



CITY COUNCIL AGENDA





CITY OF MIDWEST CITY MEETINGS FOR January 28, 2025

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

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

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

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

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

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

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



CONSENT AGENDA





CITY OF MIDWEST CITY COUNCIL AGENDA

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

January 28, 2025 – 6:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Susan Eads

Ward 3 Rita Maxwell

Ward 5 Sara Bana

Ward 2 Pat Byrne

Ward 4 Marc Thompson

Ward 6 Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. OPENING BUSINESS.

- Invocation by Assistant City Manager Vaughn Sullivan
- Pledge of Allegiance by ROTC Cadets
- Community-related announcements and comments

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

1. Discussion, consideration and possible action to approve the December 10, 2024 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration, and possible action to approve the January 15, 2025 special meeting minutes. (City Clerk - S. Hancock)
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Fire Capitalization Fund, expenditures/Fire (64) \$79,784. Reimbursed Projects Fund, expenditures/Stormwater (61) \$7,995. Police State Seizures Fund, expenditures/Police (62) \$15,000. Grants fund, revenues/Intergovernmental (21) \$22,500; expenditures/Transfers Out (21) \$22,500. Emergency Operations Fund, revenues/Transfers In (00) \$22,500. (Finance - T. Cromar)
4. Discussion, consideration and possible action of approving the City to hire McAfee and Taft and to join in a Class Action Lawsuit against certain Pharmacy Benefit Managers and others for damages and equitable relief arising out of the conduct of the Defendants in connection with the pricing of insulin and other drugs, and delegating to the City Manager the authority to enter into a Legal Representation Agreement with McAfee and Taft on a contingency fee basis. (D. Maisch – City Attorney).

5. Discussion, consideration, and possible action of 1) appointing Ms. Lori Williams as the Ward 6 representative; and 2) re-appointing Bob Osmond as the Ward 2 representative, both to the Midwest City Historical Society. (City Manager - T. Lyon)
6. Discussion, consideration, and possible action of 1) declaring two of the city's five Transitional Housing Program properties surplus; and 2) authorizing the Mayor, City Manager, and/or his designee to enter into the necessary contracts to implement the proposed disposition of the properties. (Grants Management - T. Craft)
7. Discussion, consideration and possible action, declaring (2) Treadmills, (1) Printer, (2) End Tables, (28) Chairs, (2) Pictures, and miscellaneous Office Supplies, as surplus and authorizing disposal by public auction, sealed bid or destruction, if necessary. (City Clerk - S. Hancock)
8. Discussion, consideration, and possible action to declare (1) Chevrolet Caprice and its contents, as surplus and authorizing disposal by public auction, sealed bid or other means necessary. (Police - G. Wipfli)

D. DISCUSSION ITEMS.

1. Discussion and consideration of the Community Survey conducted by the ETC Institute. (Communications and Recreations Director - J. Ryan)
2. Public hearing with discussion, consideration, and possible action, passing a resolution declaring the structure(s) located at **8515 N. E. 16th St.** a dilapidated building(s) as defined in Midwest City Ordinance "Section" 9-3 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site. (Neighborhood Services - M. Stroh)
3. Public hearing with discussion, consideration, and possible action of passing a resolution declaring the structure(s) located at **1720 N. Spencer Rd** a dilapidated building(s) as defined in Midwest City Ordinance "Section" 9-3 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site. (Neighborhood Services - M. Stroh)
4. (MP-0019) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Somerset Park Addition for the property described as a tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, described as Lot Thirteen (13) and a part of Lot Twelve (12) and Lot Fourteen (14) in Block Two (2) of Somerset Park Addition in Oklahoma County, located at 7105 Hilltop Court, Midwest City, Oklahoma. (Planning & Zoning- M. Summers)
5. (PC-2191) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Single-Family Detached Residential District ("R-6") to Community Commercial District ("C-3") for the property described as the East 528 feet of the North Half (N/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1021 S. Douglas Blvd., Midwest City. (Planning & Zoning- M. Summers)

6. (PC-2192) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Simplified Planned Unit Development (“SPUD”), for the property described as a part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 4604 Meadowoak Dr., Midwest City. (Planning & Zoning- M. Summers)
7. (PC-2195) Public hearing, discussion, consideration, and possible action of a resolution amending the Comprehensive Plan from Single-Family Detached Residential Land Use to Office/Retail Land use, and an ordinance to reclassify from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) governed by Restricted Commercial District (“C-1”) for the property described as a part of the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma located at 10505 SE 15th Street, Midwest City, Oklahoma. (Planning & Zoning- M. Summers)
8. (PC-2194) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and an ordinance to redistrict from Community Commercial District (“C-3”) and Single-Family Detached (“R-6”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northeast Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Planning & Zoning- M. Summers)
9. (PC-2193) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Medium Density Residential Land Use to Commercial Land Use and Medium Density Land Use; and an ordinance to redistrict from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northwest Quarter (NW/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Planning & Zoning- M. Summers)

- 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 November 2024. (Finance - T. Cromar)
- [2.](#) Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for November 2024. (Human Resources - T. Bradley)
- [3.](#) Monthly Residential and Commercial Building report for November 2024 Building Report (Engineering & Construction Services—C. Evenson)
- [4.](#) Code Enforcement report for full year of 2024 (Neighborhood Services - M. Stroh)
- [5.](#) Review of the May 20, 2024 Americans with Disabilities Act Transition Plan Committee Meeting Minutes. (Planning and Zoning - M. Summers)
- [6.](#) Status report on the Comprehensive Plan Update for December 2024. (Planning and Zoning - M. Summers)
- [7.](#) Monthly Residential and Commercial Building report for December 2024 Building Report (Engineering & Construction Services—C. Evenson)
- [8.](#) Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for December 2024. (Human Resources - T. Bradley)
- [9.](#) Review of the December 3, 2024 Planning Commission Meeting Minutes. (Planning and Zoning - M. Summers)
- [10.](#) Review of the November 5, 2024 Planning Commission Meeting Minutes. (Planning and Zoning - M. Summers)
- [11.](#) Review of the City Manager's Report for the month of December 2024.(Finance - T. Cromar)

G. ADJOURNMENT.

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

Midwest City Council Minutes

December 10, 2024

This meeting was held in the City Hall Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Mayor Matt Dukes called the meeting to order at 6:02 PM with the following member present:

Ward 1 Susan Eads	Ward 2 Pat Byrne	City Manager Tim Lyon
Ward 3 Rita Maxwell	Ward 4 Marc Thompson	City Clerk Sara Hancock
Ward 5 Sara Bana	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 ROTC Cadets Calhoun and Micitar. Mayor presented proclamations for Dennis Clagg and the Purple Heart City. City Manager Tim Lyon and council gave Community-related announcements and comments.

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

1. Discussion, consideration, and possible action to approve the November 12, 2024 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Grants Fund, revenue/Intergovernmental (46) \$2,252,000; expenditures/Transfers Out (46) \$2,252,000. Grants Fund, revenue/Intergovernmental (62) \$158,074; expenditures/Police (62) \$162,848; revenue/Transfers In (62) \$4,774. Police Fund, expenditures/Transfers Out (62) \$4,774. CDBG Fund, expenditures/Grants Management (39) \$13,500. General Gov't Sales Tax Fund, revenue/Transfers In (16) \$5,495; expenditures/IT (16) \$5,495; revenue/Transfers In (09) \$32,120; expenditures/Street (09) \$32,120. Decrease: Grants Fund, expenditures/Emergency Operations (21) \$8,936.
3. Discussion, consideration, and possible action of approving Change Order #04 for \$13,610.00 with Oklahoma Department of Transportation for STP-255D(479)AG, State Job Number 33124(04), Reno Ave resurfacing from Midwest Blvd to Douglas Blvd.
4. Discussion, consideration, and possible action of approving Change Order #1 for \$40,704.01 with Oklahoma Department of Transportation for STP-255B(575)AG, State Job Number 33345(04), Midwest Boulevard resurfacing from SE 29th Street to NE 10th Street.
5. Discussion, consideration, and possible action to declare (1) 2019 Chevrolet Impala and its contents, as surplus and authorizing disposal by public auction, sealed bid or other means necessary.

6. Discussion, consideration, and possible action of approving Resolution 2024-29 adopting the Regional Safety Action Plan and Vision Zero Policy.
7. Discussion, consideration, and possible action declaring various items of City property as surplus property and authorizing their disposal through sealed bid, public auction, or by other means as necessary.

DISCUSSION ITEMS.

