.

### 8.3 Task 8 Deliverables

The following will be submitted to the Owner, or others as indicated, by Garver:

1. Electronic copy of the draft Supplemental Media Specification to Owner
2. Electronic copies of any Addenda necessary to Owner
3. Electronic copy of Bid Tabulation and Recommendation of Award to Owner

**EXTRA WORK**

The following items are not included under this agreement and will be considered as extra work:

- (a) Design services of any kind.
- (b) Redesign or rework for the Owner’s convenience or due to changed conditions after previous alternate direction and/or approval.
- (c) Submittals or deliverables in addition to those listed herein.
- (d) Property line monumentation, including preparation of a survey plat, lot line adjustment, and lot split.
- (e) Design, Bidding, or Construction Phase Services of any Special Environmental Projects (SEPs)
- (f) Geotechnical services of any kind.
- (g) Construction materials testing of any kind.
- (h) ODEQ coordination of any kind beyond the Pilot Protocol and Study, including NPDES discharge permit renewal.
- (i) Any work associated with a solid waste landfill located on the Owner’s property.
- (j) Coordination with FEMA and preparation/submittal of a CLOMR and/or LOMR.
- (k) Operational services after pilot demobilization.
- (l) City of Midwest City permitting, beyond informal review and approval.
- (m) Alternative Project Delivery (“Design-Build”), including pre-purchasing bids.
- (n) Operations Training, outside of coordinating training from the pilot vendor.
- (o) ODEQ public meetings.
- (p) Receiving Stream Modeling.
- (q) SCADA programming, computer hardware or software procurement, software upgrades, or software license purchases.

Extra Work will be as directed by the Owner in writing for an addition fee as agreed upon by the Owner and Garver.

**SCHEDULE**

Garver shall begin work under this Agreement within ten (10) days of a Notice to Proceed (NTP) and shall complete the work in accordance with the schedule below.

Phase Description	Calendar Days
Submit Pilot Protocol to ODEQ	14 days from receipt of written NTP
Coordinate installation of pilot with vendor and third-party installer	90 days from ODEQ acceptance of Pilot Protocol
Presentation of Pilot Study to ODEQ	45 days from completion of the pilot testing
Supplemental Media Bidding Specification	14 days from receipt of written NTP

## Exhibit B

### City of Midwest City MBBR Media and Process Performance Evaluation Amendment No. 1

#### FEE SUMMARY

<b>Basic Services Section</b>	<b>Estimated Fees</b>
TASK 7 - MBBR Media Pilot Study	\$ 75,800.00
TASK 8 - Supplemental MBBR Media Procurement	\$ 12,850.00
<b>Subtotal for Basic Services Section</b>	<b>\$ 88,650.00</b>
<b>Additional Services Section</b>	<b>Estimated Fees</b>
N/A	\$ -
<b>Subtotal for Additional Services Section</b>	<b>\$ -</b>
<b>Total All Services</b>	<b>\$ 88,650.00</b>



**City Attorney**  
[dmaisch@midwestcityok.org](mailto:dmaisch@midwestcityok.org)  
100 N. Midwest Blvd,  
Midwest City, Oklahoma 73110  
O: 405-739-1203  
[www.midwestcityok.org](http://www.midwestcityok.org)

MEMORANDUM

TO: Honorable Chairman and Trustees of the Midwest City Municipal Authority

FROM: Tim Lyon, General Manager/Administrator


DATE: April 25, 2023

SUBJECT: Discussion, consideration, and possible action of approving the assignment of the Harmoni Towers, LLC land lease to Tillman Infrastructure, LLC to develop the planned cell tower at 1810 Jim White Drive.

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On December 14, 2021, the Municipal Authority Trustees entered into the attached land lease agreement with Harmoni Towers, LLC.

At this time, Harmoni has selected Tillman Infrastructure, LLC to develop and construct a cell tower behind the Charles J. Johnson building and around the corner from the new Police/Fire Training Facility.

  
\_\_\_\_\_  
Don Maisch, City Attorney





March 23, 2023

*via Certified Mail #9414 8118 9876 8533 0020 96*

Midwest City Municipal Authority  
Information Technology Department (Scott Walsh)  
100 North Midwest Boulevard  
Midwest City, Oklahoma 73110

**Re:** Option to Lease and Lease Agreement dated December 14, 2021 and any amendments (collectively the "**Lease**"), concerning certain real property located at approximately 1810 Jim White Drive, Midwest City, OK 73110- Oklahoma County (the "**Premises**")

Harmoni Towers ID: OKOKC2069

Dear Mr. Walsh:

Harmoni Towers LLC ("Harmoni Towers") is notifying you that Tillman Infrastructure LLC, a Delaware limited liability company, having an address of 100 North Midwest Boulevard, Midwest City, Oklahoma 73110 ("Tillman") has been selected to develop the planned tower on the Premises. In connection with this transaction, Harmoni Towers will transfer and assign the rights and obligations of Harmoni Towers as Tenant under the above-described Lease to Tillman.

Upon assignment of the Lease, Tillman will become the Tenant under the Lease and will proceed with construction of the site. All terms of the Lease including the rental rate will remain unchanged.

Under the terms of the Lease Section 1(d), the Landlord's written consent is required to complete the assignment. Therefore, by this letter we respectfully request your consent, as Landlord, to the assignment of Harmoni Towers' rights and obligations under the Lease to Tillman.

Please indicate your consent to the proposed transaction by executing this letter in the space provided below and returning the original letter using the enclosed Federal Express label. The sooner that we receive the signed letter, the sooner Tillman will be able to commence construction.

Should you have any questions or comments, please feel free to contact Harmoni Towers

Real Estate-Contracts division ([REContracts@harmonitowers.com](mailto:REContracts@harmonitowers.com)) or speak with Connie Helmich, Director of Real Estate, [connie.helmich@harmonitowers.com](mailto:connie.helmich@harmonitowers.com).

Sincerely,

HARMONI TOWERS LLC

By: 

Ginger Majors  
Senior Vice President-Real Estate

**CONSENT TO ASSIGNMENT:**

The undersigned hereby consents to (i) providing copies of the Lease and all related information to Tillman and (ii) assignment of the Lease by Harmoni Towers, as Tenant, to Tillman. The undersigned further acknowledges that Tillman may sublease a portion of the Premises.

Acknowledged, Accepted and Consented to the following, as Landlord-

MIDWEST CITY MUNICIPAL AUTHORITY

\_\_\_\_\_  
Matt Dukes, Mayor/Chairman

Date: \_\_\_\_\_

ORIGIN ID:OKCA (501) 621-0521  
SCOTT WALSH-INFO TECHNOLOGY DEPT.  
MIDWEST CITY MUNICIPAL AUTHORITY  
100 NORTH MIDWEST BOULEVARD

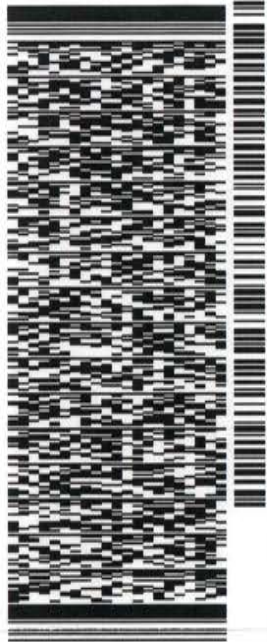
SHIP DATE: 23MAR23  
ACTWGT: 1.00 LB  
CAD: 112227292MNET4580

MIDWEST CITY, OK 73110  
UNITED STATES US

BILL SENDER

TO **CONNIE HELMICH**  
**HARMONI TOWERS**  
**11101 ANDERSON DR.**  
**WEST RIVER BUILDING, SUITE 200**  
**LITTLE ROCK AR 72212**  
(501) 621-0521  
REF: MIDWEST CITY MUNICIPAL  
PO: DEPT:

581J7A9982/FE2D



REL#  
3783346

TRK#  
0201  
7716 4560 6833

FRI - 24 MAR 4:30P  
STANDARD OVERNIGHT

**X2 LITA**

AR-US  
72212  
LIT



**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

**Warning:** Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Harmoni Towers  
11101 ANDERSON DR STE 200  
WEST RIVER BUILDING,  
LITTLE ROCK AR 72212-2478

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**USPS CERTIFIED MAIL**



**9414 8118 9876 5833 0020 96**

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Midwest City Municipal Authority  
Scott Walsh - Info Technology  
100 N MIDWEST BLVD  
MIDWEST CITY OK 73110-4319



**\$6.85 US POSTAGE**  
**FIRST-CLASS**  
Mar 24 2023  
Mailed from ZIP 72212  
1 OZ FIRST-CLASS MAIL LETTER  
RATE  
11923275



062S0012913542

Midwest City OKOKC2069



**Public Works Administration**

8730 S.E. 15<sup>th</sup> Street,  
Midwest City, Oklahoma 73110

**Public Works Director**

[pstreets@midwestcityok.org](mailto:pstreets@midwestcityok.org)

(405) 739-1061

**Assistant Public Works Director**

[cevenson@midwestcityok.org](mailto:cevenson@midwestcityok.org)

(405) 739-1062

[www.midwestcityok.org](http://www.midwestcityok.org)

**Memorandum**

To: Honorable Chairman and Trustees

From: R. Paul Streets, Public Works Director

Date: April 25, 2023

Subject: Discussion, consideration, and possible action of declaring the following equipment from Sewer Department, Line Maintenance Division; (1) 2001 Chevrolet 3500, (1) 1995 Shamrock trailer mounted flusher, (1) 1998 Dodge Dakota, (1) 1989 Ford E350, (1) 2004 International 7400 Vactor Combo and (1) Aries sewer camera equipment (inoperable), as surplus and authorizing their disposal by sealed bid, public auction, or by other means as necessary.

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The Sewer Line Maintenance Department list of equipment described below has been replaced, removed from service, and has no other operational value or application. As such, we recommend declaring these items as surplus property and authorizing their disposal by sealed bid, public auction, or other means, if necessary.

- (1) 43-03-07, 2001 Chevrolet 3500 VIN# 1GBJC34U42E143487
- (1) 43-10-18, 1995 Shamrock trailer mounted flusher VIN# 159AF1928SB377297
- (1) 43-03-20, 1998 Dodge Dakota VIN # 1B7FL26X5WS721994
- (1) 43-03-08, 1989 Ford E350 VIN# IFDKE30M9KHA17152
- (1) 43-03-15, 2004 International Model 7400 Vactor Combo VIN# 1HTWCADC84J026221
- Aries sewer camera equipment (inoperable)

Action is at the discretion of the Municipal Authority.

Respectfully,

R. Paul Streets  
Public Works Director



DISCUSSION ITEMS





**Public Works Administration**

8730 S.E. 15<sup>th</sup> Street,  
Midwest City, Oklahoma 73110

**Public Works Director**

[pstreets@midwestcityok.org](mailto:pstreets@midwestcityok.org)

(405) 739-1061

**Assistant Public Works Director**

[cevenson@midwestcityok.org](mailto:cevenson@midwestcityok.org)

(405) 739-1062

[www.midwestcityok.org](http://www.midwestcityok.org)

To: Honorable Chairman and Trustees

From: R. Paul Streets, Public Works Director

Date: April 25, 2023

Subject: Discussion, consideration, and possible action of approving a sole source contract with Community Water Solutions, Inc., in the amount of \$2,990,000.00 to purchase and install a horizontal water well at the Booster Pump Station, in the vicinity of Felix Place north of SE 15<sup>th</sup> Street.

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The attached contract is for the purchase and installation of a horizontal water well at the Booster Pump Station, in the vicinity of Felix Place north of SE 15<sup>th</sup> Street, in the amount of \$2,990,000.00 with Community Water Solutions, Inc. Staff recommends approval of the contract.

Conventional groundwater wells are typically drilled vertically into an aquifer. The City of Midwest City has several conventional vertical wells across the city, which produce on average 250 to 300 gallons per minute and supply groundwater to the drinking water system. A horizontal water well has the potential to supply 10 to 20 times the amount of water compared to a conventional vertical well. This will allow the City to increase the amount of groundwater supply available to the water distribution system while decreasing the need to rehabilitate older, existing vertical wells.

Community Water Solutions, Inc., is the only manufacturer of the technology necessary to drill a horizontal water well for municipal water supply purposes in North America.

The contract, sole source justification, and quote are attached. Funds for this project are being appropriated in a separate agenda item in fund # 172, Project No. 492306.

Respectfully,

R. Paul Streets  
Public Works Director

Attachment

**PURCHASE AGREEMENT**  
**between**  
**COMMUNITY WATER SOLUTIONS, INC. And**  
**MIDWEST CITY MUNICIPAL AUTHORITY**

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**THIS Purchase Agreement** (hereinafter referred to as “**Agreement**”) is entered into by and among the **Midwest City Municipal Authority**, a public trust created pursuant to Oklahoma State Law for the benefit of Midwest City (hereinafter referred to as “**Midwest City**”) and Community Water Solutions, Inc., a corporation, registered to do business in the State of Oklahoma (hereinafter referred to as “**CWS**”) (**Midwest City** and **CWS** being collectively referred to herein as “**Parties**”) and is effective upon the date of execution by the last party hereto.

**WITNESSETH:**

**WHEREAS, Midwest City** is in need to purchase the following goods and services for its operations: **Horizontal Water Well**, (hereinafter referred to as “**Goods and Services**”); and

**WHEREAS, CWS** is the only proprietor of the technology needed for the installation of a horizontal water well in North America for the purchase of the **Goods and Services**; and

**WHEREAS, Midwest City** requested and received a quote from **CWS** for the purchase of the **Goods and Services**; and

**WHEREAS, Midwest City** and **CWS** desire to enter into an **Agreement** for the purchase of the **Goods and Services**; and

**NOW THEREFORE, MIDWEST CITY** and **CWS** agree as follows:

**1. AGREEMENT**

- A. **CWS** agrees to sell the **Goods and Services** listed in “**Attachment A**” to **Midwest City**.
- B. The prices for the **Goods and Services** that are to be purchased are listed in “**Attachment A**”.
- C. The prices established in “**Attachment A**” shall remain fixed and shall not change for the term of this **Agreement**.

**2. PAYMENT**

**Midwest City** shall issue a Purchase Order for the purchase of the **Goods and Services** from **CWS**. Upon issuance and receipt of the Purchase Order **CWS** shall deliver the **Goods and Services** to **Midwest City**. Upon receipt **Midwest City** shall transmit payment to **CWS** electronically, within forty-five (45) days of the delivery of the **Goods and Services**, according to the following payment schedule:

- \$800,000.00 10 days prior to commencement of work for mobilization



**PURCHASE AGREEMENT**  
**between**  
**COMMUNITY WATER SOLUTIONS, INC. And**  
**MIDWEST CITY MUNICIPAL AUTHORITY**

---

- \$2,190,000.00 upon completion of well and placement in service.

**3. DELIVERY**

A. CWS shall deliver the **Goods and Services** to **Midwest City** at:

1635 Felix Place,  
Midwest City, OK 73110

B. **Midwest City** shall inspect the **Goods and Services** upon receipt to ensure quality and quantity.

C. CWS shall guarantee the **Goods and Services** delivered shall be in working order and shall not be damaged.

D. CWS shall deliver according to the following schedule:

- a. Submittals within 60 days of acceptable purchase order and receipt of mobilization payment.
- b. Delivery within 150 days of acceptable purchase order and receipt of mobilization payment

**4. TERMINATION.**

A. This **Agreement** may be terminated by either party for any reason or for no reason upon thirty (30) days written notice to the other party.

B. **Midwest City** acknowledges the Goods and Services supplied herein are custom for **Midwest City's** project and, accordingly, CWS cannot accept any returns of material. Similarly, any cancellation of this order subsequent to approval of submittals will require payment by **Midwest City** of all costs incurred for material purchased and work in progress, plus markups, up to and including full price as quoted herein.

C. This **Agreement** may be terminated by any party for cause upon the passage of thirty (30) days, subsequent to the mailing of notice stating the cause and the requested cure, where cause has failed to be cured.

**5. OKLAHOMA GOVERNMENTAL TORT CLAIMS ACT.**

**Midwest City** is a governmental subdivisions of the State of Oklahoma and subject to the Oklahoma Governmental Tort Claims Act at Title 51 of the Oklahoma Statutes, § 151 *et seq.* Any action

**PURCHASE AGREEMENT**  
**between**  
**COMMUNITY WATER SOLUTIONS, INC. And**  
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---

brought by either Party or by any third-party against **Midwest City** based on the **Parties** entering into this agreement shall comply with the requirements and procedures set forth in the Oklahoma Governmental Tort Claims Act.

**6. NOTICES**

A. Notices and other communications to **Midwest City** pursuant to the provisions hereof will be sufficient if sent by first class mail, postage prepaid, return receipt required, or by a nationally recognized courier service, addressed to:

Midwest City Municipal Authority, Secretary for the Authority  
100 N. Midwest Boulevard  
Midwest City, OK 73110

AND

Midwest City Municipal Authority,  
c/o City of Midwest City Public Works Authority  
Attention: Director of Public Works  
100 N. Midwest Boulevard  
Midwest City, OK 73110

B. Notices or other communications to **CWS** pursuant to the provisions hereof will be sufficient if by first class mail, postage prepaid, return receipt required, or by a nationally recognized courier service, addressed to:

Richard Greenly, President  
Community Water Solutions, Inc.  
1220 NW 3<sup>rd</sup> Street  
Oklahoma City, OK 73106

C. Any party hereto may change the address or addressee for the giving of notice to it by thirty (30) days prior written notice to the other parties hereto as provided herein. Unless otherwise specified in this **Agreement**, notice will be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to this paragraph.

**PURCHASE AGREEMENT**  
**between**  
**COMMUNITY WATER SOLUTIONS, INC. And**  
**MIDWEST CITY MUNICIPAL AUTHORITY**

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**7. ABIDES BY LAW**

CWS must abide by the conditions of this **Agreement**, the ordinances of **Midwest City**, and all laws and regulations of the State of Oklahoma and the United States of America (“Laws”).

**8. LIMITATION**

Except as stated below, the **Agreement** consideration provided herein does not include or limit any remuneration or reimbursement for any loss, expense, or damages, if any, which may be caused by CWS or incurred by **Midwest City** hereunder or under any insurance or indemnification provision herein.

**9. ASSIGNMENT**

CWS may not assign this **Agreement** to any entity or third party without the written consent of **Midwest City**.

**10. COMPLETE AGREEMENT**

This is the complete agreement between the **Parties** and no additions, amendments, alterations, or changes in this **Agreement** shall be effective unless reduced to writing and signed by all **Parties** hereto. Additionally, no statements, discussions, or negotiations shall be deemed or interpreted to be included in this **Agreement**, unless specifically and expressly provided herein.

**11. MULTIPLE ORIGINALS**

This **Agreement** may be executed in multiple counterparts, each of which shall be deemed an original.

**12. ANTI-COLLUSION**

CWS agrees that it has not been and shall not be a party to any collusion with any of their officials, trustees, or employees of **Midwest City** as to the terms or conditions of this **Agreement**, and has not and will not exchange, give or donate money or other things of value for special consideration to any officials, trustees, or employees of **Midwest City**, either directly or indirectly, in procuring and execution of this **Agreement**.