1. **(MP-00018) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Casey’s General Store at Town Center Plaza for the property described as a tract of land being a part of the Southwest Quarter (SW/4) of Section Ten (10), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.**

Summers address the Council. Eads made a motion to approve, seconded by Maxwell, Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

2. **(PC-2189) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Commercial and Public/Semi-Public Land Use to Office/Retail Land Use; and an ordinance to redistrict from Single-Family Detached Residential District w/ Special Use Permit (“R-6 w/ SUP”), Community Commercial District (“C-3”), and General Commercial District (“C-4”) to Community Commercial District (“C-3”), for the property described as all of Lots One (1), Two (2), Three (3), Twenty-four (24), Twenty-five (25), Twenty-six (26), in Block Three (3) of Aviation Acres, an Addition to Oklahoma County, Oklahoma according to the recorded plat thereof.**

Summers address the Council. After Staff and Council discussion, Eads made a motion to approve RES 2024-30 and ORD 3574, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

3. **(PC-2190) Public hearing, discussion, consideration, and possible action of approving the Final Plat of Urban Edge for the property described as a tract of land located in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.**

Summers addressed the Council. After discussion, Thompson made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

4. Discussion, consideration, and possible action of adopting amendments to Resolution 2024-02 that originally stated the official position of the City of Midwest City to oppose locating a new Oklahoma County Jail at 1901 E. Grand Boulevard in Oklahoma City. The amendments would include opposition to locating a new mental health facility at the same location.

After Mayor and Council discussion, Bana made a motion to approve amending RES 2024-02, seconded by Eads. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

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

FURTHER INFORMATION.

1. (PC-2191) Public hearing, discussion, consideration, and possible action on an ordinance to
2. redistrict from Single-Family Detached Residential District (“R-6”) to Community Commercial
3. District (“C-3”) for the property described as the East 300 feet of the North one-half of the South
4. one-half of the Northeast Quarter of the Southeast Quarter of Section Two (2), Township Eleven
5. (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located
6. at 1021 S. Douglas Blvd., Midwest City.
7. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager
8. for October 2024.
9. Monthly Residential and Commercial Building report for October 2024 Building Report
10. Review of the City Manager's Report for the month of October 2024.
11. Review of the October 1, 2024 Planning Commission Meeting Minutes.

ADJOURNMENT.

There being no further business, Mayor Dukes adjourned the meeting at 6:30 PM

ATTEST:

MATTHEW D DUKES II, Mayor

SARA HANCOCK, City Clerk

Notice for the City Council special meeting was filed with the City Clerk of Midwest City 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 Council Minutes

January 14, 2025

This **special joint meeting** with the Planning Commission Members was held in the Midwest City Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Mayor Matthew Dukes called the meeting to order at 4:05 PM with the following members present:

Ward 1 Susan Eads	Ward 2 Pat Byrne	City Manager Tim Lyon
Ward 3 Rita Maxwell	Ward 4 Marc Thompson	City Clerk Sara Hancock
Ward 5 Sara Bana	Ward 6 Rick Favors	City Attorney Don Maisch

DISCUSSION ITEMS.

1. Presentation and discussion regarding the Midwest City Comprehensive Plan Update by planning consultants Freese and Nichols, Inc.

M. Summers addressed Council. Dawn Warrick and Jake Lange, Freese and Nichols consultants, presented information. Discussion was had between Staff, Freese and Nichols and Council Members.

*Meeting recessed at 5:03 PM and reconvened at 5:09 PM.

*Bana left meeting at 5:09 PM and returned at 5:11 PM.

*Maisch left meeting at 5:15 PM.

ADJOURNMENT.

There being no further business, Mayor Dukes adjourned the meeting at 5:40 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: January 28, 2025

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Fire Capitalization Fund, expenditures/Fire (64) \$79,784. Reimbursed Projects Fund, expenditures/Stormwater (61) \$7,995. Police State Seizures Fund, expenditures/Police (62) \$15,000. Grants fund, revenues/Intergovernmental (21) \$22,500; expenditures/Transfers Out (21) \$22,500. Emergency Operations Fund, revenues/Transfers In (00) \$22,500.

The first supplement is needed to budget for vehicle and equipment needed for new Training Captain position. The second supplement is needed to budget for HVAC replacement for 2425 S Douglas. The third supplement is needed for the purchase of surveillance pole camera. The fourth and fifth supplements are needed to budget the 2024 Emergency Management Performance Grant from Oklahoma Dept. of Emergency Management and the transfer of grant proceeds from Grants Fund to Emergency Operations Fund.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS

January 28, 2025

Fund FIRE CAPITALIZATION (041)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
64	Fire			79,784	
		<u>0</u>	<u>0</u>	<u>79,784</u>	<u>0</u>
Explanation: To budget vehicle and equipment needed for new Training Captain position. Funding to come from fund balance.					

Fund REIMBURSED PROJECTS (016)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
61	Stormwater			7,995	
		<u>0</u>	<u>0</u>	<u>7,995</u>	<u>0</u>
Explanation: To budget HVAC replacement for 2425 S Douglas. Funding to come from fund balance.					

Fund POLICE STATE SEIZURES (030)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		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	Police			15,000	
		<u>0</u>	<u>0</u>	<u>15,000</u>	<u>0</u>
Explanation: To budget the purchase of surveillance pole camera. Funding to come from fund balance.					

SUPPLEMENTS

January 28, 2025

Fund GRANTS (143)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
21	Intergovernmental	22,500			
21	Transfers Out			22,500	
		<u>22,500</u>	<u>0</u>	<u>22,500</u>	<u>0</u>

Explanation:
To budget 2024 Emergency Management Performance Grant from Oklahoma Dept. of Emergency Management and transfer of grant proceeds from Grants Fund to Emergency Operations Fund.

Fund EMERGENCY OPERATIONS (070)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		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	22,500			
		<u>22,500</u>	<u>0</u>	<u>0</u>	<u>0</u>

Explanation:
To budget 2024 Emergency Management Performance Grant from Oklahoma Dept. of Emergency Management and transfer of grant proceeds from Grants Fund to Emergency Operations Fund.



City Attorney, Donald D. Maisch

100 N. Midwest Boulevard
Midwest City, OK 73110
DMaisch@midwestcityok.org
Office: 405.739.1203
www.midwestcityok.org

MEMORANDUM

To: Mayor and Members of the City Council

From: Don Maisch
City Attorney

RE: Discussion, consideration and possible action of approving the City to hire McAfee and Taft and to join in a Class Action Lawsuit against certain Pharmacy Benefit Managers and others for damages and equitable relief arising out of the conduct of the Defendants in connection with the pricing of insulin and other drugs, and delegating to the City Manager the authority to enter into a Legal Representation Agreement with McAfee and Taft on a contingency fee basis. (D. Maisch – City Attorney).

Date: January 28, 2025

A Class Action lawsuit has been filed in the United States District Court of New Jersey alleging damages and equitable relief arising out of the conduct of Pharmacy Benefit Managers (PBMs) in connection with the pricing of insulin and other drugs. The claims include that the PBMs colluded with drug manufacturers to artificially inflate prices and the PBMs retained rebates that were to go to the insured. It is alleged that PBMs specifically targeted self-insured organizations.

The City of Midwest City has been and is currently a self-insured entity. The City changed its PBM when it learned the City was not receiving the rebates that City should have received. Staff believes that the City has been damaged and could receive compensation through the lawsuit. Any compensation received would be directed towards the City's Health Benefits Program that was damaged by these actions.

Management for the City was approached by attorneys with McAfee and Taft who are representing the City in Class Action Lawsuits dealing with Opioids and PFAS (forever chemicals) concerning potential representation in the PBM Class Action Lawsuit. If approved, the City would not expend any funds for representation, as the representation would undertaken on a contingency fee basis, similar to the agreements for representation in the Opioids and PFAS lawsuits. Approval includes delegation to the City Manager to enter into a Legal Representation Agreement with McAfee and Taft. Approval at the discretion of the City Council.

Respectfully submitted,

Donald D. Maisch
City Attorney



City Manager
100 N. Midwest Boulevard
Midwest City, OK 73110
tlyon@midwestcityok.org
www.midwestcityok.org
Office: 405.739.1201

MEMORANDUM

To: Honorable Mayor and Council

From: Tim Lyon, City Manager

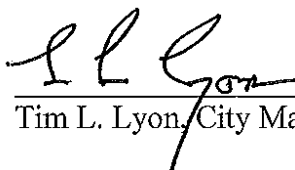
Date: January 28, 2025

Subject: Discussion, consideration, and possible action of 1) appointing Ms. Lori Williams as the Ward 6 representative; and 2) re-appointing Bob Osmond as the Ward 2 representative, both to the Midwest City Historical Society.

Rick Favors would like to nominate Ms. Lori Williams as the Ward 6 representative on the MWC Historical Society. Per Midwest City Resolution 2023-21 and will have an inaugural term of three years ending on January 28, 2028.

For re-appointment to the Historical Society, we recommend Mr. Bob Osmond from Ward 2 for a one-year term ending on January 28, 2026. His current term on the Historical Society expired on January 14, 2025. Bob has agreed to serve another one-year term.