**PURCHASE AGREEMENT**  
**between**  
**COMMUNITY WATER SOLUTIONS, INC. And**  
**MIDWEST CITY MUNICIPAL AUTHORITY**

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**13. WARRANTY**

Subject to Section 10, above, **CWS** warrants that the **Goods and Services** provided under this **Agreement** shall be sold and delivered consistent with generally prevailing professional standards and expertise. **CWS** shall maintain during the course of this **Agreement** said standard of care, expertise, skill, diligence and professional competency for any and all **Goods and Services**.

**14. BREACH AND DEFAULT**

A. A breach of any provision of this **Agreement** shall act as a breach of the entire **Agreement** unless said breach is expressly waived in writing by all other parties hereto. Failure to enforce or timely pursue any breach shall not be deemed a waiver of that breach or any subsequent breach. No waiver of any breach by any party hereto of any terms, covenants, or conditions herein contained shall be deemed a waiver of any subsequent breach of the same, similar, or different nature.

B. Further, except as otherwise specifically and expressly provided and any other paragraph hereto, should any party hereto fail to perform, keep or observe any of the terms, covenants, or conditions herein contained, this **Agreement** may be terminated by any party not in default thirty (30) days after receipt of written notice and opportunity to cure, less and except as such lesser time is provided in this **Agreement**. Provided however, any breach by **CWS** which interferes with the operations of **Midwest City** must be cured immediately; and **Midwest City** reserves the right to immediately terminate this **Agreement** if **CWS** fails to cure any such breach.

C. Should **Midwest City** breach this **Agreement**, **CWS** may only recover that proportion of any **Goods and Services** sold. **CWS** may not collect or recover any other or additional damages, losses, or expenses.

**15. ENVIRONMENTAL**

A. **CWS** shall not permit any chemical substance or hazardous material to be delivered with the **Goods and Services** purchased by **Midwest City**. **CWS** shall notify **Midwest City** of the presence, even if temporary, of any chemical substance or hazardous material delivered by its officers, representatives, agents, employees, contractors, or invitees, prisoners or hold prisoners.

B. If **CWS** breaches the obligations stated in the preceding paragraph, or if the presence of

**PURCHASE AGREEMENT**  
**between**  
**COMMUNITY WATER SOLUTIONS, INC. And**  
**MIDWEST CITY MUNICIPAL AUTHORITY**

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the chemical substance or hazardous material brought to **Midwest City** by **CWS** or its contractors, employees, agents, that results in contamination of the water supply of **Midwest City**, or if contamination by the chemical substance or hazardous material otherwise occurs for which **CWS** is legally liable, **CWS** shall indemnify, defend and hold **Midwest City** and their officers, trustees, representatives, contractors, agents and employees harmless from any and all injuries, deaths, property damage, claims, judgments, damages, penalties, fines, costs, liabilities, losses, diminution in value, damages for the loss or restriction on use, sums paid in settlement of claims, and attorneys', consultants' and expert fees (collectively, "Environmental Claims") which arise during or after any term of this **Agreement** hereof as a result of such contamination.

C. This indemnification of **Midwest City** by **CWS** also includes, without limitation, costs and expenses incurred in connection with any investigation of site conditions or any clean-up, remedial, removal or restoration work required by **Midwest City** or any federal, state or local government agency or political subdivision because of any chemical substance or hazardous material present in the soil or ground water caused by **CWS**.

D. Without limiting the foregoing, if the presence of any chemical substance or hazardous material brought to **Midwest City** by **CWS**, its employees, agents, contractors results in any contamination of the water supply of **Midwest City**, **CWS** shall promptly take all actions at its sole expense as are necessary to return the water supply of **Midwest City** to the condition existing prior to the introduction of any such chemical substance or hazardous material. The foregoing indemnity shall survive the expiration or earlier termination of this **Agreement**.

E. As used herein, the term "chemical substance" shall mean a substance obtained by a chemical process or used for producing a chemical effect, including but not limited to pesticides, herbicides and fertilizers, and the term "hazardous material" means any hazardous or toxic substance, material or waste, including but not limited to those substances, materials and wastes listed by the Environmental Protection Agency as hazardous substances, or such substances, materials and wastes that are or become regulated under any applicable local, state or federal law.

**PURCHASE AGREEMENT**  
**between**  
**COMMUNITY WATER SOLUTIONS, INC. And**  
**MIDWEST CITY MUNICIPAL AUTHORITY**

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**16. INSPECTION**

Midwest City shall have the right to inspect any and all **Goods and Services** from **CWS** pursuant to the terms of this **Agreement** prior to accepting delivery of the **Goods and Services**.

**17. THIRD PARTY BENEFICIARIES**

All parties expressly agree that no third-party beneficiaries, expressly or implicitly, are intended to be or shall be created or acknowledged by this **Agreement**. This **Agreement** is solely for the benefit of **CWS** and **Midwest City**, and none of the provisions hereof are intended to benefit any third parties.

**18. VENUE AND CHOICE OF LAW**

All **Parties** hereto expressly agree that the venue of any litigation relating to or involving this **Agreement** and/or the rights, obligations, duties and covenants therein shall be in the appropriate court (state or federal) located in Oklahoma County, Oklahoma. All **Parties** agree that this **Agreement** shall be interpreted and enforced in accordance with Oklahoma law and all rights of the parties shall be determined in accordance with Oklahoma law.

**19. DISPUTE RESOLUTION**

Either **Party** may commence the dispute resolution process pursuant to this provision, by providing the other **Party** written notice of the dispute between the **Parties** concerning any term of this **Agreement** or attachment hereto. The notice shall contain:

- (i) a statement setting forth the position of the party giving such notice and a summary of arguments supporting such position and
- (ii) the name and title of **Party** Representative and any other Persons who will accompany the Representative at the meeting at which the parties will attempt to settle the Dispute.

Within ten (10) days of receipt of the notice, the other **Party** shall respond with

- (i) a statement setting forth the position of the party giving such notice and a summary of arguments supporting such position and
- (ii) the name and title of **Party** Representative and any other Persons who will accompany the Representative at the meeting at which the parties will attempt to settle the Dispute.

**PURCHASE AGREEMENT**  
**between**  
**COMMUNITY WATER SOLUTIONS, INC. And**  
**MIDWEST CITY MUNICIPAL AUTHORITY**

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The **Parties** shall make good faith attempts to negotiate a settlement between their appointed representatives. If the **Parties** are unable to settle the dispute themselves, the **Parties** shall be required to mediate the dispute, with the **Parties** equally sharing in the cost of said mediation. Mediation shall last at least six (6) hours and be attempted before any litigation shall be filed.

**20. MISCELLANEOUS**

A. **Midwest City** retains the right to contract for the **Goods and Services** listed in this **Agreement** from more than one vendor. This **Agreement** does not create any exclusivity between **CWS** and **Midwest City** for the purchase of the **Goods and Services**.

B. The execution of this **Agreement** does not guarantee to purchase of any **Goods and Services** by **Midwest City** from **CWS**.

**21. AMENDMENTS**

Any amendments to this **Agreement** must be in writing, signed and approved by the **Parties**.

**22. EFFECTIVE DATE**

The Effective Date of this **Agreement** is the date approved by **Midwest City** as the last party hereto.

*[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]*

**PURCHASE AGREEMENT**  
**between**  
**COMMUNITY WATER SOLUTIONS, INC. And**  
**MIDWEST CITY MUNICIPAL AUTHORITY**

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**APPROVED** and **SIGNED** by Richard Greenly, President of CWS, a properly authorized representatives to execute this **Agreement** on the dates set forth below.

**Service Provider:** \_\_\_\_\_ Community Water Solutions, Inc. \_\_\_\_\_

By: Richard Greenly \_\_\_\_\_

Name: \_\_\_\_\_ Richard Greenly \_\_\_\_\_

Title: \_\_\_\_\_ President \_\_\_\_\_

Date: 04/10/23 \_\_\_\_\_

***[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BANK]***



**PURCHASE AGREEMENT**  
**between**  
**COMMUNITY WATER SOLUTIONS, INC. And**  
**MIDWEST CITY MUNICIPAL AUTHORITY**

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**APPROVED** by the General Manager for **Midwest City Municipal Authority** this \_\_\_\_\_ day  
of \_\_\_\_\_, 2023.

**THE CITY OF MIDWEST CITY**

\_\_\_\_\_  
**MATTHEW D. DUKES, II,**  
**CHAIRMAN**

\_\_\_\_\_  
SARA HANCOCK, CITY CLERK

**REVIEWED** for form and legality.

\_\_\_\_\_  
DONALD D. MAISCH, CITY ATTORNEY



Community Water Solutions, Inc.  
1220 N.W. 3rd Street • Oklahoma City, OK 73106  
Phone: 405.772.7035 • Fax: 405.235.9897  
Web: communitywatersolutions.com

City of Midwest City  
Public Works Department  
Attn: Paul Streets, Director of Public Works  
8730 SE 15<sup>th</sup> Street  
Midwest City, Ok 73110

March 22, 2023

Re: Horizontal Water Well **Attachment A**

This contract is between Community Water Solutions (CWS) 1220 NW 3<sup>rd</sup> Street Oklahoma City, Oklahoma 73106 and the City of Midwest City (the City) 8730 SE 15<sup>th</sup> street Midwest City, Oklahoma 73110.

### **Preamble**

Horizontal well technology has been used in the oil and gas industry for the past 30 years and has been optimized over the hundreds of thousands of wells that have been successfully drilled and produced. CWS has developed a one-of-a-kind proprietary method to transfer this well-established oil field horizontal drilling technology to the municipal groundwater industry. The unique team that we have assembled has cumulative well industry experience of over 100 years.

### **Project Description**

One of the prohibitive factors in applying this oil field technology to the municipal groundwater industry has been the excessively large footprint and massive horsepower's required to drill in urban settings. Our proprietary technology enables us to drill in urban areas with just slightly larger footprints than a conventional vertical water well drilling operation. The major advantage of utilizing horizontal well drilling technology for municipal water wells is the ability to discretely target a high-quality water zone and open up ten to twenty times the productive zone compared to a conventional vertical well. The typical vertical well will have around 100-ft of productive sand zones in multiple layers down to the total depth of the well. The horizontal well will target the most productive zone and then drill 1,000-1,500-ft of lateral bore hole within that best producing zone. With this one-of-a-kind technology, we anticipate 10-20 times the open area in the best quality parts of the aquifer. To our knowledge, there is no other technology that offers these benefits.

CWS will drill the new well to intersect one of the existing zones that the City is currently producing from an existing well. In doing so, the water quality should be of similar characteristics.

CWS will complete the drilling once we are satisfied that enough of the sand body has been opened to yield anticipated production. Completing the well includes circulating water to clean it out, perform tests on its production capacity, and then set the production pump. Given the anticipated flows, this pump could be up to 400hp. CWS, Garver, and the City have identified the well located at the Booster Pump Station (BPS) to be a suitable site to initiate the project. This site has conditions of favorable geology, land availability, and existing electrical and pipeline infrastructure. CWS will offer a turnkey, horizontal well to bring water to the surface.

### **Scope of Work**

Deliverables of the project include:

- Collaborate with the City and Garver to locate the well.
- Provide engineering and permitting services through Garver.
- Drill a test hole and log the formations.
- Drill the vertical portion of the well and set 16-in steel casing.



Community Water Solutions, Inc.  
1220 N.W. 3rd Street • Oklahoma City, OK 73106  
Phone: 405.772.7035 • Fax: 405.235.9897  
Web: communitywatersolutions.com

- Drill the horizontal laterals to open up to 1,500-ft of sand formation.
- Develop, test, & produce the formation for 24hrs to determine initial flowrate.
- Set the well pump (either a submersible or line-shaft depending on flow and head)
- Construct a basic well house for the piping and flow instrumentation.
- Make flowline hookups to existing pipeline within the site of the BPS (~250') (if the BPS site is not conducive to a horizontal well following investigation, additional linear footage is not included in this scope).

#### Extra Work/Additional Services

- An electric transformer is anticipated given the power requirements and this is to be provided by owner (Garver will size and coordinate with electrical utility)
- The City will have the option to have CWS install two piezometer wells and equip with direct internet access level monitoring to data log the aquifer fluid level for \$79,000. The locations to be determined by the Owner.

#### Terms of Sale:

- The city pays \$800,000 10 days prior to commencement of work and \$2,190,000 after the well is finished and ready for operation.

#### **Guarantees**

- In the unlikely event that the horizontal well is unsuccessful (<250gpm), CWS will drill and equip a 10" production well down to a maximum depth of 700' including the stainless-steel well screens, submersible pump, drop pipe, well head and controller at no additional cost to the city.
- Additionally, if the volume of the horizontal well drops to 250gpm within 5 years of completion, CWS will drill and equip new vertical well as stated above, at no additional cost to the city, excluding new well housing and electrical/pipeline hookups.

The well will be drilled in accordance with rules and regulations of the OWRB and ODEQ. CWS cannot guarantee the quality of the water.

CWS would like to reserve the right to drill on an alternate site if the test hole shows the geology unsatisfactory to the process. CWS will drill the next test hole at our own expense.



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1220 N.W. 3rd Street • Oklahoma City, OK 73106  
Phone: 405.772.7035 • Fax: 405.235.9897  
Web: [communitywatersolutions.com](http://communitywatersolutions.com)

City of Midwest City  
Public Works Department  
Attn: Paul Streets, Director of Public Works  
8730 SE 15th Street  
Midwest City, Ok 73110

April 8, 2023

Re: Horizontal Water Well Sole Source

Dear Paul,

In the years in the development of our proprietary technology and engineering to drill and produce a horizontal well for municipal use we have discovered that CWS is unique as a municipal horizontal well contractor. This one-of-a-kind proprietary process has assembled equipment and processes that are not available on the open market today. There are no other companies that have such a product as the CWS horizontal municipal well.

Additionally, the construction of a single, very high producing municipal water well within the city limits on a limited land footprint is both unique and valuable. This is evident as the process identifies a high-quality aquifer and exposes 10-20x water bearing sand formation than the conventional vertical well.

We see no path forward for the City to obtain like, competitive bids on this one of a kind propriety well drilling method.

If you have further questions please do not hesitate to contact us.

Sincerely,

*Richard Greenly*  
Richard Greenly  
President



Community Water Solutions, Inc.  
1220 N.W. 3rd Street • Oklahoma City, OK 73106  
Phone: 405.772.7035 • Fax: 405.235.9897  
Web: communitywatersolutions.com

City of Midwest City  
Public Works Department  
Attn: Paul Streets, Director of Public Works  
8730 SE 15th Street  
Midwest City, Ok 73110

April 8, 2023

Re: Horizontal Well Proposal

Dear Mr. Streets,

Herewith please find information and pricing on the horizontal water well we have been discussing. CWS will drill and complete a horizontal water well for a total price of \$2,990,000. The scope of work will include:

- Collaborate with the City and Garver to locate the well.
- Provide engineering and permitting services through Garver.
- Drill a test hole and log the formations.
- Drill the vertical portion of the well and set 16-in steel casing.
- Drill the horizontal laterals to open up to 1,500-ft of sand formation.
- Develop, test, & produce the formation for 24hrs to determine initial flowrate.
- Set the well pump (either a submersible or line-shaft depending on flow and head)
- Construct a basic well house for the piping and flow instrumentation.
- Make flowline hookups to existing pipeline within the site of the BPS (~250') (if the BPS site is not conducive to a horizontal well following investigation, additional linear footage is not included in this scope).

Terms of Sale:

- The city pays \$800,000 10 days prior to commencement of work and \$2,190,000 after the well is finished and ready for operation.

**Guarantees**

- In the unlikely event that the horizontal well is unsuccessful, CWS will drill and equip a 10" production well down to a maximum depth of 700' including the stainless-steel well screens, submersible pump, drop pipe, well head and controller at no additional cost to the city.
- Additionally, if the volume of the horizontal well drops to 250gpm within 5 years of completion, CWS will perform a well rehabilitation or drill and equip new vertical well as stated above, at no additional cost to the city, excluding new well housing and electrical/pipeline hookups.

The well will be drilled in accordance with rules and regulations of the OWRB and ODEQ. CWS cannot guarantee the quality of the water.

Thank you for this opportunity,

Sincerely,

*Richard Greenly*

Richard Greenly  
President

**COMMUNITY WATER**  
**S O L U T I O N S**



www.GarverUSA.com

April 11, 2023

Carrie Evenson  
Midwest City Public Works  
100 N. Midwest Boulevard  
Midwest City, OK 73110

Re: Midwest City Horizontal Well  
22W02235

Dear Carrie,

I am writing to provide our recommendation to proceed with procurement of a horizontal well with Community Water Solutions (CWS).

Horizontal drilling at shallow depths, without perforating, and with water being the target liquid is extremely nuanced work that we have not found outside of CWS. They have a proprietary process that allows them to drill in a method not currently used in the water industry. While oil and gas companies do horizontal drilling, the methodology including perforating and extremely expensive and non-NSF approved materials is not possible in the water sector.

Garver understands the importance of competition, transparency, and fairness in procurement processes, and we do not believe there are viable horizontal water well drillers other than CWS capable of performing this work, at this time. We believe that it is in the Midwest City Public Work's best interest to move forward with the sole-source purchase of a horizontal well from CWS.

Sincerely,

GARVER  
Bryce Callies, PE

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TO : Honorable Mayor and Council

FROM : Patrick Menefee, P.E., City Engineer

DATE : April 25, 2023

SUBJECT : Discussion, consideration, and possible action of entering into a design contract for the Timber Ridge Elevated Storage Tank and Water Tower with Garver, LLC, for a total amount of \$674,900.

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The accompanying proposed agreement is for the engineering designed plans necessary for the design and construction of the Timber Ridge Elevated Storage Tank and Water Tower.

In 2012, the City hired Garver, LLC to create a hydraulic model of the City's water infrastructure, evaluate its performance, and project future needs. The model helped to point out deficiencies that could be improved through Capital Water Projects going forward from that time.

The model has helped to prioritize several past projects that have improved the efficiency of the system, such as:

- The retrofit of the Carl Albert Tower that helped improve the water quality and the performance of the water system throughout the area.
- Notable equipment upgrades and line connections made along mile sections that help balance the system and create new service areas.
- Revamping the water plant's SCADA operating system from outdated equipment up to modern standards.
- Through the 2018 Bond Initiative, the Booster Pump Station and one clearwell were replaced.

These upgrades to the system have led to the next Capital Water Project, a proposed water tower to service the southeast portion of the City. Residential growth out east is creating the need to construct a tower to assist with supply and pressure demands in the area.

The City was awarded an Army Corps of Engineers Section 219 Grant to improve the water distribution system. This grant includes the design and construction of the new water tower and the opportunity to build a second new water storage tank at Booster Station depending on remaining funds.

This design work has been previously budgeted as project # 492204 and # 422301.

A handwritten signature in black ink, appearing to read "Patrick Menefee", written over a horizontal line.

Patrick Menefee, P.E.,  
City Engineer  
Attachment



**PROFESSIONAL SERVICES AGREEMENT**  
**between**  
**GARVER, LLC**  
**And**  
**THE CITY OF MIDWEST CITY**

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**THIS PROFESSIONAL SERVICES AGREEMENT** (hereinafter referred to as “**Agreement**”) is entered into by and among The City of Midwest City, a municipal corporation (hereinafter referred to as “**City**”), and Garver, LLC, a limited liability company, (hereinafter referred to as “**Service Provider**”) (**City**, and **Service Provider** being collectively referred to herein as the “**Parties**”) and is effective upon the date of execution by the last party hereto.