	<u>Term Expires</u>
(M) Cindy Mikeman	01/12/27
(W1) Vacant	
(W2) Bob Osmond	01/14/25
(W3) Janice Swartz	01/12/27
(W4) Malana Bracht	01/13/26
(W5) Avis Bonner	08/18/26
(W6) Vacant	



Tim L. Lyon, City Manager

Lori Williams

1200 S Westminster Road
Midwest City, Oklahoma, 73130
405-250-5171

Born in California on July 3, 1962, Lori Williams grew up in Ohio and Texas; she met her husband, Don, while attending college in Oklahoma. Don was in pilot training at Vance Air Force Base; they were married at Emmanuel Baptist Church, Enid, in June of 1984.

Lori and Don have six children, one daughter-in-law, three sons-in-law, and thirteen grandchildren; they have been married for 40 years. During Don's 22 years of service in the Air Force they lived in California, Virginia, Alaska, and Oklahoma. Lori homeschooled their kids as they were transferred from state to state, enrolling them in school for two years while she recovered from breast cancer in 1999.

Lori and Don knew they needed to choose a city to live in, a place to call home, for life after the Air Force. When they were stationed at Tinker Air Force Base, they gravitated to and thoroughly enjoyed the small-town-next-to-a-big-city feel of Midwest City. They decided to make Midwest City their permanent home, so they bought their current home on Westminster Road—when it was still mostly country in east Midwest City—in 1992. They have enjoyed raising their kids on their property, and their grandkids love going to GrandLady and Colonel's house.

Lori has been active in civics and politics for most of her adult life. Sometimes that meant sitting on a board, making phone calls, sending a letter or email, or attending a meeting, but it has always included keeping an eye on, and giving her thoughts on, current events happening wherever she has lived.

Lori's strengths in administration, organization, and service to others have been honed during her time serving alongside her husband as he advanced in his career in the Air Force, and his second career in church ministry.

She used those skills to help begin a home school co-op in Midwest City fifteen years ago; it is still going strong today. She taught History, English, and Financial Literacy there for 11 years. For five years she also took on the responsibility of putting together a breakfast for 300 vendors during the annual homeschool convention in Oklahoma City.

Lori and Don are active members of First Baptist Church, Nicoma Park. She graduated from the Midwest City Citizens Police Academy several years ago; this past year she encouraged her husband to attend, and she went as an alumnus.

Lori spends her days pouring into her grandchildren and ministering to her family in general; helping women organize and clean their homes; and working as a substitute daycare worker at in-home daycares. She is also a precinct official, working as an inspector with the Oklahoma County Election Board.

Each summer for the past eight summers Lori has organized and implemented GrandCamp, a week-long camp for their grandkids. This includes family activities, out-of-town trips, and fun memory-making learning experiences for the Littles and the Bigs. This has been a highlight of everyone's summer for years.

Lori Williams

1200 S Westminster Road
Midwest City, Oklahoma, 73130
405-250-5171

Lori's parents and extended family live out of state, but she carves out time regularly to care for her aging parents and minister to her extended family.

In her spare time, Lori enjoys flower gardening, trying to grow summer vegetables, and reading; but most of all, she enjoys being with her family, hearing the laughter and endlessly curious questions of the next generation.

Midwest City Historical Society

(M) Cindy Mikeman - 01/12/27
12200 Jaycie Circle, 73130

(W4) Malana Bracht - 01/13/26
400 Draper Dr., 73110

(W1) Vacant

(W2) Bob Osmond - Reappointing
2101 Pearson, 73110

(W5) Avis Bonner - 08/18/26
209 Cambridge Dr., 73110

(W3) Janice Swartz
2807 DelCasa Circle

(W6) Vacant

Establishing protocol Resolution #2023-21:

WHEREAS, the City of Midwest City (the City) wishes to create a new Midwest City Historical Society (the Historical Society) for the purpose of preserving, collecting, researching, and interpreting historical information or items regarding Midwest City (the City) as a way to help future generations understand their heritage; and

WHEREAS, the Historical Society shall be composed of seven members with each City ward represented via a nomination by the elected councilperson of the Ward with the seventh member being a Mayor nomination; and

WHEREAS, members shall be approved via a majority vote of the presiding members of the Midwest City Council; and

WHEREAS, in order to ensure sustainable board continuity, members shall serve three-year terms with the exception of the inaugural members, who shall serve in staggered terms with Ward 1 and Ward 2 representatives for a one-year term, Ward 3 and Ward 4 representatives for a two-year term, and Ward 5, Ward 6 and Mayor representatives for a three-year term; and

WHEREAS, the Historical Society members shall 1) execute, organize and raise funds for a beneficial community program, per the purpose of the Historical Society; and 2) provide regular reports and/or minutes to the City Council regarding the activity of the Historical Society.



Grants Management
100 N. Midwest Boulevard
Midwest City, OK 73110
405.739.1216

TO: Honorable Mayor and City Council

FROM: Terri L. Craft, Grants Manager

DATE: January 28, 2025

RE: Discussion, consideration, and possible action of 1) declaring two of the city's five Transitional Housing Program properties surplus; and 2) authorization of the Mayor, City Manager, and/or his designee to enter into the necessary contracts to implement the proposed disposition of the properties.

The Transitional Housing Program has provided safe, sanitary and affordable housing to families experiencing homelessness or at-risk of being homeless for the past 28 years. Case management was provided by metro homeless service organizations, the referred tenants paid reduced rent, and the city provided property/lawn maintenance and city utilities. The program has always been self-supporting, however due to the current economy, the program cannot continue using rental proceeds alone and plans are to phase out the city's program. We will begin that process by recommending the declaration of two of the five properties as surplus.

The property at 7414 S.E. 15th Street has housed (8) families over the years who were at-risk or homeless in the community. The property was donated by the Bank of Oklahoma in 1994 and is the oldest property in the program. Staff would like to surplus and sell the property. Revenue from the sale would assist in replenishing the 142 fund.

The property located on Crosby Blvd was acquired in 2006 using HUD HOME funding and (7) families have been assisted. In April of 2024, the property experienced a significant sewer back up into the house that caused extensive damage. Insurance proceeds provided sufficient funds to demo and sanitize the affected areas but not to repair/rehab the property damage. Staff would like to declare the property surplus in order to pursue conveyance of the property to a partner agency capable of making the necessary repairs and continuing the same use of the property.

At the December 10, 2024 city council meeting, an ordinance change was approved, clarifying the property surplus rules for properties associated with the city's housing programs. Approval is at the discretion of the city council.

Terri L. Craft
Grants Manager



City Clerk Department
100 N. Midwest Boulevard
Midwest City, OK 73110
office 405.739.1240
fax 405.869.8655

TO: Honorable Mayor and Council

FROM: Sara Hancock, City Clerk

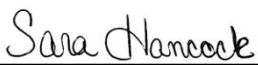
DATE: January 28, 2025

SUBJECT: Discussion, consideration and possible action, declaring (2) Treadmills, (1) Printer, (2) End Tables, (28) Chairs, (2) Pictures, and miscellaneous Office Supplies, as surplus and authorizing disposal by public auction, sealed bid or destruction, if necessary.

The following items are no longer of use and have been removed from service.

- (2) Treadmills Model 95Te-ATU 102183 (machines A & B/Senior Center Surplus)
- (1) Printer – Ricoh-MP3054 (Senior Center Surplus)
- (2) End Tables (Senior Center Surplus)
- (9) Grey Fabric Chairs (Senior Center Surplus)
- (12) Yellow Plastic Chairs (Senior Center Surplus)
- (7) Office Chairs
- (2) Pictures
- (7) Binders
- (2) Box of legal File Folders
- (2) HP P2055 Toner Cartridges
- (1) Two-hole Punch
- (1) Pen holder
- (1) Shelf Organizer

This agenda item will declare the items listed, as surplus.



Sara Hancock, City Clerk



City of Midwest City Police Department

100 N. Midwest Boulevard

Midwest City, OK 73110

Office 405.739.1320

Fax 405.739.1398

Memorandum

TO: Honorable Mayor and City Council

FROM: Greg Wipfli, Chief of Police

DATE: January 28, 2025

SUBJECT: Discussion, consideration, and possible action to declare (1) 2014 Chevrolet Caprice and its contents, as surplus and authorizing disposal by public auction, sealed bid or other means necessary.

The item identified is property that the Midwest City Police Department no longer needs or uses and have been removed from service. Staff recommends that this item be declared surplus.

Item for surplus:

060146 2014 Chevrolet Impala 6G3NS5R22EL926488

Auction services are provided to the City by:

1. www.ebay.com
2. www.govdeals.com
3. www.publicsurplus.com

Staff recommends approval.

Greg Wipfli

Greg Wipfli, Chief of Police



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

MEMORANDUM

To: Mayor and Members of the City Council

From: Josh Ryan
Communications and Receptions Director

RE: Discussion, consideration and acceptance of the Community Survey conducted by the ETC Institute. (J. Ryan – Communications and Receptions Director).