**WITNESSETH:**

**WHEREAS**, **City** is in need of the following professional services as outlined in Attachment A; and

**WHEREAS**, **Service Provider** is in the business of providing professional services that is needed by the **City**; and

**WHEREAS**, the **City** and the **Service Provider** have reached an agreement for the **Service Provider** to provide the **City** the requested professional services; and

**WHEREAS**, **City** hereby retains **Service Provider** to provide professional services as an independent contractor; and

**WHEREAS**, **SERVICES PROVIDER** agrees to provide the **City** all Attachment A services, in accordance with the standards exercised by professionals in the field, necessary to provide the **City** services, products, solutions and deliverables that meet all the purposes and functionality requested or described in this Agreement.

**NOW, THEREFORE**, for and in consideration of the above premises and mutual covenants as set forth herein, the **City**, and **Service Provider** hereby agree as follows:

**1. SERVICES, PRODUCTS, SOLUTIONS AND DELIVERABLES TO BE PROVIDED**

Subject to the terms and conditions of this Agreement, the **City** retains the **Service Provider** as an independent contractor, to provide the **City** all Services, in accordance with the ordinary Standard of Care, with project information delivered (“**Deliverables**”) as agreed within Attachment A to this Agreement. Upon issuance of the Agreement, the **Service Provider** shall be

**PROFESSIONAL SERVICES AGREEMENT**  
**between**  
**GARVER, LLC**  
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responsible for timely providing the services authorized by the Agreement (“Project”). **Service Provider** shall invoice **City** on a monthly basis for completed Services. Such invoice will include supporting documentation reasonably necessary for City to know with reasonable certainty the proportion of Services accomplished. The **City** may meet with Service Provider to identify additional service needs as mutually agreed and to be provided within an fully executed amendment.

The City will pay Service Provider all undisputed amounts within thirty (30) days after receipt of the Service Provider's invoice. Upon completion of Services and provision to the **City** of all Deliverables and payment of the final invoice to the Service Provider, the City shall own all rights and license for the Deliverables; provided however, any and all underlying intellectual property, if any (unless provided by City), shall remain the property of Service Provider such that Service Provider may continue to perform its business in the normal course. Service Provider shall designate, on any Deliverables submitted to the City, what information in said Deliverables is deemed intellectual property. Service Provider hereby acknowledges that any intellectual property in the possession of the City is subject to the Oklahoma Open Records Act (Title 51 of the Oklahoma Statutes, Section 24A.1 et seq.). If the City receives an Open Records Request for any intellectual property of the Service Provider, the City shall notify the Service Provider of the receipt of the Open Records Request. Service Provider shall, within thirty (30) days of the receipt of the Open Records Request, provide to the City a response concerning whether the intellectual property can or cannot be released. If the Service Provider determines that the intellectual property cannot be released, then the Service Provider shall incur the obligation, including all financial obligations, to defend the determination in any future proceedings concerning the Open Records Request.

Upon payment in full, Service Provider shall grant City an irrevocable, non-exclusive, royalty-free license to use the same for the purposes contemplated under this Agreement. To the extent allowed under applicable law, City shall release, defend, indemnify and hold harmless Service Provider and its subconsultants against all claims, losses, damages, injuries, and expenses,

**PROFESSIONAL SERVICES AGREEMENT**  
**between**  
**GARVER, LLC**  
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**THE CITY OF MIDWEST CITY**

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including reasonable attorneys' fees arising out of change to, or re-use of Deliverables for any other project.

a. This Agreement governs the Scope of Services including, but not limited to, all Deliverables to be provided by **Service Provider** to the **City**. The Attachments are incorporated into this Agreement by reference and, should there be a conflict in language, terms, conditions, or provisions, shall have the priority and precedential value as set forth in this Agreement.

b. The text of this Agreement together with the Attachments constitutes the entire Agreement and the only understanding and agreement between the **City** and the **Service Provider** with respect to the Services, products, solutions and Deliverables to be provided by the **Service Provider** hereunder. This Agreement may only be amended, modified or changed in writing when signed by all Parties, or their respective specifically authorized representatives, as set forth in this Agreement. Notwithstanding anything in this Agreement, Service Provider shall be entitled to an equitable adjustment in the cost and/or schedule for circumstances outside the reasonable control of Service Provider, including modifications in the Scope of Services, applicable law, codes, or standards after the effective date of this Agreement.

c. If there is a conflict in language, terms, conditions, or provisions, in this Agreement between the text of this document, and any language, term, condition, or provision in any Attachment, then the text of this document, shall govern and control over any conflicting language, term, condition, or provision in any Attachment. As among the Attachments any conflict in the language, terms, conditions, or provisions shall be governed in the following order of priority and precedence:

**PROFESSIONAL SERVICES AGREEMENT**  
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- Attachment “A” (“Services” or “Scope of Services”)
- Attachment “B” (“Schedule of Fees / Rate Card”),
- Attachment “C” (“**Service Provider’s** Team”),

**2. RETENTION OF SERVICES PROVIDER AND SCOPE OF SERVICES**

A. **Service Provider** is solely responsible for the actions, non-action, omissions, and performance of **Service Provider’s** employees, agents, contractors, and subcontractors (herein collectively included in the term “Service Provider’s Project Team”) and to ensure the timely provision of the Project, timely performance of the Scope of Services, and the timely performance of the Project and the provision of all Deliverables as each are defined in **Attachment “A” (“Scope of Services”)** or the Project.

B. **Service Provider** will be solely responsible to ensure the **Service Provider’s Project Team (Attachment "C")** fully understands the Project, the Scope of Services, the Deliverables, the schedule for performance, and **City’s** goals and purposes. **Service Provider** will be solely responsible to ensure the **Service Provider’s Team (Attachment "C")**, specifically assigned to work on the Project for the **City**, is adequately trained, instructed, and managed so that **Service Provider** timely provides each Project task and satisfies the **Service Provider’s** obligations under this Agreement. The **Service Provider** may not change the **Service Provider’s Team (Attachment "C")**, for the Services to be provided as set forth on Attachment “C” without the prior written consent of the **City**, not to be unreasonably withheld.

C. **Service Provider** shall comply with all applicable federal, state and local laws, standards, codes, ordinances, administrative regulations pertaining in any manner to the performance of Services provided under this Agreement. **Service Provider** shall obtain all patents, licenses and any other permission required to provide all Deliverables and for use of all Deliverables by the City (except to the extent from information provided or specified by **City**).

**PROFESSIONAL SERVICES AGREEMENT**  
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**3. CONSIDERATION**

A. The **City** shall pay the **Service Provider** the compensation after completion of Services as specified in Section one (1) of this **Agreement**, and in **Attachment “B” (“Schedule of Fees”)**.

B. The **City** and the **Service Provider** acknowledge that the compensation to be paid the **Service Provider** pursuant to this **Agreement** has been established at an amount reasonable for the availability and Services of the **Service Provider** and the **Service Provider’s Team (Attachment "C")**.

**4. INDEPENDENT CONTRACTOR STATUS**

The Parties hereby acknowledge and covenant that:

A. **Service Provider** is an independent contractor and will act exclusively as an independent contractor. **Service Provider** is not an agent or employee of the **City** in performing the duties in this Agreement.

1. The Parties do not intend, and will not hold out that there exists, any corporation, joint venture, undertaking for a profit or other form of business venture or any employment relationship among the Parties other than that of an independent contractor relationship.

2. All payments to **Service Provider** pursuant to this **Agreement** shall be due and payable in the State of Oklahoma, even if Services of **Service Provider** are performed outside the State of Oklahoma.

B. The **CITY** shall not withhold any social security tax, workmen’s compensation, Medicare tax, federal unemployment tax, federal income tax, or state income tax from any compensation paid to **Service Provider** as **Service Provider** is an independent contractor and the members of its **Service Provider’s Team**, assigned to work on the Project for the **City** are not employees of the **CITY**. Any such taxes, if due, are the responsibilities of **Service Provider** and will not be charged to the **CITY**.

**PROFESSIONAL SERVICES AGREEMENT**  
**between**  
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**And**  
**THE CITY OF MIDWEST CITY**

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C. **Service Provider** acknowledges that as an independent contractor it and **Service Provider's Project Team**, assigned to work on the Project for the **City** are not eligible to participate in any health, welfare or retirement benefit programs provided by the **City** or its employees.

**5. TERM, TERMINATION AND STOP WORK**

A. This **Agreement** shall commence upon execution by the last party hereto and shall continue in effect for one-year from the date of execution, unless terminated by either party as provided for herein. This **Agreement** may be extended by mutual agreement of the **Parties** in one-year increments, until the Project is completed and accepted as provided herein.

B. The **City** may issue notices of termination or suspension to the **Service Provider**. This **Agreement** may be terminated, with or without cause, upon written notice, at the option of **City**.

1. Upon receipt of a notice of termination for the *convenience* from the **City**, the **Service Provider** shall immediately discontinue all Services and activities (unless the notice directs otherwise), and

2. Upon payment for Services fully performed and accepted, **Service Provider** shall deliver to the **City** all licenses, work, products, deliverables, solutions, communication recommendations, plans, messaging strategies, style guides, design elements, internal and external messaging campaigns, documents, data analysis, reports, and other information and materials accumulated or created in performing this **Agreement** which are included as Deliverables within the Scope of Services required from **Service Provider**, whether the same are complete or incomplete, unless the notice directs otherwise. Upon termination for the *convenience* by the **City**, the **City** shall pay **Service Provider** for completed Projects and Deliverables up to the time of the notice of termination for *convenience*, in accordance with the terms, limits and conditions of the **Agreement** and as further limited by the "not to exceed" amounts set out in this **Agreement**.

**PROFESSIONAL SERVICES AGREEMENT**  
**between**  
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**THE CITY OF MIDWEST CITY**

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3. Upon notice of termination for *cause* from the **City**, and following reasonable opportunity to cure, the **Service Provider** shall be entitled to receive payment for all Services properly performed prior to such termination in accordance with the terms, conditions and rates set forth in this Agreement. Provided, however, upon notice of termination for cause and payment for **Service Provider's** undisputed Services, the **Service Provider** shall deliver to the **City** all Deliverables required under the Scope of Services, whether complete or incomplete, unless the notice directs otherwise.

4. The rights and remedies of the **City** provided in this paragraph are in addition to any other rights and remedies provided by law or under the **Agreement**. Termination herein shall not terminate or suspend any warranty, indemnification, insurance, or confidentiality required to be provided by **Service Provider** under this **Agreement**.

C. Upon notice to **Service Provider**, the **City** may issue a stop work order suspending any Projects, services, performances, work, products, Deliverables, or solutions under this **Agreement**. Any stop work order shall not terminate or suspend any warranty, indemnification, insurance, or confidentiality required to be provided by **Service Provider** under this **Agreement**. In the event the **City** issues a stop work order to **Service Provider**, the **City** will provide a copy of such stop work order to the **Service Provider**. Upon receipt of a stop work order issued from the **City**, the **Service Provider** shall suspend all work, services and activities except such work, services, and activities expressly directed by the **City** in the stop work order. Upon notice to the **Service Provider**, this **Agreement**, and any or all work, services, and activities thereunder, may be suspended up to thirty (30) calendar days by the **City**, without cause and without cost to the **City**; provided however, the **Service Provider** shall be entitled to an extension of all subsequent deadlines for a period equal to the suspension periods for those suspended work, services, and activities only.

D. **Obligation upon Termination for Convenience.**

**PROFESSIONAL SERVICES AGREEMENT**  
**between**  
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1. In the event this **Agreement** is terminated for convenience hereunder, the **City** shall pay **Service Provider** (i) for such properly documented invoices, if any, in accordance with the provisions of this **Agreement** above, through the date of termination for convenience and the period set forth in the notice, and (ii) documented and reasonable costs (plus profit on such costs) incurred by **Service Provider** to implement such termination (including demobilization costs, and termination/cancellation costs under subcontracts and purchase orders), thereafter the **City** shall have no further liability under this **Agreement** to **Service Provider** and **Service Provider** shall have no further obligations to the **City**.

2. Upon termination for *convenience* of the Project and the providing to the **City** of all Deliverables for the Project and payment of the invoice for the Project to **Service Provider**, the **City** shall own all rights and license for the Deliverables and other work products related to that Project, as provided in Section 1 herein.

## **6. WARRANTIES**

A. **Service Provider** warrants that the Projects performed and Deliverables provided under this **Agreement** shall be performed consistent with generally prevailing professional standards and expertise according to the ordinarily accept standard and practices employed by the applicable United States professional services industries as of the effective date of this Agreement, practicing under similar conditions and locale. Such generally accepted practices and standards are not intended to be limited to the optimum practices, methods, techniques, or standards to the exclusion of all others, but rather to a spectrum of reasonable and prudent practices employed by the United States professional services industry ("Standard of Care"). **Service Provider** shall maintain during the course of this **Agreement** said Standard of Care, skill, diligence and professional competency for any and all such Services. **Service Provider** agrees to require all members of the **Service Provider's Team**, also including FTEs assigned to work on the Project, to provide any and all services, products, solutions and Deliverables at said same Standard of Care, skill, diligence and professional competence required of **Service Provider**.



**PROFESSIONAL SERVICES AGREEMENT**  
**between**  
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B. During the term of this **Agreement**, the **City's** initial remedy for any breach of the above warranty shall be to permit **Service Provider** one additional opportunity to perform the work, services, and activities or provide the Projects and Deliverables without additional cost to the **City**. If the **Services Provider** cannot perform the work, services, and activities or provide the products, solutions and deliverables according to the standards and requirements set forth in this **Agreement** within thirty (30) calendar days of the original performance date, the **City** shall be entitled to recover, should the **City** so determine to be in their best interest, any fees paid to the **Service Provider** for Services which do not meet the performance standard in Section 6.A above, and **Service Provider** shall make reimbursement or repayment within thirty (30) calendar days of a demand by the **City**. Should the **Service Provider** fail to reimburse the **City** within thirty (30) calendar days of demand, the **City** shall also be entitled to interest at 1.5% percent per month on all outstanding reimbursement and repayment obligations.

**7. INSURANCE**

A. **Service Provider** must provide and maintain at all times throughout the term of this **Agreement**, and any renewal hereof, such *commercial general insurance with a limit of \$1,000,000 per occurrence for bodily injury and tangible property damage and \$2,000,000 general aggregate* protecting the **City** from claims for bodily injury (*including death*) and or tangible property damage arising out of or resulting from the **Service Provider**, and its employees, use and occupancy of the premises and the activities conducted thereon in providing the agreed upon Scope of Services. The insurance coverage required in this paragraph must include the **City** as additional insureds as their interest may appear under this **Agreement** under the policy or policies to the extent of the indemnities agreed between the **Parties** in Section 8 of this **Agreement**.

B. In addition to the commercial general liability coverage required above, **Service Provider** shall maintain the following schedule of insurance until completion of the Services:

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(i) Worker's Compensation Statutory Limit

(ii) Automobile Liability

(This insurance coverage must include the City as additional insureds as their interest may appear under this Agreement under this policy to the extent of the indemnities agreed between the **Parties** in Section 8 of this Agreement)

Combined Single Limit \$500,000

(Bodily Injury and Property Damage)

~~(iii) Professional Liability~~

Each Claim Made \$1,000,000  
0

Annual Aggregate \$1,000,000

C. A certificate of insurance evidencing the coverage required herein shall be provided to the **City** within five (5) days of the execution of this **Agreement**.

D. **Service Provider** shall require any contractor or subcontractor to obtain and maintain insurance coverage commensurate with their scope of services, including the **City** as an additional insured as their interest may appear under this **Agreement**.

E. The insurance coverage required by this paragraph will survive revocation, non-renewal, termination and expiration of this **Agreement** for any occurrence or event occurring, initiated, or commencing prior to such revocation, non-renewal, termination and expiration or during the period in which the **Service Provider** is providing Services under the **Agreement**.

F. Notwithstanding any other provision to the contrary, upon termination or lapse of insurance coverage required hereunder, this **Agreement** may be terminated. Termination of this **Agreement** pursuant to this paragraph must take precedence and supersede any other paragraph establishing the term of this Agreement, establishing a procedure for revocation or termination, or resuming notice and/or providing an opportunity to cure a breach.

**8. INDEMNIFICATION**

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A. **Service Provider** agrees to indemnify, and hold harmless the **City** from and against all liability for: (a) bodily injuries or death to persons caused by Service Provider's negligence or fault; (b) third party claims for costs, losses, and expenses caused by Service Provider's negligence or fault; (c) reasonable legal fees, legal expenses, and court costs related to the same; and (d) third party claims for damages, or loss to tangible property of third parties, which are caused by the negligence of **Service Provider**, its officers, representatives, agents, contractors, and employees which arise during performance of this Agreement, except to the extent such injuries, losses, damages and/or costs are caused by the negligence or willful misconduct of the indemnified party. The **Service Provider** must give the **City** prompt and timely notice of any claim or suit instituted which in any way, directly or indirectly, contingently or otherwise, affects or might affect the **City**, provided, however, such notice will not be a precondition to indemnification hereunder. The rights granted by this paragraph will not limit, restrict, or inhibit the rights of the **City** under any other paragraph, including but not limited to any insurance provision or requirement in this **Agreement**.

B. The provisions of this paragraph shall survive the expiration of this **Agreement**. It is understood that these indemnities and hold harmless provisions are not limited or defined by the insurance required under the insurance provisions of this **Agreement**.

**9. CONFIDENTIALITY**

**Service Provider** acknowledges that in the course of training and providing other services to the **City**, the **City** may provide **Service Provider** with access to valuable information of a confidential and proprietary nature including but not limited to information relating to the **City's** employees, customers, marketing strategies, business processes and strategies, security systems, data and technology. **Service Provider** agrees that during the time period this **Agreement** is in effect, and thereafter, neither **Service Provider** nor **Service Provider's Team**, without the prior written consent of the **City**, shall disclose to any person, other than to the **City**, any information obtained by **Service Provider** that is (i) marked as "Confidential Information" or "Proprietary Information" or identified as confidential pursuant to this Section 10 in writing

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promptly after being disclosed verbally; and (ii) all documents resulting from Service Provider's performance of Services to be "Confidential Information". Except as legally required, Confidential Information shall not be discussed with or transmitted to any third parties, except on a "need to know basis" with equal or greater confidentiality protection or written consent of the disclosing party. Confidential Information shall not include and nothing herein shall limit either Party's right to disclose any information provided hereunder which: (i) was or becomes generally available to the public, other than as a result of a disclosure by the receiving party or its personnel; (ii) was or becomes available to the receiving party or its representatives on a non-confidential basis, provided that the source of the information is not bound by a confidentiality agreement or otherwise prohibited from transmitting such information by a contractual, legal, or fiduciary duty; (iii) was independently developed by the receiving party without the use of any Confidential Information of the disclosing party; or (iv) is required to be disclosed by applicable law or a court order. All confidentiality obligations hereunder shall expire three (3) years after completion of the Services. Nothing herein shall be interpreted as prohibiting Service Provider from disclosing general information regarding the project for future marketing purposes. Service Provider shall require and maintain adequate confidentiality protections with its employees, agents, contractors, and subcontractors.

**10. NOTICES**

A. Notices and other communications to the **City** pursuant to the provisions hereof will be sufficient if sent by first class mail, postage prepaid, return receipt required, or by a nationally recognized courier service, addressed to:

The City of Midwest City, City Clerk  
100 N. Midwest Boulevard  
Midwest City, OK 73110

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respectively, and notices or other communications to the **Service Provider** pursuant to the provisions hereof will be sufficient if by first class mail, postage prepaid, return receipt required, or by a nationally recognized courier service, addressed to:

\_\_\_\_\_  
Cole Niblett

\_\_\_\_\_  
Garver

\_\_\_\_\_  
750 24<sup>th</sup> Ave NW, Ste. 200

\_\_\_\_\_  
Moore, OK 73160

B. Any party hereto may change the address or addressee for the giving of notice to it by thirty (30) days prior written notice to the other parties hereto as provided herein. Unless otherwise specified in this **Agreement**, notice will be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to this paragraph.

**11. ABIDES BY LAW**

The **Service Provider** must abide by the conditions of this **Agreement**, the ordinances of the **City**, and all laws and regulations of the State of Oklahoma and the United States of America (“Laws”), applicable to **Service Provider’s** activities. **Service Provider** will be responsible for securing any license, permits and/or zoning which may be required prior to commencement of the Project.

**12. ASSIGNMENT AND SUBLEASE**

**Service Provider** may not assign or sublease its interest under this **Agreement** without the prior written consent of the **City**, not to be unreasonably withheld. Any assignment or sublease shall become effective upon receipt of a request signed by authorized and empowered officers/agents of the **Service Provider** and sublessee and provision by the sublessee of a certificate of insurance evidencing the insurance required by this **Agreement** and upon approval of such sublease by **City**. The **City** may, but not required, to execute a letter approving either the assignment or sublease as provided herein on behalf of **City**. Upon approval of such assignment

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or sublease, **Service Provider** will not be relieved of future performance, liabilities, and obligations under this **Agreement**. **City** shall be provided with a copy of each written sublease agreement, and all amendments thereto, entered into by **Service Provider** within forty-five (45) days after the entering into of same.

**13. COMPLETE AGREEMENT AND AMENDMENT**

This is the complete agreement between the **Parties** and no additions, amendments, alterations, or changes in this **Agreement** shall be effective unless reduced to writing and signed by all **Parties** hereto. Additionally, no statements, discussions, or negotiations shall be deemed or interpreted to be included in this **Agreement**, unless specifically and expressly provided herein.

**14. TIME OF MATERIAL CONSIDERATION**

For the purposes of this **Agreement**, time shall be deemed to be of material consideration.

**15. MULTIPLE ORIGINALS**

This **Agreement** shall be executed in multiple counterparts, each of which shall be deemed an original.

**16. ANTI-COLLUSION**

**Service Provider** agrees that it has not been and shall not be a party to any collusion with any of their officials, trustees, or employees of the **City** as to the terms or conditions of this **Agreement**, and has not and will not exchange, give or donate money or other things of value for special consideration to any officials, trustees, or employees of the **City**, either directly or indirectly, in procuring and execution of this **Agreement**.

**17. BREACH AND DEFAULT**

A. A material breach of any provision of this **Agreement** shall act as a breach of the entire **Agreement** unless said breach is expressly waived in writing by all other parties hereto. Failure to enforce or timely pursue any material breach shall not be deemed a waiver of that breach

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or any subsequent breach. No waiver of any breach by any party hereto of any terms, covenants, or conditions herein contained shall be deemed a waiver of any subsequent breach of the same, similar, or different nature.

B. Further, except as otherwise specifically and expressly provided and any other paragraph hereto, should any party hereto fail to perform, keep or observe any of the terms, covenants, or conditions herein contained, this **Agreement** may be terminated by any party not in default thirty (30) days after receipt of written notice and opportunity to cure, less and except as such lesser time is provided in this **Lease**.

#### **18. THIRD PARTY BENEFICIARIES**

All **Parties** expressly agree that no third-party beneficiaries, expressly or implicitly, are intended to be or shall be created or acknowledged by this **Agreement**. This **Agreement** is solely for the benefit of the **Service Provider** and the **City**, and none of the provisions hereof are intended to benefit any third parties.

#### **19. VENUE AND CHOICE OF LAW**

All **Parties** hereto expressly agree that the venue of any litigation relating to or involving this **Agreement** and/or the rights, obligations, duties and covenants therein shall be in the appropriate court (state or federal) located in Oklahoma County, Oklahoma. All **Parties** agree that this **Agreement** shall be interpreted and enforced in accordance with Oklahoma law and all rights of the **Parties** shall be determined in accordance with Oklahoma law.

#### **20. VALIDITY**

The invalidity or unenforceability of any provision of this **Agreement** shall not affect the validity or enforceability of any other provisions of this **Agreement**, which shall remain in full force and effect.

**PROFESSIONAL SERVICES AGREEMENT**  
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**21. NO WAIVER**

The failure or neglect of either of the **Parties** hereto to insist, in any one or more instances, upon the strict performance of any of the terms or conditions of this **Agreement**, or waiver by any party of strict performance of any of the terms or conditions of this **Agreement**, shall not be construed as a waiver or relinquishment in the future of such term or condition, but such term or condition shall continue in full force and effect.

**22. NO EXTRA WORK**

No claims for extra work, product, services, solution, or deliverables of any kind or nature or character shall be recognized or paid by or be binding upon the **City** unless such services, work, product, solution, or deliverable is first requested and approved in writing by the **City** through a purchase order.

**23. EFFECTIVE DATE**

The Effective Date of this **Lease** is the date approved by the **City** as the last party hereto.

**24. LIMITATION OF LIABILITY**

Notwithstanding anything in the Agreement to the contrary, to the extent allowed under applicable law, neither Party (including its subconsultants, agents, assignees, affiliates and vendors) shall be liable to the other for any special, consequential, indirect, punitive, exemplary or incidental damages of any kind regardless of the cause or action (including negligence of any kind or character including gross negligence). Notwithstanding any provision to the contrary herein, to the extent allowed under applicable law, the **Service Provider's** (including its subconsultants, agents, assignees, affiliates and vendors) total aggregate liability under the Agreement shall be limited to 100% of the fee received by **Service Provider** under the **Attachment "A" ("Scope of Services")**, or 100% of the fee received by **Service Provider** under an approved purchase order giving rise to the liability, (whichever may be applicable) regardless of the cause or action (including negligence of any kind or character).



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IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this **Agreement** on the dates set forth below.

**Service Provider:**

\_\_\_\_\_  
Garver, LLC

By: \_\_\_\_\_



Name: Mary Elizabeth Mach, PE

Title: Vice President

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**APPROVED** by the Council and **SIGNED** by the Mayor of The City of Midwest City this  
\_\_\_\_\_ day of \_\_\_\_\_, 2023.

**THE CITY OF MIDWEST CITY**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
SARA HANCOCK, CITY CLERK

**REVIEWED** for form and legality.

\_\_\_\_\_  
DONALD D. MAISCH, CITY ATTORNEY

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**ATTACHMENT “A”**  
**(SCOPE OF SERVICES)**

**BACKGROUND**

Midwest City (the City) continues to experience residential, commercial, and industrial growth. The 2012 Hydraulic Analysis and Engineering Report completed by Garver (Service Provider) identified low pressures in the southeastern portion of the Water Distribution System (WDS). Currently, a majority of the WDS operates on a single pressure plane (Main Pressure Zone), except for the small existing high pressure zone adjacent to the Water Treatment Plant (WTP). The high pressure zone will be expanded to improve the low pressures within the southeastern portion of the WDS. This project is being completed in cooperation with the United States Army Corp of Engineers (USACE). The following improvements are anticipated to expand the high pressure zone:

- New Eastside EST
  - A new elevated storage tank (EST) is to be built on the Eastside site that has been acquired by the City.
  - An access driveway approximately 900 feet long will be required to provide access to the EST site from Southeast 29<sup>th</sup> Street.
  - A new electrical service will be required to serve the EST site.
  - Detailed design for several of the components of the EST, including the foundation, will be completed by the selected contractor based on their proprietary designs, fabrication techniques, and erection methods.
- High Service Pump Station (HSPS) Improvements
  - New pumps are anticipated to pump water from the clearwell directly to the new higher pressure zone distribution piping.
  - Modifications to the existing electrical system at the WTP site will be required to power the new pumps.
- Transmission/Distribution Improvements
  - Approximately 1,500 linear feet (LF) of 12-inch water main will be required to connect the new EST to the distribution system at the existing 12-inch water main east of Timber Ridge Boulevard.
  - Additional transmission and distribution improvements may be needed to properly isolate the new higher-pressure zone. These improvements will be identified in the

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Predesign Engineering Report and included in subsequent Tasks.

**ASSUMPTIONS**

In developing the scope of work and associated level of effort discussed in this proposal, Service Provider has made the assumptions outlined below:

1. The storage capacity of the proposed Eastside EST is anticipated to be in the range of 500,000 to 600,000 gallons.
2. The height of the high-water level in the proposed Eastside EST is anticipated to be in the range of 155 to 170 feet.
3. The new HSPS is anticipated to be located at the existing WTP site directly east of the existing 3-MG Clearwell and will utilize vertical turbine-type pumps to draw water directly off the 3-MG Clearwell.
4. The pumping capacity of the new HSPS is anticipated to be 3,000 gallons per minute at a total dynamic head in the range of 140 to 155 feet.
5. Two improvements to the distribution system are required for zone isolation:
  - a. Reversal of the inlet and outlet pipes of the Titan Tower elevated storage tank
  - b. A jump connection with isolation valves is required to connect two dead end mains at the corner of SE 15th Street and S Westminster Road.
6. Geotechnical investigations and recommendations are anticipated for the completion of the project and have already been completed by the City and will be provided to Service Provider. Geotechnical Services are therefore not included in this scope of services. If additional Geotechnical Services are required for the project, this work can be added by amendment. Any information provided by City to Service Provider is assumed as correct.
7. Property acquisition documents, including legal descriptions and services are not anticipated for this project, and are therefore not included in this scope of services, but can be added by amendment.

**SCOPE OF WORK**

Generally, the scope of services includes surveying, design, preparation of construction documents, and bidding services for the construction of a new EST, HSPS improvements, and associated operational changes necessary to expand the high pressure zone to include the southeast area of City. These services do not include design or construction phase services associated with addressing WDS deficiencies created by isolating the new expanded high pressure zone. Additional design and construction phase services are anticipated to be added by a

Professional Services Agreement with Garver, LLC (Garver Project: 18078070)

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subsequent amendment to this agreement.

**Task I – Project Administration**

1. Service Provider will attend one in-person, kickoff meeting with up to four (4) Service Provider team members present to discuss project objectives, internal and external team member roles and responsibilities, communication protocols, document management protocols, and schedule.
2. Service Provider will develop a Project Management Plan (PMP) and Quality Assurance/Quality Control (QA/QC) Plan.
3. Service Provider will prepare and provide monthly progress/status reports, sufficient to support monthly billings. Monthly status reports shall be submitted with monthly invoices and project updates.

**Task II – Hydraulic Modeling**

1. Service Provider will update the City’s hydraulic model based on information provided by the City to include improvements to the system since 2011, to update demand information, and to evaluate providing water service to an area generally located east of the existing water service area. To obtain an accurate assessment of the existing water system, Service Provider will review and evaluate existing data provided by the City, including:
  - a. GIS files – water lines, water meters, hydrants, service area boundaries, LIDAR, street centerlines, parcels, address points, land use, and aerial imagery.
  - b. Daily water production for 2012-Present.
  - c. AMI/AMR water meter billing data for 2020-Present.
  - d. Water system SCADA data for 2020-Present.
  - e. Extent and potential land use of the area east of the proposed EST to potentially be served by the new expanded high pressure zone.
2. Service Provider will assess pressure logger and flow test data collected in the field by Service Provider and City and summarized in the 2021 Water Distribution System Pressure Monitoring Technical Memorandum to determine the ability of the existing model to accurately represent “static” and “residual” pressures at the test hydrants. Service Provider will model each of the hydrant flow tests as a separate scenario that accounts for the

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pertinent boundary conditions (e.g., pump run status and/or flow and discharge pressure, tank levels, control valve settings). These scenarios/simulations will be completed using steady-state simulations.

3. Service Provider will identify potential discrepancies between model simulation results and data collected in the field. Service Provider will update the Hazen-Williams conveyance coefficient (C) values based on known pipe properties (e.g., pipe age, pipe material) and collected field data to reduce the discrepancy between field and model results. Additionally, Service Provider will identify and correct potential issues with other major infrastructure (e.g., pump curves, control valves) as data allows.
4. Service Provider will identify improvements and/or operational adjustments necessary to isolate the system pressure zones.
5. Service Provider will evaluate the following with the updated and calibrated hydraulic model:
  - a. System pressures during average day, maximum day, and peak hour demands with proposed improvements to isolate the system pressure zones.
  - b. Fire flow availability during maximum day demands in the higher-pressure zone and adjacent portions of the main pressure zone with proposed improvements to isolate the system pressure zones.
  - c. Average water age in the high pressure zone and adjacent portions of the main pressure zone with proposed improvements for average day conditions.
  - d. Tracing water sources (surface water vs. groundwater) in the high pressure zone and adjacent portions of the main pressure zone with proposed improvements for average day conditions.
  - e. Impacts of expanding the existing water service area east of the proposed EST based on aerial extents provided by the City. No specified lines or configurations of pipes to the east will be evaluated and the lines to the east will not be modeled in detail but rather evaluated as point demand(s) along pipes existing in the model.
6. Service Provider will provide QA/QC for this task according to the PMP.

### **Task III – Environmental**

1. The Cultural Resources Survey:

To be in compliance with USACE requirements, Service Provider will perform a Cultural Professional Services Agreement with Garver, LLC (Garver Project: 18078070)

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Resources Survey of the anticipated Area of Potential Effect (APE) for the project. The APE is anticipated to include all areas required to construct the Eastside EST, HSPS improvements, and transmission/distribution improvements. The limits for the surveys shall be as shown in Exhibits A-1 through A-5 and defined below.

- The entire 2.3-acre parcel for the EST site and the portion of Southeast 29th Street along the parcel frontage (pedestrian survey and shovel testing).
- A 40,000 square-foot area at the Water Treatment Plant site for the HSPS. Exact extents are to be determined by Service Provider based on the HSPS location determined in the PER (pedestrian survey and shovel testing as necessary).
- A 35,000 square-foot area at the Titan Tower site (pedestrian survey only).
- A 10,000 square-foot area at the southwest corner of SE 15<sup>th</sup> Street and S. Westminster Road (pedestrian survey only).
- A 21,000 square-foot area at the Felix Place GST site (pedestrian survey only).

The Cultural Resources Survey will include:

- a. File reviews at the Oklahoma Archaeological Survey and State Historic Preservation Office and review of soils, geology, and historic maps and aerial imagery
- b. Cultural resources survey following the *Guidelines for Cultural Resources Investigations in Oklahoma Being Reviewed by the USACE-Tulsa District Regulatory Office* (September 2019). No mechanical trenching is anticipated.
- c. Draft and Final Cultural Resources report describing all identified resources and their potential eligibility for inclusion in the National Register of Historic Places. If potentially eligible resources are identified, potential mitigation measures will be proposed.

All coordination required under Section 106 of the National Historic Preservation Act, including SHPO and tribal coordination, will be completed by USACE.

2. Hazardous, Toxic, and Radioactive Waste (HTRW) Study

Service Provider will complete a HTRW evaluation for the proposed project, following USACE rules and guidance contained within ER 1165-2-132: HTRW Guidance for Civil Works Projects, and ASTM E1527-13: Standard Practice for Environmental Site Assessment: Phase 1 Environmental Site Assessment Process.

the HTRW Study tasks to be performed include:

Professional Services Agreement with Garver, LLC (Garver Project: 18078070)  
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- a. Records review  
A database report from a third party provider (ERIS) will be purchased that will list all sites within ASTM specified distances from the proposed project.
- b. Site reconnaissance  
Service Provider staff will visit the site to verify the presence of any known environmental conditions within the vicinity and identify any visibly apparent undocumented environmental conditions.
- c. Interviews  
Service Provider will conduct interviews with City staff to identify any environmental conditions that could not be obtained in the records search and to determine the past uses of the subject property.
- d. Draft and Final HTRW reports

#### **Task IV – Predesign Engineering Report**

Service Provider will prepare a Predesign Engineering Report (PER) that includes a summary of the results of the hydraulic analysis, an alternatives analysis for the proposed improvements, and a conceptual design for the selected alternative. Based on the results of the hydraulic modeling, Service Provider will evaluate the alternatives for the proposed improvements listed below; non-monetary factors will be discussed, weighted, and scored in conjunction with the City’s staff.

1. Service Provider will seek to optimize HSPS Design Flow and EST Storage Volume based on the following considerations:
  - a. Capital and life-cycle costs over a 50-year horizon
  - b. Non-monetary factors, such as:
    - Reliability
    - Operability
    - Water quality
2. Service Provider will evaluate the following EST alternatives:
  - a. EST type (Spheroid, or Composite) – Service Provider will evaluate the following for each EST type:
    - Net Present Value (NPV) analysis with recurring O&M costs over a 50-year horizon
    - Non-monetary factors

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- b. Connection(s) to Existing System – Service Provider will evaluate up to two (2) water main configurations to connect the EST to the existing system.
  - c. Overflow Discharge/Site Drainage – Service Provider will document recommended site drainage improvements.
  - d. Sustainability – The PER does not include sustainability improvements alternatives (e.g., wind and solar), but these can be added in for an additional fee agreed to by City and Service Provider.
3. Service Provider will assess the following Water Quality alternatives:
  - a. Flow Configuration and Cycling – Service Provider will evaluate up to three (3) alternatives.
  - b. Tank Mixing (Passive or Active) – Service Provider will evaluate up to three (3) alternatives.
  - c. Aeration – Service Provider will evaluate one (1) alternative.
  - d. Chlorine Boosting – Service Provider will evaluate one (1) alternative.
4. Service Provider assumes the HSPS will be a vertical turbine type situated east of the existing 3-MG Clearwell on the WTP site and will draw directly off the 3-MG clearwell.
5. Service Provider will document recommended improvements for isolating the new high pressure zone, including:
  - a. Reversal of inlet/outlet pipes at the Titan Tower
  - b. Jumper connection and isolation valves at the corner of SE 15th Street and S Westminster Road.
6. Service Provider will develop a conceptual cost estimate for the project, which will include material procurement, construction, professional services, contractor overhead and profit, and contingency. The conceptual cost estimate will be a Class 4 estimate as defined by the Associate for the Advancement of Cost Engineering (AACE), which is consistent with cost estimates developed for studies and feasibility. The expected accuracy range for the estimates is -30% to +50% of the estimated values.
7. Service Provider will summarize the results of the hydraulic modeling and alternatives analysis in the draft PER. A recommended alternative will be presented that includes recommended pipe improvements to alleviate WDS deficiencies associated with creating normally closed zone boundaries to isolate the expanded high pressure zone.