Date: January 28, 2025

In 2024, the City of Midwest City contracted with ETC Institute, a nationally recognized market research and survey firm, to conduct a citywide satisfaction survey. Midwest City residents were contacted directly by ETC Institute through the mail from late September through October.

Responding residents were given the opportunity to reply through a provided paper survey or online through a matching website form designed by ETC. 517 residents responded to the survey, surpassing the goal of 500 responses.

The attached reports provide detailed information regarding the results of the survey, including general locations where the responses were collected, how local responses compare to national trends and suggestions for what Midwest City's priorities should be for the near future. Along with these reports, ETC is developing an online tool that can be used to review the results of the survey.

According to the data, Midwest City exceeds national averages on 40 of the 48 measures included in the survey. Robert Heacock, project manager with ETC Institute for the Midwest City survey, will present a summarized report about the survey results and will answer questions.

Respectfully submitted,

Josh Ryan
Communications and Receptions Director



2024
Midwest City, OK
Community Survey
Findings Report



ETC
INSTITUTE

Contents

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Executive Summary

2024 Midwest City Community Survey

Executive Summary

Purpose and Methodology

ETC Institute administered a survey to residents of Midwest City during the fall months of 2024. The purpose of the survey was to assess satisfaction with the delivery of major City services to help set community priorities so that tax dollars are spent wisely. This is the second community survey administered by ETC Institute, the first was completed in 2014.

The eight-page survey, cover letter, and postage paid return envelope were mailed to a random sample of households in Midwest City. The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online. At the end of the online survey, residents were asked to enter their home address, this was done to ensure that only responses from residents who were part of the random sample were included in the final survey database.

After the surveys were mailed, ETC Institute followed up with households that received the survey to encourage participation. To prevent people who were not residents of Midwest City from participating, everyone who completed the survey on-line was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered on-line with the addresses that were originally selected for the random sample. If the address from a survey completed on-line did not match one of the addresses selected for the sample, the on-line survey was not counted.

The goal was to obtain completed surveys from at least 500 residents. This goal was met, with a total of 517 surveys collected. The overall results for the sample of 517 households has a precision of at least +/-4.3% at the 95% level of confidence.

This report contains:

- An executive summary of the methodology for administering the survey and major findings,
- charts showing the overall results for the survey and trends comparing 2024 results to 2014 results
- Importance-Satisfaction analysis to determine priority actions for the City to address based upon the survey results,
- Benchmarking data that shows how Midwest City compares to other communities
- tables that show the results of the random sample for each question on the survey,
- answers to open-ended questions
- a copy of the survey instrument.

Major Findings

Major Categories of City Services

- The major categories of City services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were: the quality of police, fire, and emergency medical services (87%), customer service received from City employees (75%), and quality of City’s solid waste system (73%).
- Based on the sum of their top three choices, the areas that residents feel should receive the most emphasis from City leaders over the next two years were: (1) maintenance of City streets, buildings, facilities, (2) City parks, recreation programs, and facilities, and (3) overall flow of traffic and congestion management.

Perceptions of the City

- Most residents have a positive perception of the City. Seventy-three percent (73%) of residents surveyed, who had an opinion, were satisfied (rating of 4 or 5 on a 5-point scale) with Midwest City as a place to live, 66% were satisfied with the overall quality of life in the City, and 63% were satisfied with the City as a welcoming community for people of diverse backgrounds.

Equal Opportunity

- The items related to equal opportunity respondents most often agreed (rating “agree” or “strongly agree”) with were that all residents receive the same educational opportunity (66%), all residents receive the same general opportunities (63%), and all residents are afforded the same amount of respect (62%).

Maintenance Services

- The maintenance services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were the appearance and condition of City medians, rights-of-way and public areas (58%), adequacy of City street lighting (57%), and condition of landscaping along public streets (57%).
- Based on the sum of their top two choices, the maintenance services that residents feel should receive the most emphasis from City leaders over the next two years were: (1) timing of traffic signals on City streets, (2) condition of major City streets, and (3) pedestrian accessibility and traffic flow on major City streets.

Police Services

- The police services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were: the quality of police protection (79%), police response time (75%), and the visibility of police in retail areas (60%).
- Based on the sum of their top two choices, the police services that residents feel should receive the most emphasis from City leaders over the next two years were: (1) visibility of police in neighborhoods, (2) efforts to prevent crime, and (3) enforcement of traffic laws.

Fire and Emergency Medical Services

- The fire and emergency medical services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were: the quality of fire protection (92%), the quality of fire emergency medical services (90%), and fire personnel emergency response time (89%).
- Based on the sum of their top two choices, the fire and emergency medical services that residents feel should receive the most emphasis from City leaders over the next two years were: (1) disaster preparedness public education, (2) quality of fire safety education programs, and (3) quality of fire emergency medical services.

9-1-1 Services

- The 9-1-1 services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were the satisfaction that members of the household know when its appropriate to call 9-1-1 (92%) and that members of the household understand when it is appropriate to call the non-emergency dispatch number (89%).

Ambulance Services

- Each of the ambulance service items received mostly high ratings from respondents. Respondents felt satisfied (rating “satisfied” or “very satisfied”) with the quality of care from SSM Health personnel (74%), ambulance service provided by SSM Health (72%), and ambulance response time from SSM Health (71%).

Feeling of Safety

- The “feeling of safety” items that had the highest levels of satisfaction, based upon the combined percentage of “safe” and “very safe” responses among residents, who had an opinion, were the feeling of safety in respondents’ neighborhoods during the day (89%), in their neighborhood at night (69%), and overall in the City (68%).

Code Enforcement and Neighborhood Services

- The code enforcement areas that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were: the cleanliness in their neighborhood (61%), the responsiveness of City code enforcement (44%), and the City effort to enforce code violations (36%).
- Based on the sum of their top two choices, the code enforcement areas that residents feel should receive the most emphasis from City leaders over the next two years were: (1) enforcing exterior maintenance and residential property upkeep, (2) enforcing of weed lots, abandoned vehicles, graffiti, and (3) efforts to remove dilapidated structures and efforts to identify abandoned or unsecured properties.

Animal Welfare Services

- The animal welfare services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were the accessibility of the animal services center (67%), animal welfare services provided by Midwest City (65%), and response time from animal welfare staff (53%).
- The animal welfare service respondents think should receive the most emphasis over the next two years is the overall animal welfare services provided by Midwest City (68%).

Sanitation Services

- The sanitation services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were quality of residential garbage collection (90%) and quality of residential curbside recycling services (80%).

Public Works Services

- The public works services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were: the quality of wastewater services (73%) and water and wastewater emergency response time (58%).

Parks and Recreation Services

- The parks and recreation services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were: the quality of the library (75%), the number and location of City parks (69%), and amount of walking and biking trails (68%).
- Based on the sum of their top two choices, the parks and recreation services that residents feel should receive the most emphasis from City leaders over the next two years were: (1) the amount of walking and biking trails, (2) the quality of picnic, pavilion areas, and playgrounds at City parks, and (3) the amount of walking and biking trails.

Utility Customer Service

- The utility customer service areas that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were the ease of monthly utility bill payment methods (76%) and the quality of customer service provided by the City (73%).

Communication

- The communication areas that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were the overall quality of the City’s e-newsletters (63%), the effectiveness of City communications with the public (60%), and the quality of the City’s website (57%).
- The sources used by the highest amount of respondents to receive information about City issues, services, and events are Facebook (45%), the City website (45%), word of mouth (34%), and City eNewsletter (email) (34%).

Education

- The education areas that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were the overall quality of education at Rose State College (77%), vocational/technical school opportunities (61%), and the overall condition of local schools (54%).

Housing

- The housing areas that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were the quality of owner housing options in Midwest City (50%) and the availability of homebuyer assistance programs (34%).

Other Findings

- Sixty-five percent (65%) of residents use the online bill payment option.
- Thirty-nine percent (39%) of residents have called or visited the City with a question, problem, or complaint during the past year. Most of the respondents (67%) contacted the City via phone. Of the 39% that have called or visited the City in the past year, 78% felt it was “very easy” or “somewhat easy” to address their issue, compared to 22% who felt it was “very difficult” or “difficult” to address their issue. These respondents were most satisfied (rating “satisfied” or “very satisfied”) with the politeness of City employees (79%) and the accuracy of answers they received (72%).

How Midwest City Compares to Other Communities

Midwest City **rated at or above the national average** in 40 of the 48 areas that were assessed. Midwest City rated significantly higher than the national average (5% or more above) in 32 of these areas. The areas in which Midwest City rated significantly above the national average are listed below:

- Customer service received from City employees (+36%)
- Overall quality of police services (+26%)
- As a place to live (+25%)
- Curbside recycling services (+24%)
- Trash/garbage collection services (+23%)
- Bulky item pick-up services (+22%)
- Effectiveness of communication by local government (+22%)
- Collection of household hazardous waste (+22%)
- Public safety services (police, fire, and emergency medical/ambulance services) (22%)
- Fire education programs in your community (+20%)
- Quality of wastewater services (+20%)
- Overall quality of emergency medical/ambulance services (+20%)
- Police response time (+19%)
- Quality of solid waste system (+18%)
- How quickly fire services personnel respond to emergencies (+17%)
- Parks and recreation programs and facilities (+17%)
- Overall quality of fire services (+16%)
- Quality of City's website (+15%)
- Effectiveness of City management (+14%)
- Police safety education programs (+14%)
- Leadership provided by the local elected officials (+13%)
- Stormwater management system (+12%)

- Library services (+11%)
- Visibility of police in commercial and retail areas (+9%)
- As a place to retire (+8%)
- In your neighborhood during the day (+8%)
- In your neighborhood at night (+8%)
- Condition of streets in your neighborhood (+7%)
- Enforcement of local traffic laws (+6%)
- Efforts to prevent crime (+6%)
- Efforts by local government to keep you informed about local issues (+6%)
- Quality of public schools in your area (+6%)

Midwest City **rated below the national average** in 8 of the 48 areas that were assessed. Midwest City rated significantly lower than the national average (5% or more below) in 3 of these areas. The areas in which Midwest City rated significantly below the national average are listed below:

- As a place to raise children (-5%)
- Appearance of your community (-7%)
- Safety in community parks (-19%)

Investment Priorities

Recommended Priorities for the Next Two Years. In order to help the City identify investment priorities for the next two years, ETC Institute conducted an Importance-Satisfaction (I-S) analysis. This analysis examined the importance that residents placed on each City service and the level of satisfaction with each service.

By identifying services of high importance and low satisfaction, the analysis identified which services will have the most impact on overall satisfaction with City services over the next two years. If the City wants to improve its overall satisfaction rating, the City should prioritize investments in services with the highest Importance Satisfaction (I-S) ratings. Details regarding the methodology for the analysis are provided in the Section 4 of this report.

Based on the results of the Importance-Satisfaction (I-S) Analysis, ETC Institute recommends the following:

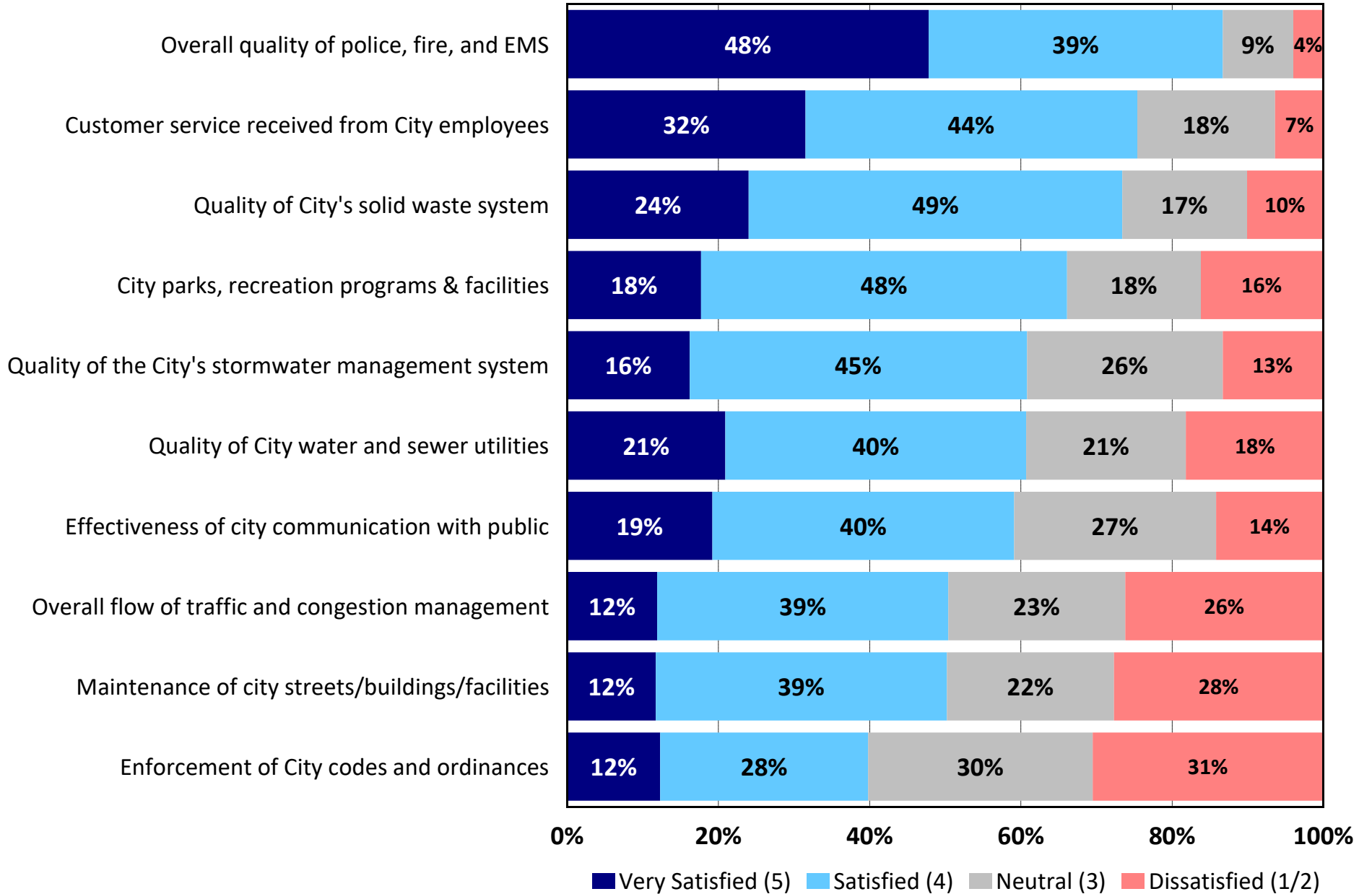
- **Overall Priorities for the City by Major Category.** The first level of analysis reviewed the importance of and satisfaction with major categories of City services. This analysis was conducted to help set the overall priorities for the City. Based on the results of this analysis, the major services that are recommended as the top three priorities for investment over the next two years in order to raise the City's overall satisfaction rating are listed below in descending order of the Importance-Satisfaction rating:
 - Maintenance of City streets, buildings, and facilities (IS Rating= 0.2794)
 - Enforcement of City codes and ordinances (IS Rating= 0.2131)
 - Overall flow of traffic and congestion management (IS Rating=0. 1805)
- **Priorities within Departments/Specific Areas:** The second level of analysis reviewed the importance of and satisfaction of services within departments and specific service areas. This analysis was conducted to help departmental managers set priorities for their department. Based on the results of this analysis, the services that are recommended as the top priorities within each department over the next two years are listed below:
 - **Maintenance:** Timing of traffic signals on City streets
 - **Police Services:** Condition of major City streets
 - **Police Services:** Visibility of police in neighborhoods
 - **Fire Services:** Disaster preparedness public education
 - **Code Enforcement:** Enforcement of overgrown lots, abandoned vehicles, graffiti
 - **Animal Welfare Services:** Overall animal welfare services provided by City
 - **Parks and Recreation:** Quality of City parks