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8. Following submission of the draft PER, Service Provider will conduct an Alternatives Analysis workshop with the City. Service Provider will generate minutes from the meeting and collect City's comments. City's selected alternative and comments will be incorporated in the final PER.
9. Service Provider will submit one (1) application for the proposed site to the Federal Aviation Administration (FAA) for approval of the EST location and height in accordance with 14 CFR 77.9 of the FAA regulations upon confirmation of the required EST height using the updated hydraulic model. FAA requirements will be included in the Final PER.
10. Service Provider will include the conceptual design in the final PER and will include both conceptual layouts for selected alternatives for the proposed improvements, excluding sustainability improvements, and an updated cost estimate for the selected alternatives. This conceptual submittal will be for the purpose of coordinating the proposed improvements with the City and the utility companies and developing the conceptual cost estimate for the project. The conceptual design will include the following:
  - a. Applicable design criteria and recommendations.
  - b. 10% Design Plans. 11"x17" size drawings will present a layout of the proposed HSPS site, a layout of the proposed EST site, and alignment drawings (plan view only) of the water main connecting the EST to the distribution system. The 10% Design does not include sustainability improvements, but these can be added in for an additional fee agreed to by City and Service Provider.
  - c. Potential utility and easement conflicts will be identified based on county records searches and utility locates, given the available information at the Conceptual Design Phase.
  - d. Cost estimate as described in Item 6 above.
11. Following submission of the Conceptual Design with the Final PER, Service Provider will conduct a conceptual design review meeting with the City. Service Provider will generate minutes from the meeting that will include review comments from the City. Service Provider will incorporate comments from the City in the Preliminary Design. Service Provider will proceed with Preliminary Design after the Conceptual Design is approved by the City in writing.
12. Service Provider to provide QA/QC according to PMP

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**Task V – Surveys**

Service Provider will subcontract with a land surveying consultant to provide field survey data for designing the project, and this survey will be tied to the City’s control network. The limits for the surveys shall be as shown in Exhibits A-1 through A-5 and defined below.

- a. A 40,000 square-foot area will be surveyed at the Water Treatment Plant site for the HSPS. Exact extents are to be determined by Service Provider based on the HSPS location determined in the PER.
- b. The entire parcel for the EST site and the portion of Southeast 29th Street along the parcel frontage will be surveyed.
- c. The Titan Tower site at SE 29<sup>th</sup> Street and S Post Road will be surveyed.
- d. The southwest corner of SE 15<sup>th</sup> Street and S Westminster Road will be surveyed.

The survey will include the following:

1. For topographic surveys, Service Provider’s Subconsultant will provide field survey data for designing the project. Service Provider’s Subconsultant will conduct field surveys, utilizing radial topography methods, at intervals and for distances as appropriate for modeling the existing ground, including locations of pertinent features or improvements. Service Provider’s Subconsultant will locate buildings and other structures, streets, drainage features, trees over eight inches in diameter, boundaries of tree lines and shrubbery areas, visible utilities as well as those underground utilities marked by their City and/or representatives, and other pertinent topographic features that may be present within the survey limits. Service Provider’s Subconsultant will obtain top of pipe elevation for marked and potholed utilities. Service Provider’s Subconsultant will establish up to three vertical and horizontal control points at each site for the EST and HSPS sites. Service Provider’s Subconsultant will provide the City with electronic survey drawings prior to site planning.
2. For property surveys, Service Provider’s Subconsultant will locate existing monumentation representing property lines, rights of way, and/or easements based on record data that will be collected by Service Provider’s subconsultant, through public record research. Property surveys will be conducted at the EST Site.
3. Utilities will be located based on above-ground evidence, structures, and record drawings furnished by each utility owner. The Oklahoma one-call system (OKIE 811) will be contacted to help in the location of underground utilities. Service Provider is not responsible for damage to underground utilities, unmarked or improperly marked, caused

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by potholing, construction, or other subconsultants. No other excavations will be made during the process of the survey to locate buried utilities or structures. Therefore, the locations of underground utilities or structures may vary from the location shown on the drawings and additional buried utilities or structures may be encountered.

4. Potholing may be added at an additional fee at the rates shown in the Schedule of Fees (Attachment "B") with written authorization of City.

## **Task VI - Preliminary Design**

Upon receipt of written approval from City on Conceptual Design, Service Provider will begin Preliminary Design. The preliminary design phase will represent approximately 60% of final construction plans. The Preliminary Design will include the following:

1. Service Provider will provide 60% Preliminary Design drawings including cover sheet, pay quantities, general construction notes, City's Standard Details for the water main, and a survey control plan, EST site plan, HSPS plan sheets, water main plan and profile sheets, yard piping plans, electrical sheets, construction sequencing, and miscellaneous details for the HSPS and EST to be developed. The site plans for the HSPS and EST will show dimensions of any parking areas, driveway(s), pump house, underground piping, utilities, location of electrical panels, disconnects, instrumentation, site grading, as well as displaying any additional property/easement which is anticipated for project completion. The Preliminary Design drawings will include EST overflow drainage design. This scope of services includes design of a discharge basin and approximately 300 LF of drain pipe with a headwall at the outfall.
2. Service Provider will furnish plans to known utility Citys potentially affected by the project as identified by City. Service Provider will conduct up to one (1) coordination meetings among known affected utility Citys to enable them to coordinate efforts for any necessary utility relocations. Service Provider will include the surveyed locations of the observable and marked utilities in the construction plans. Service Provider will also include proposed and/or relocated utility information in the construction plans as provided by the utility companies.
3. Service Provider will include an outline of the anticipated technical specification sections with drafts of the sections for major equipment, e.g., pumps, EST, and mixing system; "front end" or bidding, contract documents, or conditions of the contract will not be included in the Preliminary Design Submittal.
4. Service Provider will revise the opinion of probable construction cost (OPCC) based on the information contained in the Preliminary Design Phase.

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- a. The OPCC will include material procurement, construction, contractor overhead and profit, and contingency for the Timber Ridge Elevated Storage Tank and new HSPS.
- b. Additionally, a second OPCC will be provided at this stage for construction of a new ground storage tank (GST) at the City's Felix Place storage and pumping site. This second OPCC will include cost for the new tank and associated site and electrical work, including demolition of the old unused pump station and transfer of well controls to the new pump station at the Felix Place site.

The Preliminary Design OPCCs will be Class 3 estimates as defined by the Associate for the Advancement of Cost Engineering (AACE), which is consistent with cost estimates developed for budget authorization. The expected accuracy range for the estimates is -20% to +30% of the estimated values. The City intends to use the second OPCC provided for the GST at the Felix Place site as a basis for deciding to pursue design of the GST project. Design of the GST project is not included in these base services but can be added as described in Task XII with written consent by the City.

5. Upon submission of the preliminary design, Service Provider will conduct a preliminary design review meeting with the City. Service Provider will generate minutes from the meeting that will include review comments from the City. Service Provider will incorporate comments from the City on the Preliminary Design in the Final Design. Service Provider will proceed with Final Design after the Preliminary Design is approved by the City in writing.

### **Task VII – Final Design**

Once written approval from City on Preliminary Design is received, Service Provider will begin Final Design.

1. During the final design phase of the project, Service Provider will conduct final designs to prepare construction plans and specifications, for one (1) construction contract, including final construction details and quantities, special provisions, and OPCC. Final drawings, specifications, and contract documents indicating the scope, extent, and character of the Work to be performed and furnished by Contractor. The final design will represent approximately 95% of final construction plans, specifications, and contract documents. USACE "front end" and technical specifications will be utilized in the contract documents, as updated by City and Service Provider technical specifications specific to this project.
2. Service Provider will revise the OPCC based on the information contained in the Final Design Phase. The OPCC will include material procurement, construction, contractor overhead and profit, and contingency. The Preliminary Design OPCC will be a Class 2 estimate as defined by the Associate for the Advancement of Cost Engineering (AACE),

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which is consistent with cost estimates developed for bidding. The expected accuracy range for the estimates is -15% to +20% of the estimated values.

3. Service Provider will also make a final field review with the City, make needed plan changes as a result of the final field review and/or special easement acquisition considerations, and prepare the construction documents as required to advertise for bids.
4. Upon submission of the final design, Service Provider will conduct a final design review meeting with the City. Service Provider will generate minutes from the meeting that will include review comments from the City and notes from the field visit.
5. Service Provider will furnish one (1) electronic submittal package to the Oklahoma Department of Environmental Quality (ODEQ) for permitting, which will include the following:
  - a. ODEQ Engineering Report Form, PER, and Application for Permit to Construct.
  - b. Final Construction Documents.

Permit fees will be paid directly by the City. Variance requests and their associated efforts such as calculations, correspondence, presentations, and ODEQ meetings are not anticipated for this project and have therefore not been included in this scope of services but can be added by amendment to this agreement.

The construction contractor shall made be responsible for obtaining a building permit from the City for construction of the new HSPS and a building permit from Oklahoma County for construction of the new EST.

6. Upon receipt of comments from ODEQ after the coordination included in Task V, Service Provider will provide one (1) revised submittal package based on one (1) round of ODEQ revision comments.

### **Task VIII – Bidding Services**

Service Provider will assist with advertisement and bidding for the project as follows:

1. City and USACE will prepare advertisement for bids and will pay for advertisement costs. Submittal of the advertisement for legal publication will be the responsibility of the City. Service Provider will coordinate with City and USACE as needed to assist with bidding dates and locations.
2. Service Provider will provide USACE construction contract documents for USACE

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dispense to prospective bidders.

3. Service Provider will coordinate, facilitate (including agenda), and attend one (1) pre-bid conference.
4. Service Provider will coordinate with USACE on issuance of addenda as appropriate to clarify, correct, or change the bidding documents.
5. Service Provider will prepare Bid tabulation sheets.
6. Service Provider will assist City and USACE in evaluating Bids and will make a recommendation for award.
7. Service Provider will consult with City and USACE as to the acceptability of subcontractors, suppliers, and other individuals and entities proposed by prospective contractors for those portions of the Work as to which such acceptability is required by the bidding documents. Service Provider will evaluate and determine the acceptability of substitute materials and equipment proposed by bidders.
8. Service Provider will prepare conformed contract documents.
9. Service Provider will prepare one (1) construction contract.

**Summary of Project Deliverables**

The following will be submitted to the City, or others as indicated, by Service Provider:

<b>Deliverable</b>	<b>Task Numbers</b>	<b>Recipient</b>	<b>File Type</b>	<b>Number of Copies</b>
<b>Draft Predesign Engineering Report</b>	II, III	City/USACE	Electronic	-
<b>Final Predesign Engineering Report</b>	II, III	City/USACE	Electronic	-
<b>Updated WaterGEMS distribution hydraulic model</b>	II	City/USACE	Electronic	-
<b>Preliminary Design Plans, Specification Outline, and OPCC</b>	VI	City/USACE	Electronic	-
<b>Preliminary Design Plans</b>	VI	Known Affected Utilities	Electronic	-
<b>Final Design Plans</b>	VII	Known Affected Utilities	Electronic	-
<b>Permit to Construct</b>	VII	ODEQ	Electronic	-



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<b>Application Package ODEQ</b>				
<b>Final Design Plans, Specifications, and OPCC</b>	VII	City/USACE	Electronic	-
<b>Bid Plans, Specifications, and OPCC</b>	VII	City/USACE and Potential Bidders	Electronic	-
<b>Conformed Plans and Specifications</b>	VIII	City/USACE, Contractor	Hardcopy	3
<b>Construction Contract</b>	VIII	City/USACE, Contractor	Hardcopy	1

**Summary of Project Meetings and Workshops**

The following is a summary of the coordination meetings and workshops with the City as indicated above:

<b>Meeting</b>	<b>Frequency</b>	<b>Setting</b>
<b>Kickoff Meeting</b>	1	In Person
<b>Alternative Analysis Workshop with City</b>	1	In Person
<b>Conceptual Design Review Meeting with City</b>	1	In Person
<b>Final Field Review with City</b>	1	In Person
<b>Final Design Review Meeting with City</b>	1	In Person
<b>Pre-Bid Meeting</b>	1	In Person

**Additional Services**

Additional Services are anticipated for this project and are not included under this agreement but are anticipated as Additional Services:

- A. Construction materials testing (by Others)
- B. Application Engineering (by Others)
- C. Operator Training (by Others)
- D. Construction Observation (by Others)

The following items are not included in the base amount of this agreement but may be added by the City in writing at the fee described in the Schedule of Fees (Attachment “B”):

**E. Task IX – Construction Phase Services Timber Ridge Elevated Storage Tank**

Service Provider will provide the following construction phase services for the Timber Professional Services Agreement with Garver, LLC (Garver Project: 18078070)

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Ridge Elevated Storage Tank project (excluding construction phase services related to the Felix Place Ground Storage Tank, Task XIV):

- a. Construction Administration
  - i. It is assumed that USACE or the City will prepare a Notice to Proceed letter.
  - ii. Attend pre-construction meeting with Contractor, City, USACE, and City's construction observation or inspection representative. It is assumed that USACE will schedule the meeting, prepare an agenda, and prepare minutes.
  - iii. Attend progress/coordination meetings with the City/Contractor up to one time per month during construction. It is assumed that the construction performance time will be eighteen (18) months.
  - iv. Evaluate and respond to construction material submittals and shop drawings. Corrections or comments made by Service Provider on the shop drawings during this review will not relieve the Contractor from compliance with requirements of the drawings and specifications. The check will only be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. Consultant's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, Consultant shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems, or equipment will meet the performance criteria required by the Contract Documents. Consultant will review up to 120 submittals.
  - v. Issue instructions to the Contractor on behalf of the City and issue necessary clarifications (respond to Request for Information (RFIs)) regarding the construction contract documents. Consultant will respond to up to 30 RFIs.
  - vi. When authorized by the City, prepare up to ten (10) change orders for approved changes in the work from that originally provided for in the construction contract documents. If redesign or substantial engineering or surveying is required in the preparation of these change order documents, the City will pay Consultant an additional fee to be agreed upon by the City and Consultant.
  - vii. Prepare and furnish record drawings.

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- viii. Participate in final project inspection, prepare punch list, review final project closing documents.
- b. Coatings Inspections
  - i. Service Provider will perform hold point coatings inspections for up to four hours on site per visit, and up to thirty (30) visits.
- c. Construction Observation is recommended for this project. Aside from coatings inspections, project construction observation is not included with this scope of services, as it is Service Provider's understanding that the City will provide this service with City's existing staff or a third party.

**F. Task X – Potholing**

- a. If potholing is authorized by City, potholes will be hydro-excavated and backfilled by Service Provider's subconsultant at a rate of at least (6) pothole locations per trip to verify the size and location of utilities with the following conditions:
- b. Potholes will be performed at depths up to 6 feet deep.
- c. No less than six (6) potholes will be performed per trip.
- d. Additional fee will be required for potholes in paved areas, however, no paved potholes are anticipated.

**G. Task XI – Contractor Pay Application Review**

- a. Service Provider will review the Contractor's progress payment requests based on the actual quantities of contract items completed and will make a recommendation to the City regarding making a monthly partial payment. This scope of services includes a recommendation for payment, checking the quality or exact quantities of the Work; reviewing billings from Subcontractors and material suppliers to substantiate the Contractor's right to payment; or ascertaining how the Contractor has used money previously paid to the Contractor. This item will be paid for per pay application that the City wishes Service Provider to review and provide recommendation on.

**H. Task XII – Final Design of Felix Place Ground Storage Tank**

- a. If, after the OPCC developed for the Felix Place Ground Storage Tank project is presented to the City as part of Task VI, the City decides to include the design of the Felix Place Ground Storage Tank, then this design can be added under Task XII. This will include final design sheets and specifications to be included as an Add Alternate bid under the Timber Ridge Elevated Storage Tank and BPS project. Service Provider assumes this additional design includes design for all structural, site civil, process mechanical, mechanical, and electrical improvements necessary to construct a second Ground Storage Tank at the Felix Place site, along with

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demolition of the old unused booster pump station on that site and a transfer of well controls and telemetry to the new booster pump station on that site.

**I. Task XIII – Bidding Phase Services of Felix Place Ground Storage Tank**

- a. Service Provider will assist with the additional bidding phase services required to include the Felix Place Ground Storage Tank as an add alternate bid item to the Timber Ridge Elevated Storage Tank project, including providing information to USACE relevant to bidders' questions regarding the Felix Place Ground Storage Tank components of the project and reviewing proposals for bids on those components.

**J. Task XIV – Construction Phase Services of Felix Place Ground Storage Tank**

Service Provider will provide the following construction phase services for the Felix Place Ground Storage Tank components of the Timber Ridge Elevated Storage Tank project:

- a. Construction Administration
  - i. It is assumed that USACE or the City will prepare a Notice to Proceed letter.
  - ii. Attend pre-construction meeting with Contractor, City, USACE, and City's construction observation or inspection representative. It is assumed that USACE will schedule the meeting, prepare an agenda, and prepare minutes.
  - iii. Attend progress/coordination meetings with the City/Contractor up to one time per month during construction. It is assumed that adding the Felix Place Ground Storage Tank add alternate will add four (4) months to the construction performance time.
  - iv. Evaluate and respond to construction material submittals and shop drawings. Corrections or comments made by Service Provider on the shop drawings during this review will not relieve the Contractor from compliance with requirements of the drawings and specifications. The check will only be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. Consultant's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, Consultant

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shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems, or equipment will meet the performance criteria required by the Contract Documents. Consultant will review up to 50 submittals.

- v. Issue instructions to the Contractor on behalf of the City and issue necessary clarifications (respond to Request for Information (RFIs)) regarding the construction contract documents. Consultant will respond to up to 15 RFIs.
  - vi. When authorized by the City, prepare up to five (5) change orders for approved changes in the work from that originally provided for in the construction contract documents. If redesign or substantial engineering or surveying is required in the preparation of these change order documents, the City will pay Consultant an additional fee to be agreed upon by the City and Consultant.
  - vii. Prepare and furnish record drawings.
  - viii. Participate in final project inspection, prepare punch list, review final project closing documents.
- b. Coatings Inspections
- i. Service Provider will perform hold point coatings inspections for up to four hours on site per visit, and up to fifteen (15) visits.

### **Extra Work**

Extra Work will be as directed by the City in writing for an additional fee as agreed upon by the City and Service Provider. The following items are not anticipated for this project and are included under this agreement but will be considered as extra work:

- A. Redesign for the City's convenience or due to changed conditions after previous alternate direction and/or approval.
- B. Submittals or deliverables in addition to those listed herein.
- C. Study and/or design of Sustainability Improvements (e.g., wind energy, solar energy, other)
- D. Pavement design outside of HSPS and EST sites.
- E. Design of any utility relocations.
- F. Retaining walls or other significant structural design beyond that required for the HSPS and EST.
- G. Street lighting or other electrical design beyond that required for the HSPS and EST.
- H. Preparation of a Storm Water Pollution Prevention Plan (SWPPP). The construction contract documents will require the Contractor to prepare, maintain, and submit a SWPPP to ODEQ.
- I. Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally)

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significant items.

- J. Coordination with FEMA and preparation/submittal of a CLOMR and/or LOMR.
- K. Services after construction, such as warranty follow-up, operations support, etc.
- L. Coordination activities with the FAA in addition to those noted herein.
- M. Computational fluid dynamics (CFD) modeling.
- N. Hydraulic transient/surge modeling.
- O. Water quality sampling and laboratory work.
- P. Litigation Assistance.
- Q. Property acquisition documents.

**Schedule**

The following schedule milestones are anticipated for this project. Refer to the attached schedule for additional detail. Note that the schedule provides anticipated time periods for providing information, reviewing submittals, and scheduling meetings and workshops. Additional time required for these elements of the project will likely result in changes to milestone dates, which will be captured in the detailed project schedule maintained throughout the duration of the project.

<b>Milestone</b>	<b>Milestone Date</b>
<b>Description</b>	
<b>Kickoff Meeting</b>	14 days from start date
<b>Hydraulic Modeling</b>	60 days from Kickoff Meeting or City-provided data, whichever is later
<b>Draft Pre-design Engineering Report (PER)</b>	45 days from completion of Hydraulic Modeling
<b>Surveys – Design and Property</b>	45 days from approval of Selected Alternative
<b>Conceptual Design and Final PER</b>	45 days from completion of Surveys
<b>Preliminary Design</b>	90 days from approval of Conceptual Design
<b>Final Design</b>	90 days from approval of Preliminary Design
<b>ODEQ Submittal</b>	14 days from Final Design Review
<b>Bidding Services</b>	Schedule to be determined

In addition to those obligations set forth in the Agreement, City shall:

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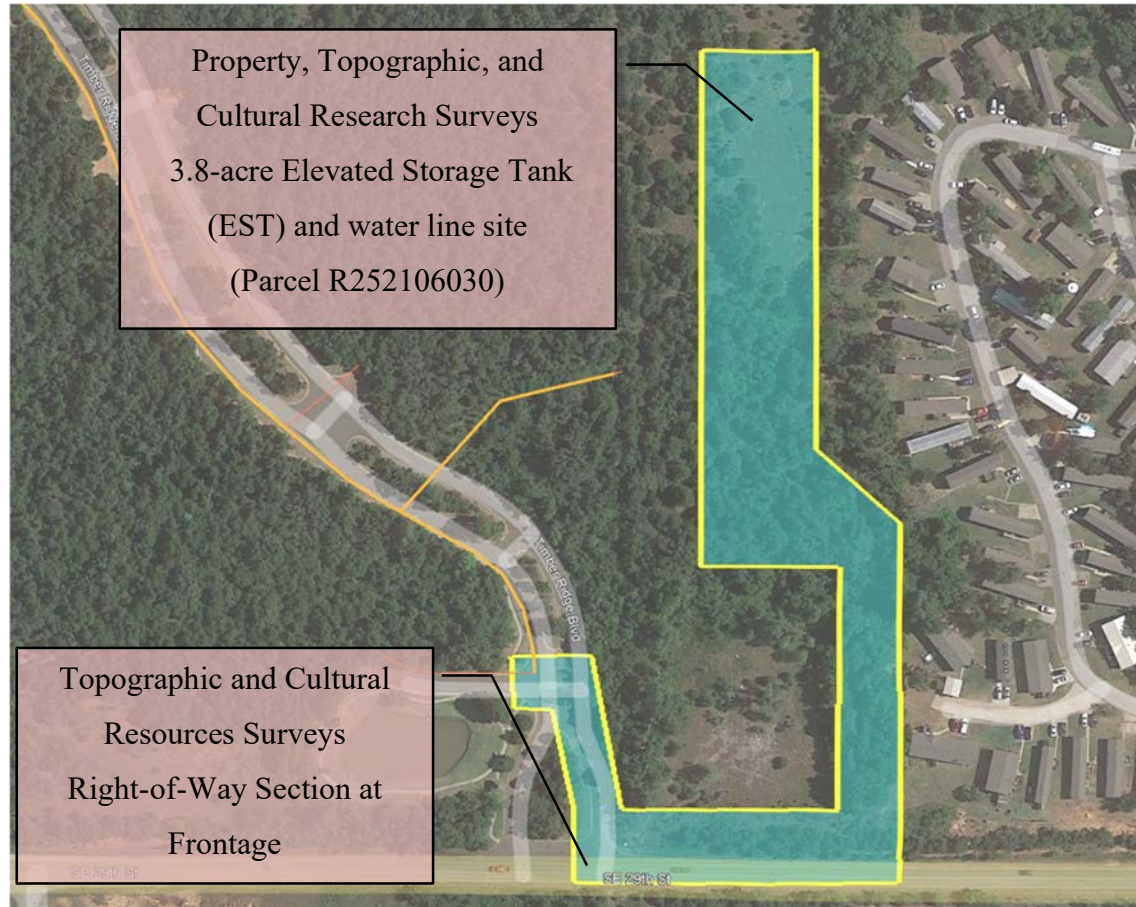
1. Give thorough consideration to all documents and other information presented by Service Provider and informing Service Provider of all decisions within a reasonable time so as not to delay the Services.
2. Make provision for the Personnel of Service Provider to enter public and private lands as required for Service Provider to perform necessary preliminary surveys and other investigations required under the applicable Work Order.
3. Obtain the necessary lands, easements and right-of-way for the construction of the work.
4. All costs associated with securing the necessary land interests, including property acquisition and/or easement document preparation, surveys, appraisals, and abstract work, shall be borne by the City outside of this Agreement, except as otherwise described in these Services.
5. Furnish Service Provider such plans and records of construction and operation of existing facilities, available aerial photography, reports, surveys, or copies of the same, related to or bearing on the proposed work as may be in the possession of City. Such documents or data will be returned upon completion of the Services or at the request of City.
6. Furnish Service Provider a current boundary survey with easements of record plotted for the Project property.
7. Pay all plan review and advertising costs in connection with the Project.
8. Provide legal, accounting, and insurance counseling services necessary for the Project and such auditing services as City may require.
9. Furnish permits, permit fees, and approvals from all governmental authorities having jurisdiction over the Project and others as may be necessary for completion of the Project.
10. Furnishing Service Provider a current geotechnical report for the proposed site of construction. Service Provider will coordinate with the geotechnical consultant, City has contracted with, on City's behalf for the Project specific requested information.

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**EXHIBIT A-1**



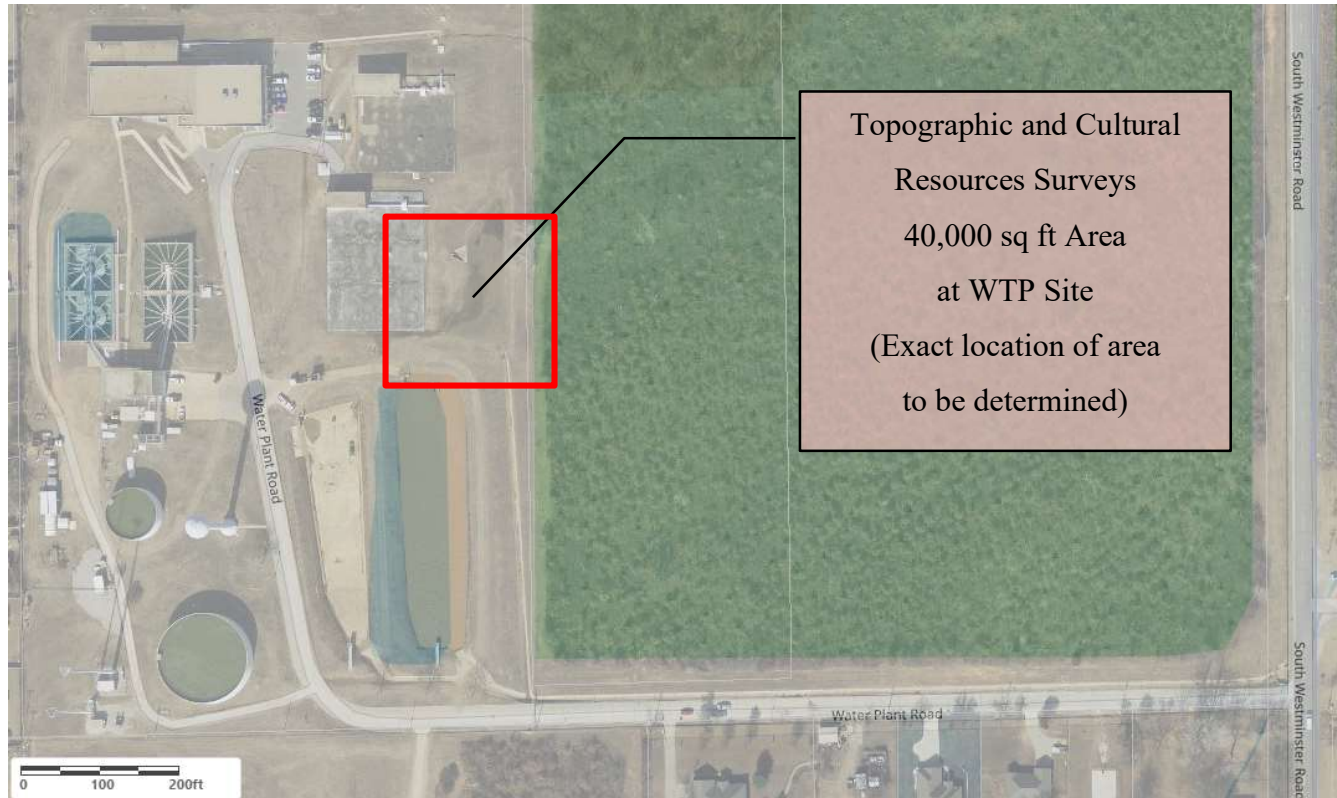


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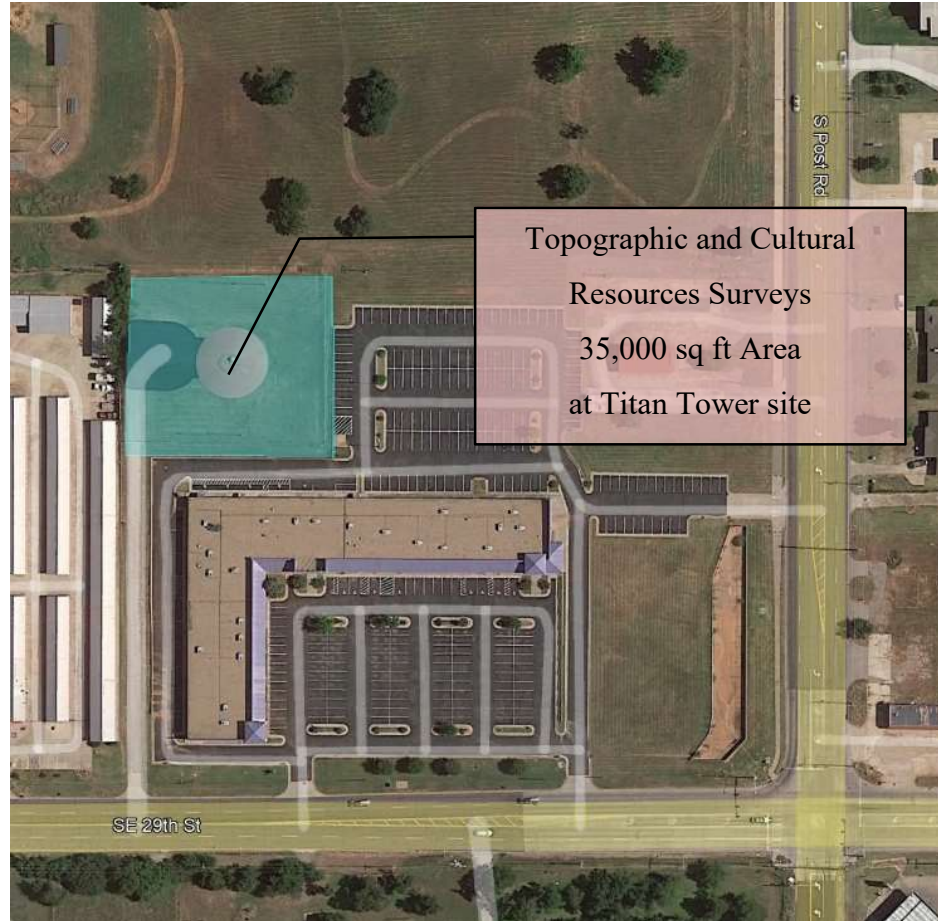
**EXHIBIT A-2**



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**EXHIBIT A-3**

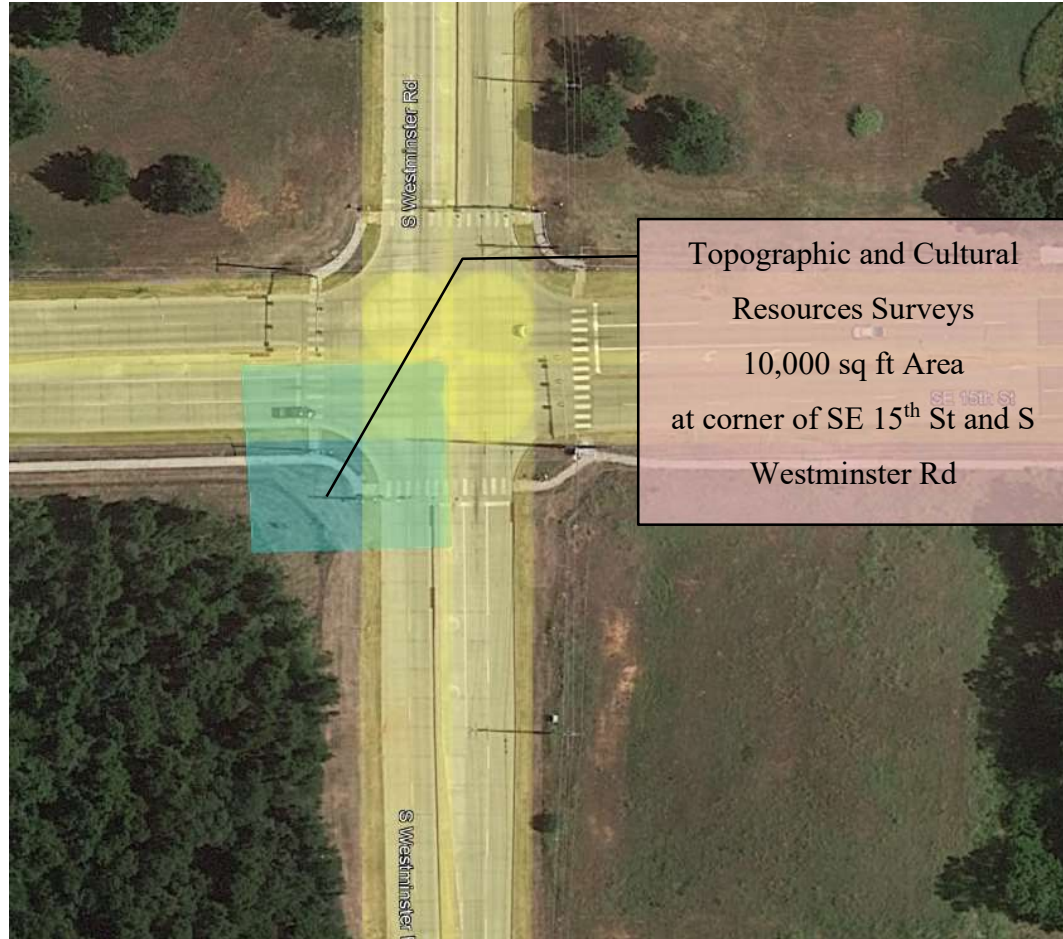


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**EXHIBIT A-4**



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**EXHIBIT A-5**



**END OF ATTACHMENT A**

**PROFESSIONAL SERVICES AGREEMENT**  
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**ATTACHMENT “B”**  
**(SCHEDULE OF FEES)**

The table below presents a summary of the fee amounts and fee types for this Agreement.

<b>Basic Services Section</b>	<b>FEE AMOUNT</b>	<b>FEE TYPE</b>
TASK I - Project Administration	\$ 19,900.00	LUMP SUM
TASK II - Hydraulic Modeling	\$ 59,300.00	LUMP SUM
TASK III - Environmental	\$ 31,100.00	LUMP SUM
TASK IV - Predesign Engineering Report and Conceptual Design	\$ 121,700.00	LUMP SUM
TASK V - Design Surveys	\$ 31,200.00	LUMP SUM
TASK VI - Preliminary Design	\$ 181,200.00	LUMP SUM
TASK VII - Final Design	\$ 188,400.00	LUMP SUM
TASK VIII - Bidding Services	\$ 42,100.00	LUMP SUM
<b>Subtotal for Basic Services Section</b>	<b>\$ 674,900.00</b>	
<b>Additional Services Section</b>		
<b>Additional Services Section</b>	<b>FEE AMOUNT</b>	<b>FEE TYPE</b>
TASK IX - Construction Phase Services Timber Ridge EST & BPS	\$ 203,300.00	LUMP SUM
TASK X - Potholing	\$300 per hole, 6 hole min. per trip	UNIT COST
TASK XI – Contractor Pay Application Review	\$1000 per Pay App.	UNIT COST
TASK XII – Final Design Felix Place GST	\$ 120,000.00	LUMP SUM
TASK XIII – Bidding Phase Services Felix Place GST	\$ 14,900.00	LUMP SUM
TASK XIV – Construction Phase Services Felix Place GST	\$ 84,200.00	LUMP SUM

The lump sum amount to be paid for basic services under this Agreement is \$674,900.00. Any unused portion of the fee, due to delays beyond Service Provider’s control, will be increased six percent (6%) annually with the first increase effective on or about July 1, 2025.

Additional Services and Extra Work

For services described and included in Attachment “A” and the Schedule above as Additional Services, the City will pay Service Provider as expressly defined in the schedule of fees. For Extra Work not described or included in Attachment “A” as Additional Services but requested by the City in writing or otherwise permitted, the City will pay Service Provider as expressly set

Professional Services Agreement with Garver, LLC (Garver Project: 18078070)

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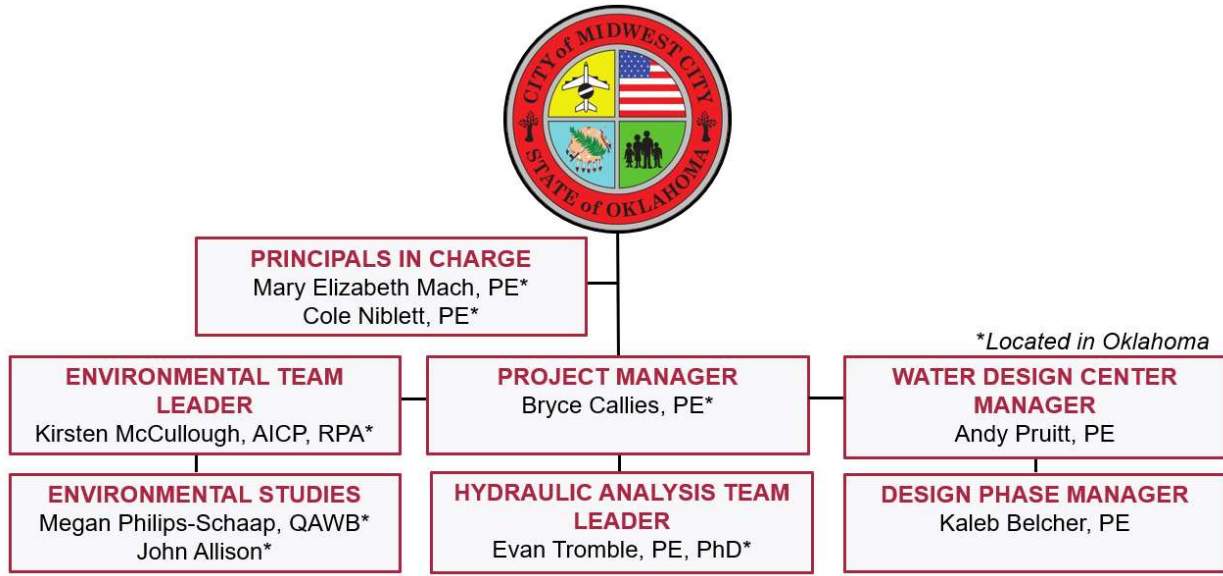
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forth in the applicable Amendment, or in the event the Amendment is silent, for the additional time spent on the Project, at the rates for each classification of Service Provider's personnel (may include contract staff classified at Service Provider's discretion) plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. Rates will be increased annually with the first increase effective on or about July 1, 2025.