Charts and Graphs

Q1. Overall Satisfaction With City Services

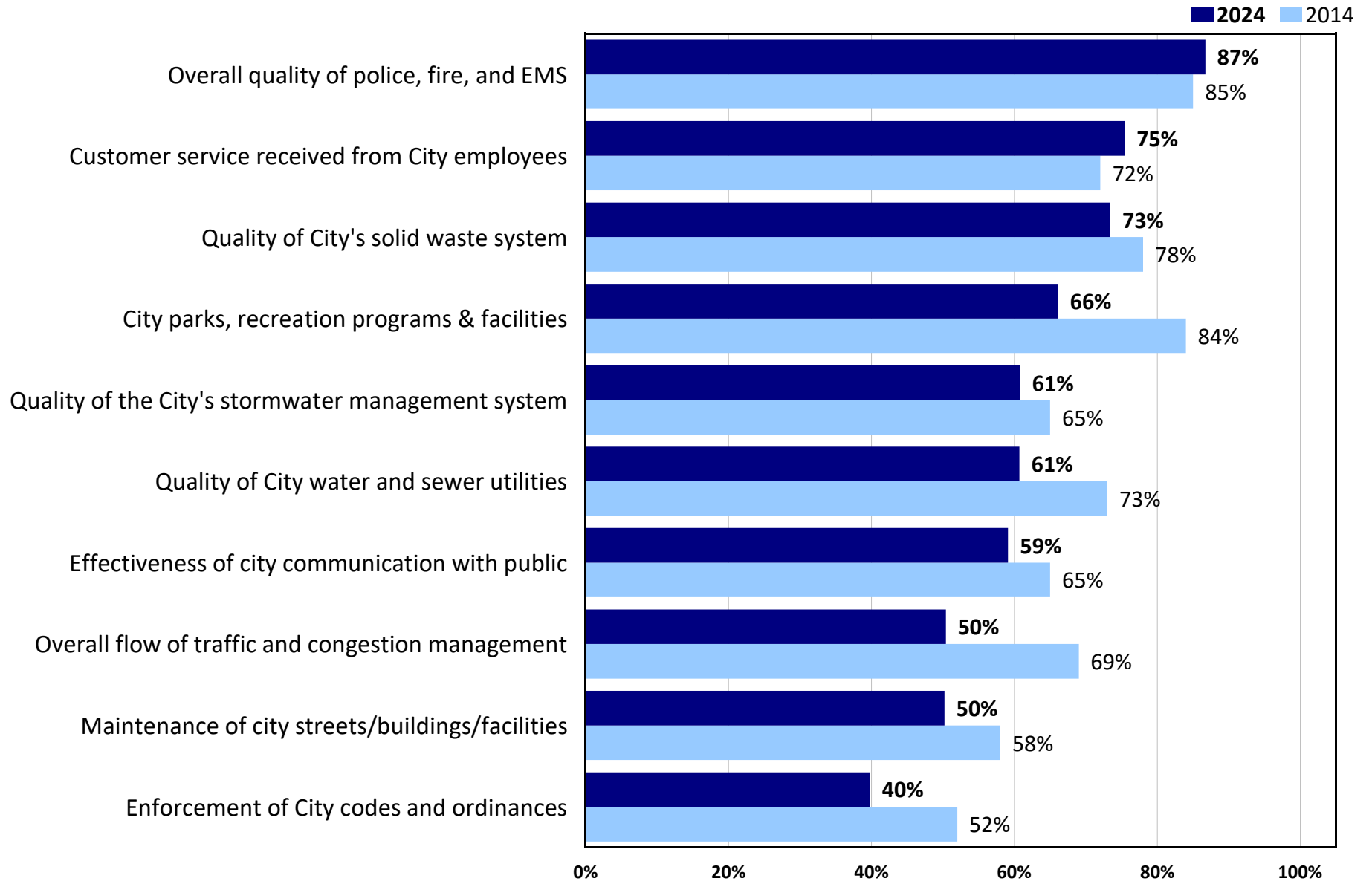
by percentage of respondents (excluding don't knows)



TRENDS

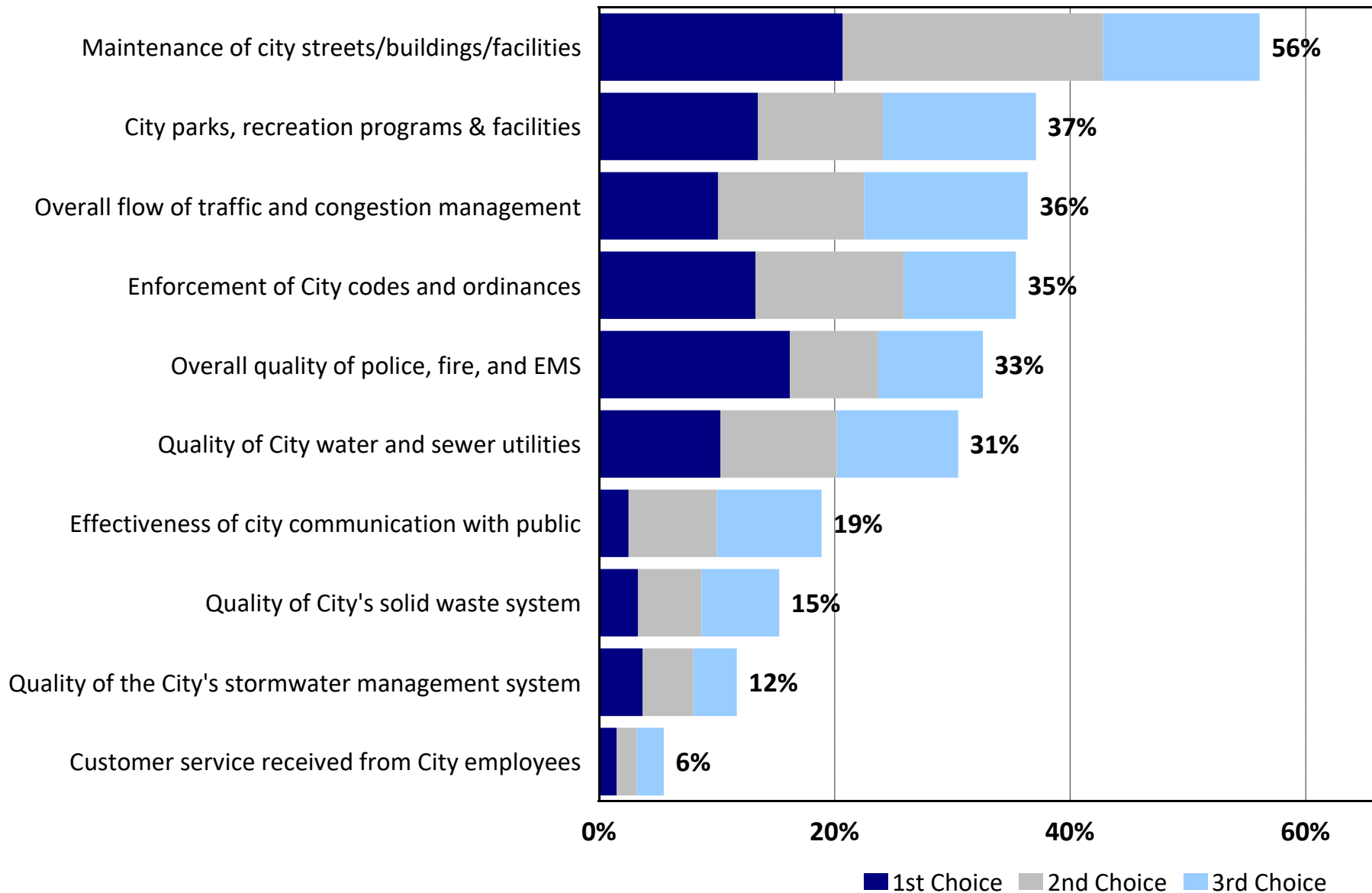
Satisfaction with City Services

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



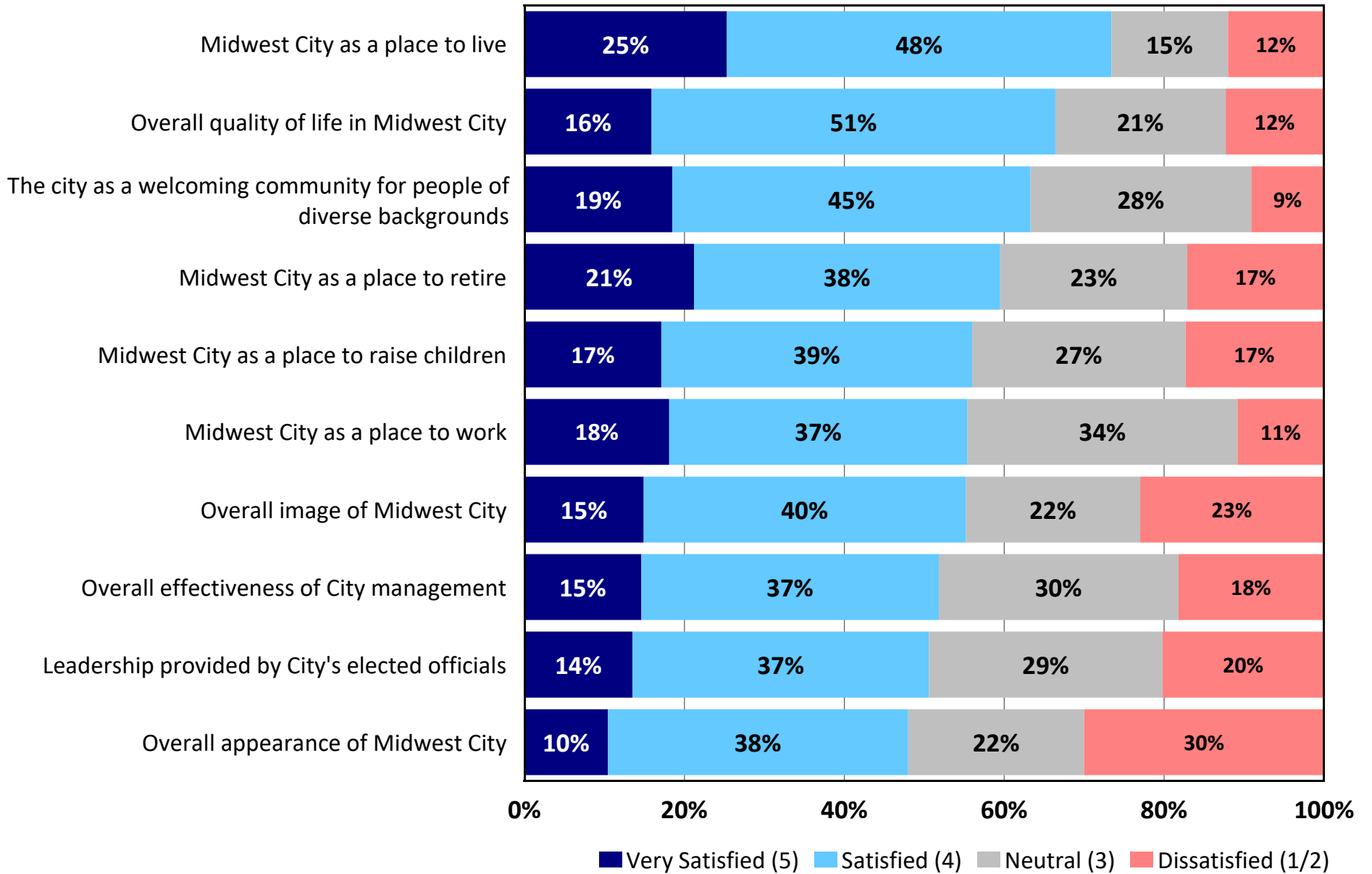
Q2. Which THREE of the Major Categories of City Services do you think should receive the most emphasis from city leaders over the next TWO Years?