**END OF ATTACHMENT B**

**PROFESSIONAL SERVICES AGREEMENT**  
**between**  
**GARVER, LLC**  
**And**  
**THE CITY OF MIDWEST CITY**

**ATTACHMENT “C”**  
**(SERVICE PROVIDER’S TEAM)**





# Timber Ridge Elevated Storage Tank and Booster Pump Station

ENGINEERING SERVICES

**BRYCE CALLIES, PE**  
**COLE NIBLETT, PE**

April 25, 2023





1

# Project Background

## Project Identification

### Began with a 2012 Master Plan

#### 2012 Master Plan

1. High-Zone Pressure Plane Expansion
2. Miscellaneous Waterline Improvements
3. Groundwater Ground Storage Tank (GST) and Booster Pump Station (BPS) Replacement

## Project Identification

**Added one project due to needing Titan Tank to be full to maintain pressures in system**

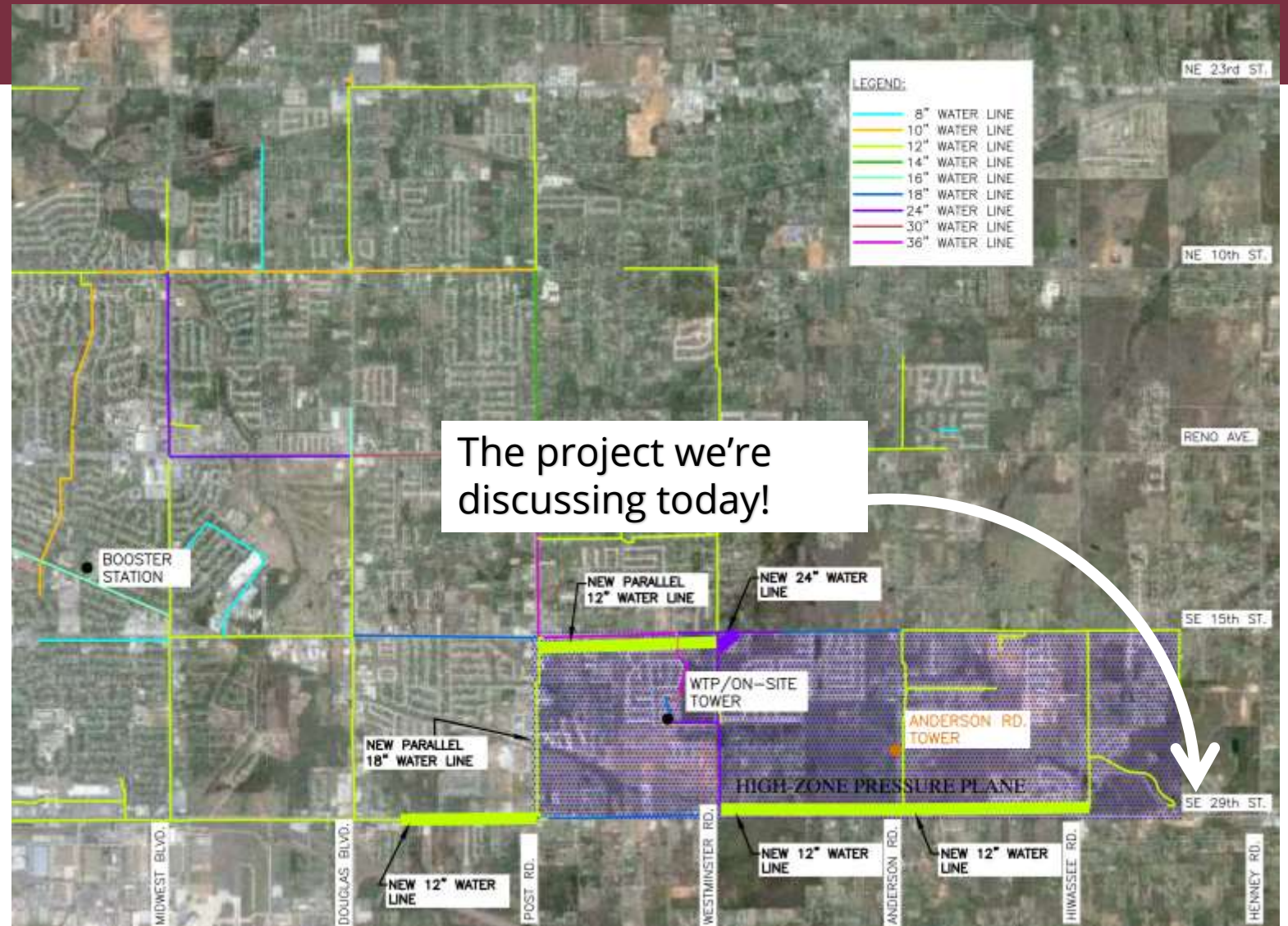
### 2012 Master Plan

1. High-Zone Pressure Plane Expansion
2. Miscellaneous Waterline Improvements
3. Groundwater Ground Storage Tank (GST) and Booster Pump Station (BPS) Replacement
4. Titan Tower Rehab

# Project 1: High-Zone Pressure Plane Expansion

The contract for the design of this project is what's being discussed today.

Design and construct an Elevated Storage Tank (EST) and BPS to provide consistent pressures to SE side of MWC.



The project we're discussing today!

# Project 2: Miscellaneous Waterline Improvements

Mostly complete!

Main need being increase to fire flows, looping, and redundancy.



# Project 3: Groundwater GST and BPS

Mostly complete!

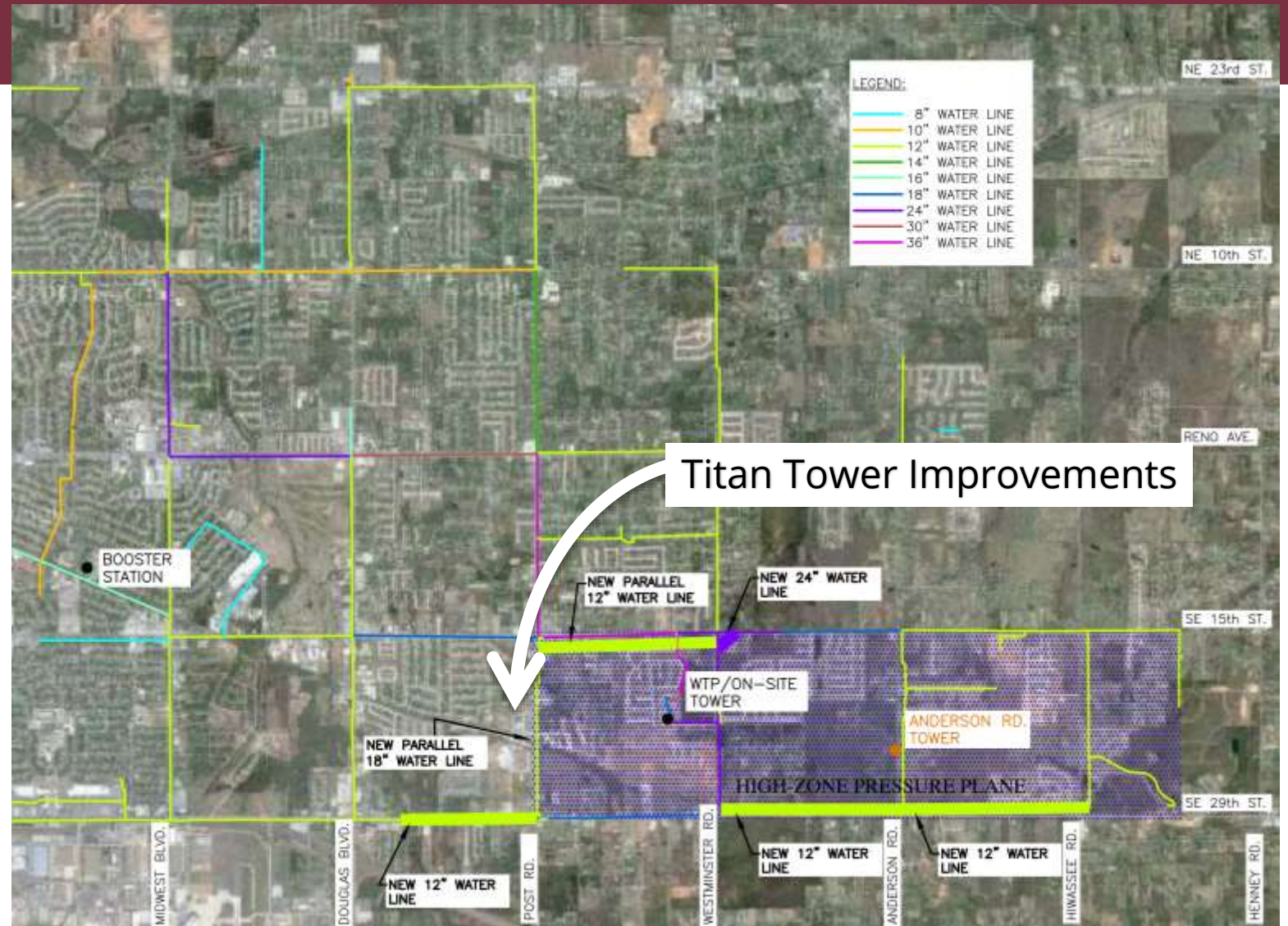
This was necessary due to failing structure and functional condition of the existing GST and BPS built in the 1950s. Securing pressures and water supply in the heart of MWC.



# Project 4: Titan Tank Rehab

Complete!

Titan Tank can't empty because it is required for current pressures throughout the city. This project allowed flexibility of operations and improvement in water quality.

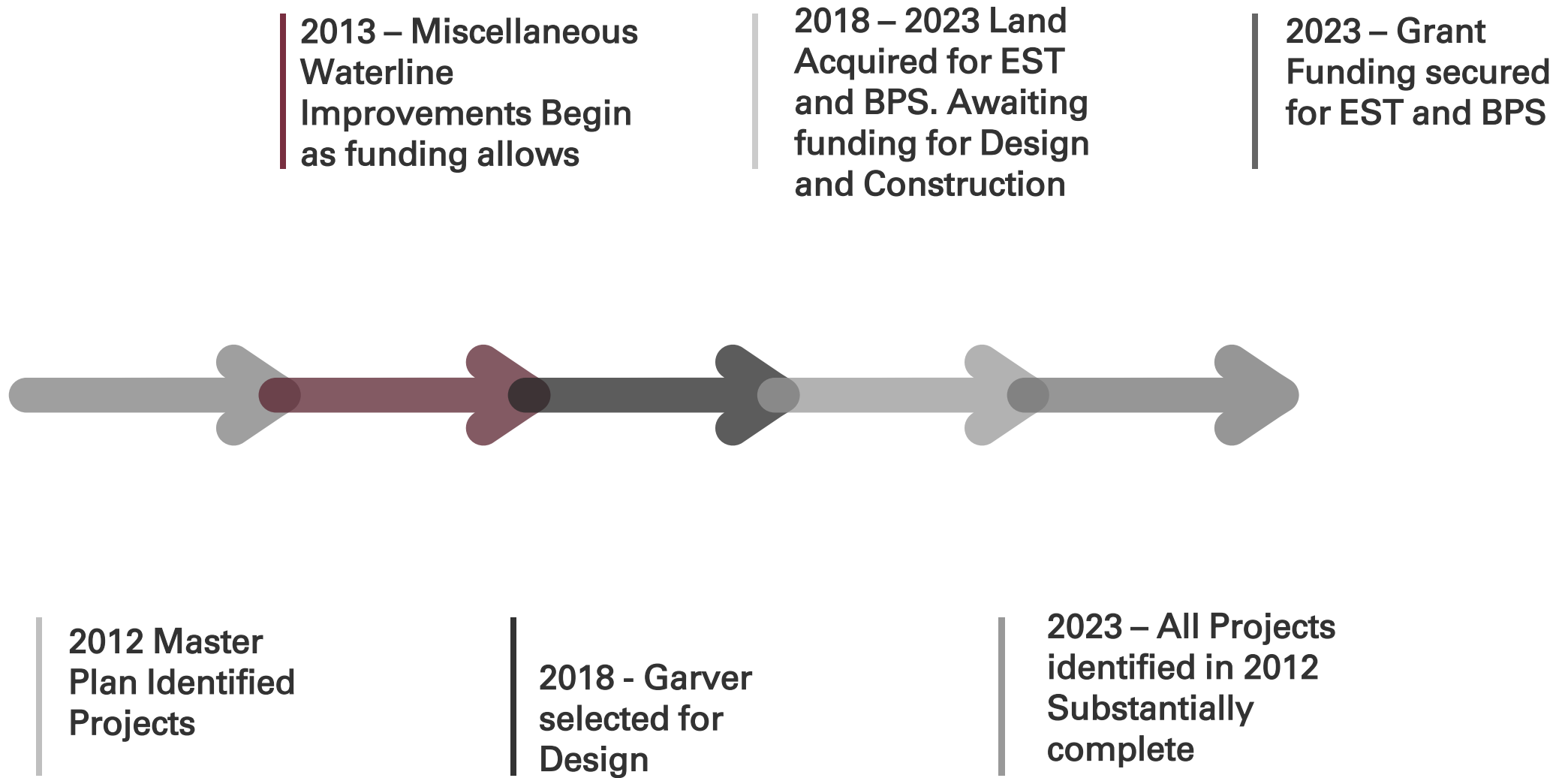




Timeline



# Timeline



3

Current Costs and Schedule

**Due to Securing 5 Million of Army Corps Funding, Total MWC costs approximately 7.19 Million**

<b>Item Description</b>	<b>Lump Sum Construction Cost Est.</b>
Total ROM Construction Costs	\$12.19 M
Army Corps Grant Awarded	<b>\$5 M</b>
<b>MWC's Construction Cost</b>	<b>\$7.19 M</b>

**Design costs in this contract are below 6% of construction even with additional costs due to funding.**

<b>Item Description</b>	<b>Lump Sum Construction Cost Est.</b>
Base Design Costs	\$590,800
Army Corps Funding Requirements	\$84,100
<b>Total EST and BPS Design Costs</b>	<b>\$674,900</b>

# Current Schedule for Design and Construction

Milestone	Estimated Start
Notice To Proceed	Q2 2023
Preliminary Engineering and Survey	Q3 2023
60% Design	Q1 2024
Final Design	Q2 2024
Construction Complete*	Q1 2026



# Q&A



NEW BUSINESS/  
PUBLIC DISCUSSION





FURTHER INFORMATION







**City Manager's Office**  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
Office 405.739.1205

## MEMORANDUM

TO: Honorable Chairman and Trustees  
Midwest City Municipal Authority

FROM: Ryan Rushing, Director of Operations

DATE: April 25, 2023

SUBJECT: Review of the monthly report on the current condition of the Delta Hotel at the Reed Center for the period ending March 31, 2023.

This item is on the agenda at the request of the Authority. Attached to this memorandum is information concerning the status of the Delta Hotel at the Reed Center.

Any time you have a question concerning the conference center and hotel, please feel free to contact me at 739-1205.

<b>Fiscal Year 2022-2023</b>	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
<b>Revenue</b>												
Budgeted (MTD)	314,473	456,558	454,823	690,957	482,754	280,122	284,994	361,496	<b>700,674</b>			
Actual (MTD)	215,862	327,994	338,232	298,613	329,258	325,935	257,919	248,620	<b>421,561</b>			
Budgeted (YTD)	314,473	771,031	1,225,854	1,916,811	2,399,565	2,679,687	2,964,681	3,326,177	<b>4,026,851</b>			
Actual (YTD)	215,862	543,856	882,088	1,180,701	1,509,959	1,835,895	2,093,814	2,342,434	<b>2,763,995</b>			

<b>Expenses</b>												
Budgeted (MTD)	317,640	357,848	352,577	429,679	372,335	303,854	297,787	314,509	<b>436,038</b>			
Actual (MTD)	270,452	278,272	251,566	289,094	328,384	406,392	357,547	292,897	<b>367,683</b>			
Budgeted (YTD)	317,640	675,488	1,028,065	1,457,744	1,830,079	2,133,933	2,431,720	2,746,229	<b>3,182,267</b>			
Actual (YTD)	270,452	548,724	800,290	1,089,384	1,417,768	1,824,160	2,181,707	2,474,604	<b>2,842,287</b>			

<b>Revenue vs. Expenses</b>												
Budgeted (MTD)	(3,167)	98,710	102,246	261,278	110,419	(23,732)	(12,793)	46,987	<b>264,636</b>			
Actual (MTD)	(54,590)	49,722	86,665	9,519	875	(80,457)	(99,628)	(44,277)	<b>53,878</b>			
Budgeted (YTD)	(3,167)	95,543	197,789	459,067	569,486	545,754	532,961	579,948	<b>844,584</b>			
Actual (YTD)	(54,590)	(4,868)	81,798	91,317	92,192	11,735	(87,893)	(132,170)	<b>(78,292)</b>			

<b>Key Indicators</b>												
Hotel Room Revenue	134,971	160,951	204,314	221,621	181,770	108,375	80,338	136,796	<b>203,240</b>			
Food and Banquet Revenue	72,710	138,792	117,519	78,055	96,521	173,540	179,053	99,902	<b>172,321</b>			

<b>Fiscal Year 2021-2022</b>	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22
<b>Revenue</b>												
Budgeted (MTD)	218,175	269,249	277,204	320,392	287,445	230,076	224,889	303,825	<b>417,312</b>	286,185	422,104	275,068
Actual (MTD)	165,309	267,937	203,272	242,338	106,151	94,137	33,427	22,326	<b>115,512</b>	191,509	188,113	337,364
Budgeted (YTD)	218,175	487,424	764,628	1,085,020	1,372,465	1,602,541	1,827,430	2,131,255	<b>2,548,567</b>	2,834,752	3,256,856	3,531,924
Actual (YTD)	165,309	433,247	636,518	878,856	985,007	1,079,144	1,112,571	1,134,897	<b>1,250,409</b>	1,441,918	1,630,032	1,967,395

<b>Expenses</b>												
Budgeted (MTD)	276,863	304,951	298,180	318,622	307,935	281,813	261,066	303,985	<b>403,234</b>	297,791	342,543	293,360
Actual (MTD)	217,027	271,844	249,791	246,471	124,488	164,155	101,046	105,993	<b>139,185</b>	197,810	221,278	271,866
Budgeted (YTD)	276,863	581,814	879,994	1,198,616	1,506,551	1,788,364	2,049,430	2,353,415	<b>2,756,649</b>	3,054,440	3,396,983	3,690,343
Actual (YTD)	217,027	488,872	738,663	985,134	1,109,622	1,273,777	1,374,823	1,480,816	<b>1,620,001</b>	1,817,810	2,039,089	2,310,954

<b>Revenue vs. Expenses</b>												
Budgeted (MTD)	(56,688)	(35,702)	(20,976)	1,770	(20,490)	(51,737)	(36,177)	(160)	<b>14,078</b>	(11,606)	79,561	(18,292)
Actual (MTD)	(51,718)	(3,907)	(46,520)	(4,133)	(18,337)	(70,017)	(67,619)	(83,667)	<b>(23,673)</b>	(6,301)	(33,165)	65,498
Budgeted (YTD)	(56,688)	(94,390)	(115,366)	(113,596)	(134,086)	(185,823)	(222,000)	(222,160)	<b>(208,082)</b>	(219,688)	(140,127)	(158,419)
Actual (YTD)	(51,718)	(55,625)	(102,145)	(106,278)	(124,615)	(194,633)	(262,251)	(345,919)	<b>(369,592)</b>	(375,892)	(409,057)	(343,559)

<b>Key Indicators</b>												
Hotel Room Revenue	140,152	138,336	115,422	135,084	1,266	2,150	1,452	-	<b>24,220</b>	102,796	124,026	203,942
Food and Banquet Revenue	21,229	120,339	76,791	97,591	91,680	91,702	28,934	20,929	<b>81,770</b>	72,826	51,355	117,938



## MEMORIAL HOSPITAL AUTHORITY AGENDA

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

April 25, 2023 – 6:02 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	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 unanimous consent is not received, then the item or items will be removed and heard in regular order.