by percentage of respondents who selected the item as one of their top three choices



Q3. Perceptions of the City

by percentage of respondents (excluding don't knows)

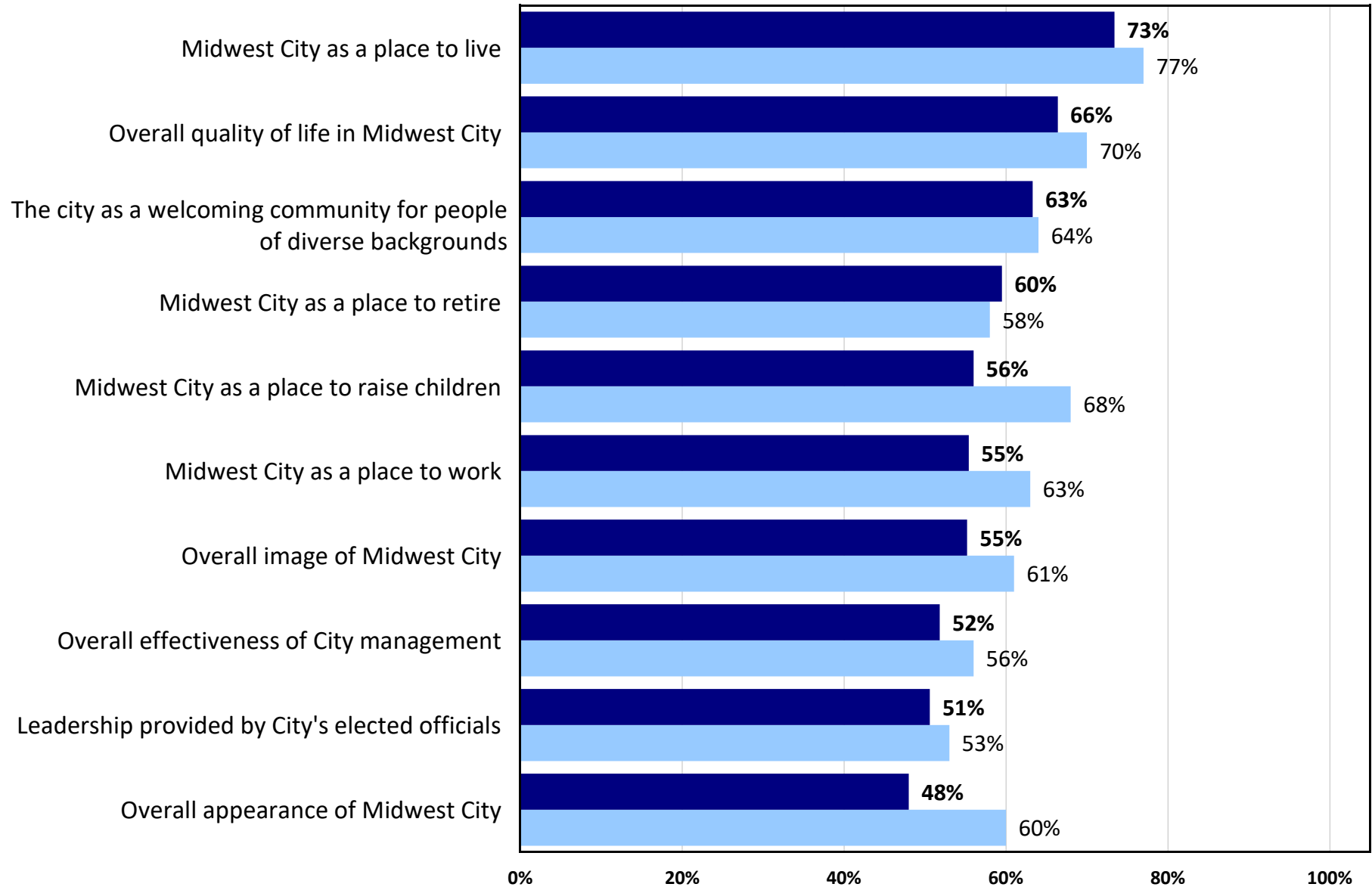


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Satisfaction with Perceptions

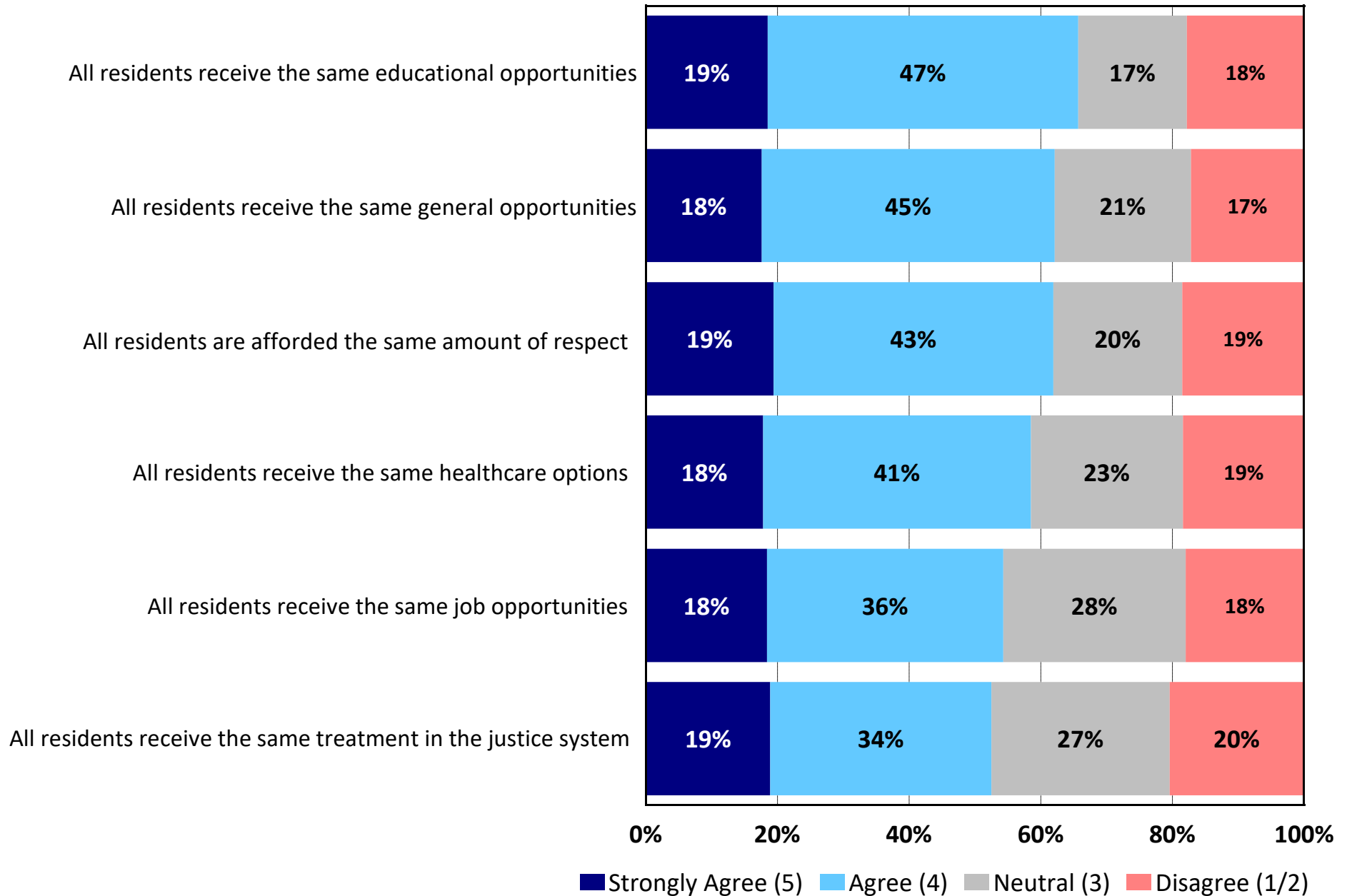
by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")