1. Discussion, consideration and possible action of approving the March 28, 2023 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action of approving a request for a one-year extension to the awarded Memorial Hospital Authority Community Improvement FY 2021-22 Business Assistance Grant. (Administrator - T. Lyon)
3. Discussion, consideration, and possible action of approving a request for a six-month extension to the Midwest City FY 2020-21 Middle Income Homebuyer Assistance Grant for helping more potential homeowners. (Administrator - T. Lyon)
4. Discussion, consideration, and possible action of approving a request for a six-month extension to the Midwest City FY 2021-22 Summer Camp Grant Projects, being 1) Young Storm Raiders, 2) STEM 3D Printing, and 3) Drone Deploy. (Administrator - T. Lyon)
5. Discussion, consideration, and possible action of approving a request for a six-month extension to both of the Public Works awarded Memorial Hospital Authority Community Improvement FY 2021-22 grant projects 1) Tree Replenishment and Improvements at Joe B. Barnes Regional Park; and 2) Christmas Displays for Holiday Lights. (Administrator - T. Lyon)
6. Discussion, consideration, and possible action of approving a request for a six-month extension to the Midwest City FY 2019-20 Municipal Complex Sidewalks Grant to complete various small ADA sidewalk/concrete fixes and improvements around the City Hall complex. (Administrator - T. Lyon)

7. 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)

C. DISCUSSION ITEM.

1. Discussion, consideration, and possible action of approving a request for a six-month extension to Mid-Del Technology to complete their grant fund spending.  
(Administrator - 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 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. ADJOURNMENT.



CONSENT AGENDA



Notice for the Midwest City Memorial Hospital Authority meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

## **Midwest City Memorial Hospital Authority Minutes**

**March 28, 2023**

This meeting was held in Midwest City Municipal Court at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 7:55 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	Authority Attorney Don Maisch

### DISCUSSION ITEMS.

#### **1. Discussion, consideration and possible action of approving the February 28, 2023 meeting minutes.**

Bana made a motion to approve the minutes, seconded by Eads. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

#### **2. Discussion, consideration, and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives.**

No Action Taken.

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

### ADJOURNMENT.

There was no further business, Chairman Dukes adjourned the meeting at 7:56 PM.

ATTEST:

\_\_\_\_\_  
MATTHEW D. DUKES II, Chairman

\_\_\_\_\_  
SARA HANCOCK, Secretary



**City Manager's Office**  
[tlion@midwestcityok.org](mailto:tlion@midwestcityok.org)  
100 N. Midwest Blvd,  
Midwest City, Oklahoma 73110  
O: 405-739-1201  
[www.midwestcityok.org](http://www.midwestcityok.org)

MEMORANDUM

TO: Honorable Chairman and Trustees of the Midwest City Memorial Hospital Authority

FROM: Tim Lyon, General Manager/Administrator

DATE: April 25, 2023

SUBJECT: Discussion, consideration, and possible action of approving a request for a one-year extension to the awarded Memorial Hospital Authority Community Improvement FY 2021-22 Business Assistance Grant.

---

As you may recall, on February 22, 2022, you approved a Memorial Hospital Authority Community Improvement grant to the Economic Development Department for a Business Assistance Grant Program for \$100,000.

As you can see from Mr. Coleman's letter to my office, we have successfully assisted two businesses with demolition projects. Currently, we have many calls and emails out to prospective property owners offering grant funds to them. Mr. Colman estimates we can assist between four and six more properties with the remaining \$56, 840. We are requesting a one-year extension due to the length of time it is taking to receive responses from owners and to complete the process for demolition.

  
\_\_\_\_\_  
Tim L. Lyon, City Manager

---

**M E M O R A N D U M**

**TO:** Executive Assistant Jill Donaldson  
**FROM:** Robert Coleman, Director of Economic Development  
**CC:** General Manager/Administrator Tim Lyon  
**DATE:** 25 April 2023  
**RE:** FY 2020 – 2021 Business Assistant Grant Update, Request for Extension

---

Dear Ms. Donaldson,

Please accept this memo as our request for yet another extension to the FY 2020 – 2021 Business Assistant Grant program. We have seen positive results, and we would kindly ask for more patience as we go after some of the most obsolete and unattractive commercial buildings in Midwest City. We feel the program is very impactful, and we would hate to see it suspended or eliminated before its full potential is realized.

For example, the former Maytag Repair Center, 720 S Air Depot Boulevard, was cleared as part of the program. The 61-year old, 3,956 ft,<sup>2</sup> vacant structure had asbestos contamination and sat empty for well over a decade before being razed a few months ago. It was one of several targets we identified on our original grant applications.

We also saw the elimination of an eyesore that once sat prominently on top of a hill at 7121 E Reno Avenue. This mostly wooden, ± 4000 square foot former office building demanded constant attention from our code enforcement officers after sustaining major structural damage in a 2021 storm.

Most of the documentation for the demolition of 720 S Air Depot BL is in order, and we are only awaiting proof of expenses before recommending payment. This project amounts to a little over \$30,000, which will leave the program's fund balance at \$56,840, enough to clear four to six more targets.

There are many other buildings around town that remain in our sights, including at least three others in the Air Depot Boulevard Corridor Improvement Plan project area and a handful on NE 10<sup>th</sup> Street.

We are respectfully requesting another one (1) year extension to the program so we may continue our pursuit of more unsightly addresses in our commercial corridors.

Sincerely,



---

Robert Coleman  
Director of Economic Development





**City Manager's Office**  
[tlion@midwestcityok.org](mailto:tlion@midwestcityok.org)  
100 N. Midwest Blvd,  
Midwest City, Oklahoma 73110  
O: 405-739-1201  
[www.midwestcityok.org](http://www.midwestcityok.org)

MEMORANDUM

TO: Honorable Chairman and Trustees of the Midwest City Memorial Hospital Authority

FROM: Tim Lyon, General Manager/Administrator


DATE: April 25, 2023

SUBJECT: Discussion, consideration, and possible action of approving a request for a six-month extension to the Midwest City FY 2020-21 Middle Income Homebuyer Assistance Grant for helping more potential homeowners.

---

As you may recall, on February 22, 2022 you approved a Memorial Hospital Authority Community Improvement grant to the Grants Management Department for \$50,000 to provide financial assistance to potential homeowners.

As you can see from Mrs. Craft's report, we have successfully assisted four new homeowners with \$5,000 each toward their down payments. We are requesting this extension to help six more families become homeowners here in Midwest City. 4

  
\_\_\_\_\_  
Tim L. Lyon, City Manager



Midwest City Memorial Hospital Authority  
100 North Midwest Boulevard,  
Midwest City, Oklahoma 73110  
(405) 739-1201  
tlyon@midwestcityok.org

## Community Improvement Grant Program

### Fiscal Year 2021-22 GRANT OUTCOME REPORT

Date: 3/15/2023

Applicant Name: City of Midwest City Grants Management Department

Address: 100 N. Midwest Blvd. , Midwest City, OK 73110

Phone: 405-739-1221 Email: aestephenson@midwestcityok.org

Grant Title: Middle Income Homebuyer Assistance Program

Grant Money Awarded: \$ 50,000 Date of any extensions: \_\_\_\_\_

Please respond **reflectively** to the following questions related to your grant project:

➤ Has the project objectives as described in your application been achieved (If no, please explain)? Yes No

The program is still in process. 4 of the 10 homebuyer grants have been awarded.

➤ Briefly describe the outcomes/accomplishments of this grant project. \_\_\_\_\_  
4 Middle Income Homebuyers have been assisted in purchasing their primary residence in Midwest City.

➤ Please report any observations, unexpected outcomes or anecdotal information that resulted from the grant project (e.g. news coverage, community event, photos, etc.). \_\_\_\_\_

Please provide feedback regarding your overall grant process experience (e.g. working with Hospital Authority staff/application submission process, etc.) \_\_\_\_\_

Terri L Craft  
Grant Recipient Signature

Terri L. Craft  
Grant Recipient Name (Printed/Typed)



**City Manager**  
[tlyon@midwestcityok.org](mailto:tlyon@midwestcityok.org)  
100 N. Midwest Blvd,  
Midwest City, Oklahoma 73110  
O: 405-739-1201  
[www.midwestcityok.org](http://www.midwestcityok.org)

MEMORANDUM

TO: Honorable Chairman and Trustees of the Midwest City Memorial Hospital Authority


FROM: Tim Lyon, General Manager/Administrator

DATE: April 25, 2023

SUBJECT: Discussion, consideration, and possible action of approving a request for a six-month extension to the Midwest City FY 2021-22 Summer Camp Grant Projects, being 1) Young Storm Raiders, 2) STEM 3D Printing, and 3) Drone Deploy.

---

Ms. Cindy Mikeman has requested a six-month extension. As you may recall, on February 25, 2020 you approved Memorial Hospital Authority Community Improvement grants to the Rose State College Foundation for \$2,317 for the Young Storm Raiders class, \$3,424 for the STEM 3D Printing class, and \$6,420 for the Drone Deploy class.

  
\_\_\_\_\_  
Tim L. Lyon, City Manager



**City Manager**  
[tlyon@midwestcityok.org](mailto:tlyon@midwestcityok.org)  
100 N. Midwest Blvd,  
Midwest City, Oklahoma 73110  
O: 405-739-1201  
[www.midwestcityok.org](http://www.midwestcityok.org)

MEMORANDUM

TO: Honorable Chairman and Trustees of the Midwest City Memorial Hospital Authority

FROM: Tim Lyon, General Manager/Administrator

DATE: April 25, 2023

SUBJECT: Discussion, consideration, and possible action of approving a request for a six-month extension to both of the Public Works awarded Memorial Hospital Authority Community Improvement FY 2021-22 grant projects 1) Tree Replenishment and Improvements at Joe B. Barnes Regional Park; and 2) Christmas Displays for Holiday Lights.

---

As you may recall, on February 22, 2022, you approved the above-mentioned Memorial Hospital Authority Community Improvement grants projects to the Public Works Department for Joe B. Barnes Regional Park improvements for \$61,089.49 and the purchase of light displays for the annual Holiday Lights Spectacular for \$57,415.44.

We have seen delays to these projects due to staff shortage and heavy workload; however, plans are in place to complete these important projects within the next six-months.

  
\_\_\_\_\_  
Tim L. Lyon, City Manager



**City Manager's Office**  
[tyon@midwestcityok.org](mailto:tyon@midwestcityok.org)  
100 N. Midwest Blvd,  
Midwest City, Oklahoma 73110  
O: 405-739-1201  
[www.midwestcityok.org](http://www.midwestcityok.org)

MEMORANDUM

TO: Honorable Chairman and Trustees of the Midwest City Memorial Hospital Authority

FROM: Tim Lyon, General Manager/Administrator

DATE: April 25, 2023

SUBJECT: Discussion, consideration, and possible action of approving a request for a six-month extension to the Midwest City FY 2019-20 Municipal Complex Sidewalks Grant to complete various small ADA sidewalk/concrete fixes and improvements around the City Hall complex.

---

As you may recall, on February 25, 2020 you approved a Memorial Hospital Authority Community Improvement grant to the Grants Management Department for \$65,000 to construct an ADA accessible sidewalk from the Library to the main streets and City Hall complex.

As you can see from Mrs. Craft's report, we have successfully constructed the majority of the sidewalks and since the initial project came in approximately \$8,000 under budget, she would like to use the remainder of the money, equaling \$8,602, for various small ADA sidewalk/concrete fixes and improvements around the City Hall complex.

  
\_\_\_\_\_  
Tim L. Lyon, City Manager



Midwest City Memorial Hospital Authority  
100 North Midwest Boulevard,  
Midwest City, Oklahoma 73110  
(405) 739-1201  
tlyon@midwestcityok.org

## Community Improvement Grant Program

### Fiscal Year 2021-22 GRANT OUTCOME REPORT

Date: 04/05/23

Applicant Name: Terri L. Craft, Grants Manager, City of Midwest City

Address: 100 N. Midwest Blvd., Midwest City , OK 73110

Phone: 405-739-1217 Email: tcraft@midwestcityok.org

Grant Title: Municipal Complex Sidewalks 2019-20

Grant Money Awarded: \$ 65,000 Date of any extensions: \_\_\_\_\_

Please respond **reflectively** to the following questions related to your grant project:

- Has the project objectives as described in your application been achieved (If no, please explain)? ~~XX~~es No

ADA sidewalk from the library to Midwest Blvd. is being used and the public is no longer walking in the street.

- Briefly describe the outcomes/accomplishments of this grant project. \_\_\_\_\_  
Project came in approximately \$8,000 under budget. Remaining funds to be used for various small ADA sidewalk/concrete fixes and improvements around the city hall complex as determined by the Engineering Department.

- Please report any observations, unexpected outcomes or anecdotal information that resulted from the grant project (e.g. news coverage, community event, photos, etc.). \_\_\_\_\_

Please provide feedback regarding your overall grant process experience (e.g. working with Hospital Authority staff/application submission process, etc.) \_\_\_\_\_

Jill is always a joy to work with!

Terri L. Craft  
\_\_\_\_\_  
Grant Recipient Signature

Terri L. Craft, Grants Manager  
\_\_\_\_\_  
Grant Recipient Name (Printed/Typed)



**Memorial Hospital Authority**

General Manager/Administrator, Tim Lyon  
100 North Midwest Boulevard  
Midwest City, Oklahoma 73110  
Office (405) 739-1201  
tlyon@midwestcityok.org  
[www.midwestcityok.org](http://www.midwestcityok.org)

MEMORANDUM

To: Honorable Chairman and Trustees

From: Tiatia Cromar, Finance Director

Date: April 25, 2023

Subject: Discussion, consideration, and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives.

---

This item is on each agenda in the event that the Hospital Authority's investments need to be reallocated, an investment fund manager needs to be changed, or changes need to be made to the Statement of Investment Policy on short notice.

As a matter of information, Fiduciary Capital Advisors has been acquired by Segal Marco Advisors. Our former advisor Jim Garrells, CEO for Fiduciary Capital Advisors, will continue to work with Segal Marco. Keith Reynolds, Vice President & Senior Consultant will be our main contact who will attend all quarterly meetings. We look forward to working with Keith, Jim and the Segal Marco team for Midwest City's future.

Tiatia Cromar  
Finance Director



DISCUSSION ITEM







**City Manager's Office**  
[tlion@midwestcityok.org](mailto:tlion@midwestcityok.org)  
100 N. Midwest Blvd,  
Midwest City, Oklahoma 73110  
O: 405-739-1201  
[www.midwestcityok.org](http://www.midwestcityok.org)

MEMORANDUM

TO: Honorable Chairman and Trustees of the Midwest City Memorial Hospital Authority

FROM: Tim Lyon, General Manager/Administrator

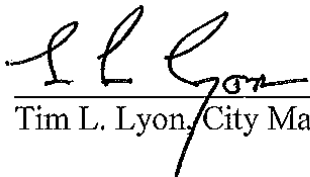
DATE: April 25, 2023

SUBJECT: Discussion, consideration, and possible action of approving a request for a six-month extension to Mid-Del Technology to complete their grant fund spending.

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As you may recall on February 22, 2022, the Trustees approved a grant to the Mid-Del Technology Center for a Leadership Institute.

Mid-Del Technology Center successfully completed the Leadership Institute in early February of 2023 with \$1004.47 remaining, which they would like to use for follow up materials to the 23 participants.

  
\_\_\_\_\_  
Tim L. Lyon, City Manager



NEW BUSINESS/  
PUBLIC DISCUSSION





## **SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA**

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

April 25, 2023 – 6:03 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	Authority Attorney Don Maisch

A. **CALL TO ORDER.**

B. **DISCUSSION ITEM.**

1. Discussion, consideration and possible action of approving the March 28, 2023 meeting minutes. (Secretary - S. Hancock)

- C. **PUBLIC DISCUSSION.** These items are placed on the Consent Agenda so the Authority, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s), it/they will be removed and heard in regular order. If the Consent Agenda is not approved unanimously, and no item(s) is requested for discussion, then each item will be heard in regular order.

D. **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 locate within the City in regards to the YMCA; and 2) in open session, authorizing the General Manager/Administrator to take action as appropriate based on the discussion in executive session. (General Manager/Administrator - T. Lyon)

E. **ADJOURNMENT.**



DISCUSSION ITEM



Notice for the Midwest City Economic Development Authority special meeting was filed with the City Clerk of Midwest City at least 48 hours prior to the meeting. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

**Midwest City Economic Development Authority Minutes  
Special Meeting**

**March 28, 2023**

This meeting was held in the Midwest City Chambers at City Hall, 100 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 8:05 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	Counsel Don Maisch

CONSENT AGENDA. Reed made a motion to approve the consent agenda, seconded by Eads. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion carried.

1. Discussion, consideration, and possible action of approving the January 24, 2023 meeting minutes.
2. Discussion, consideration and possible action to amend and/or approve the Second Amendment to extend the “Economic Development Assistance Agreement” to April 30, 2023 by and between the Midwest City Economic Development Authority and Mathis Oklahoma City, LLC dated December 14, 2021, and authorizing and directing the execution of the amendment.
3. Discussion, consideration and possible action to amend and/or approve an amendment to that certain “Development Assistance Agreement,” by and between the Midwest City Economic Development Authority, Centrillum Proteins LLC, and MTG Property Holdings, LLC, dated August 8, 2022, and authorizing and directing the execution of the Third Amendment.
4. Discussion, consideration and possible action to amend and/or approve an amendment to that certain “Agreement for the Purchase and Sale of Real Estate,” by and between the Midwest City Economic Development Authority and MTG Property Holdings, LLC, dated May 24, 2022, and authorizing and directing the execution of the Third Amendment.

PUBLIC DISCUSSION. There was no public discussion.

ADJOURNMENT. There being no further business, Chairman Dukes adjourned the meeting at 8:06 PM.

ATTEST:

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MATTHEW D DUKES II, Chairman

\_\_\_\_\_  
SARA HANCOCK, Secretary



PUBLIC DISCUSSION





EXECUTIVE SESSION





**City Manager**  
100 N. Midwest Blvd.  
Midwest City, OK 73110  
tlyon@midwestcityok.org  
Office: 405-739-1201  
www.midwestcityok.org

MEMORANDUM

TO: Honorable Chairman and Trustees of the Economic Development Authority

FROM: Tim Lyon, General Manager/Administrator

DATE: April 25, 2023

SUBJECT: 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 locate within the City in regards to the YMCA; and 2) in open session, authorizing the General Manager/Administrator to take action as appropriate based on the discussion in executive session.

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Appropriate information will be dispersed during executive session.

  
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Tim L. Lyon, City Manager