2024 2014



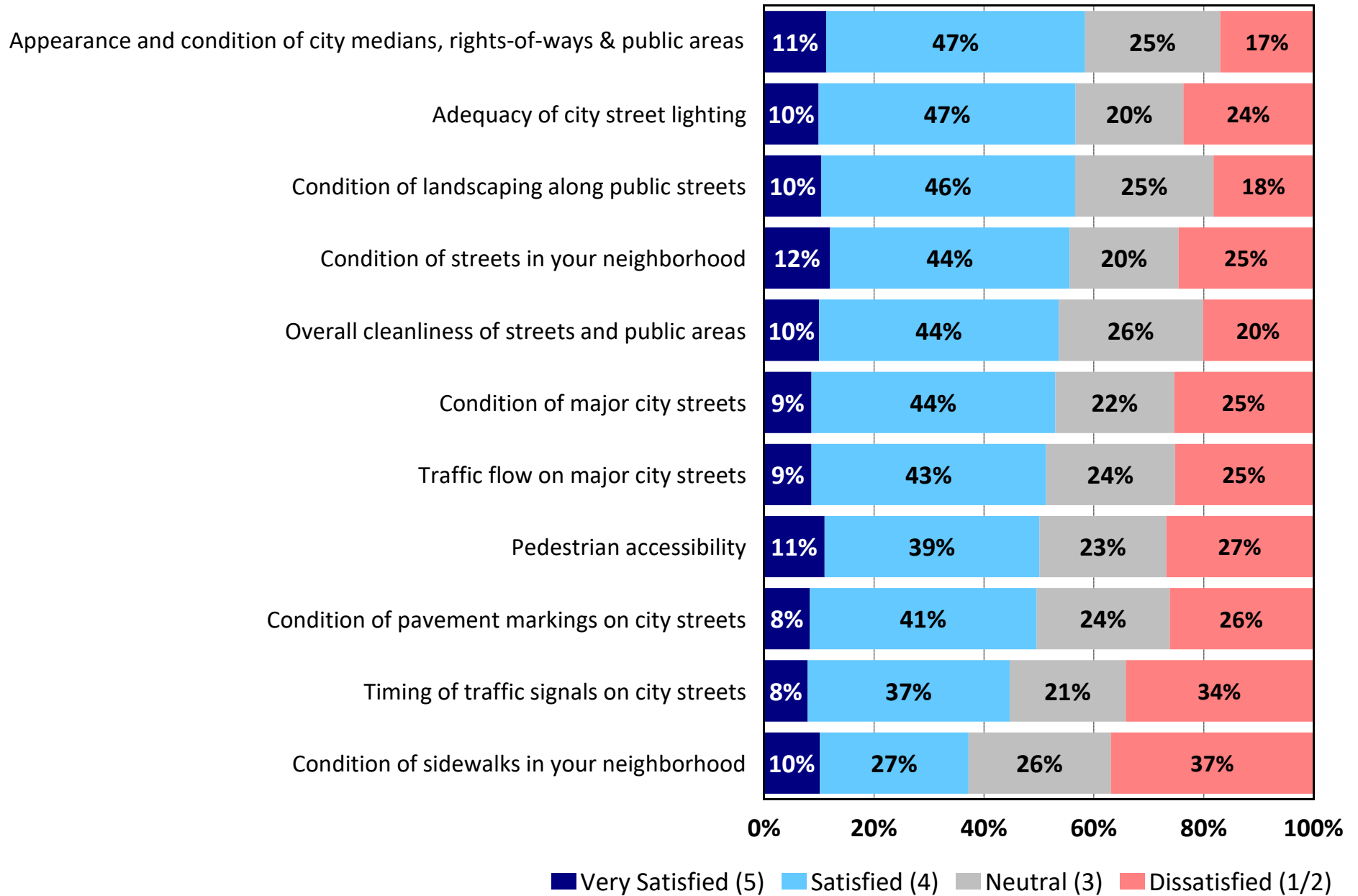
Q4. Equal Opportunity

by percentage of respondents (excluding don't knows)



Q5. City Maintenance

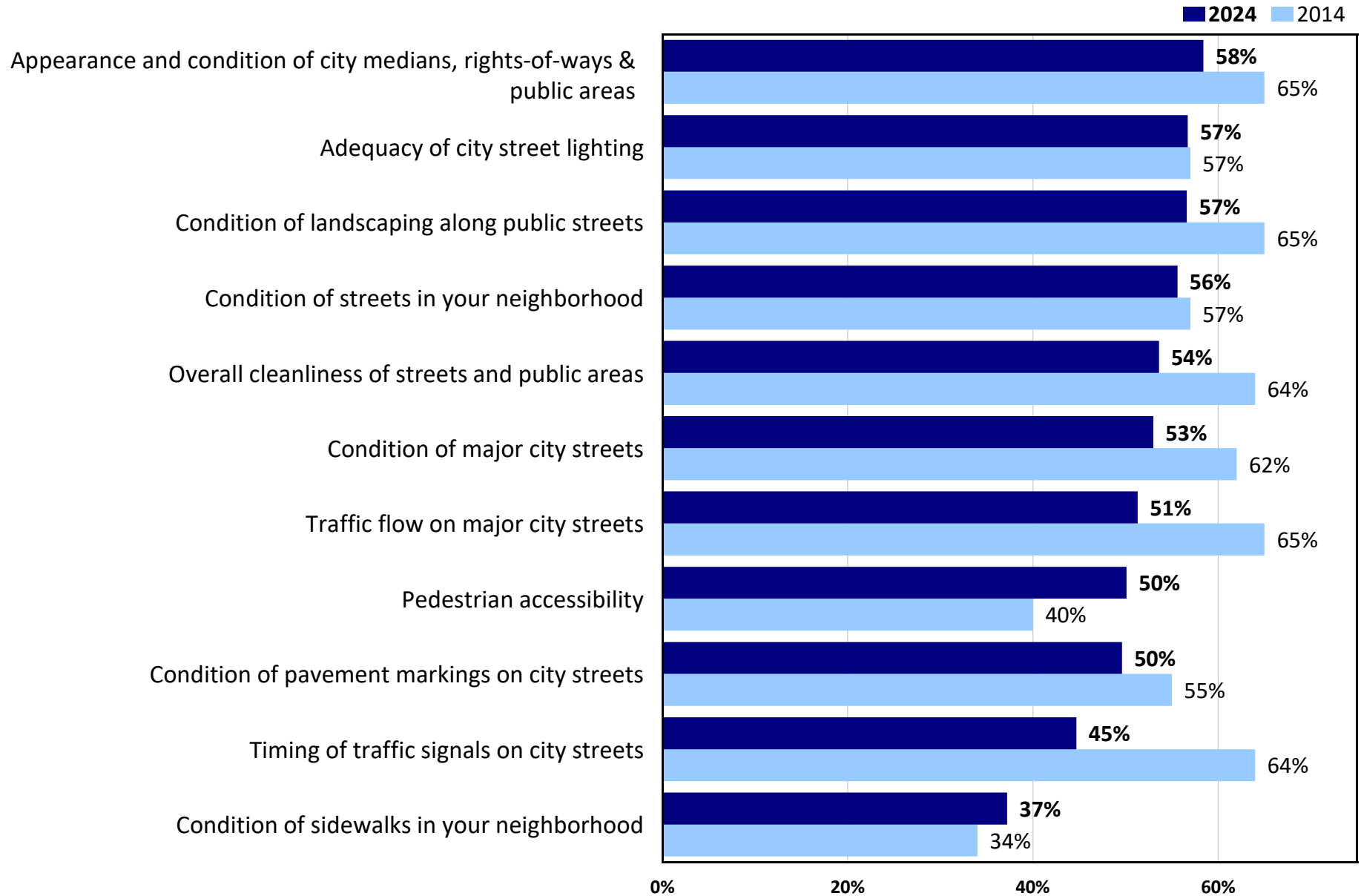
by percentage of respondents (excluding don't knows)



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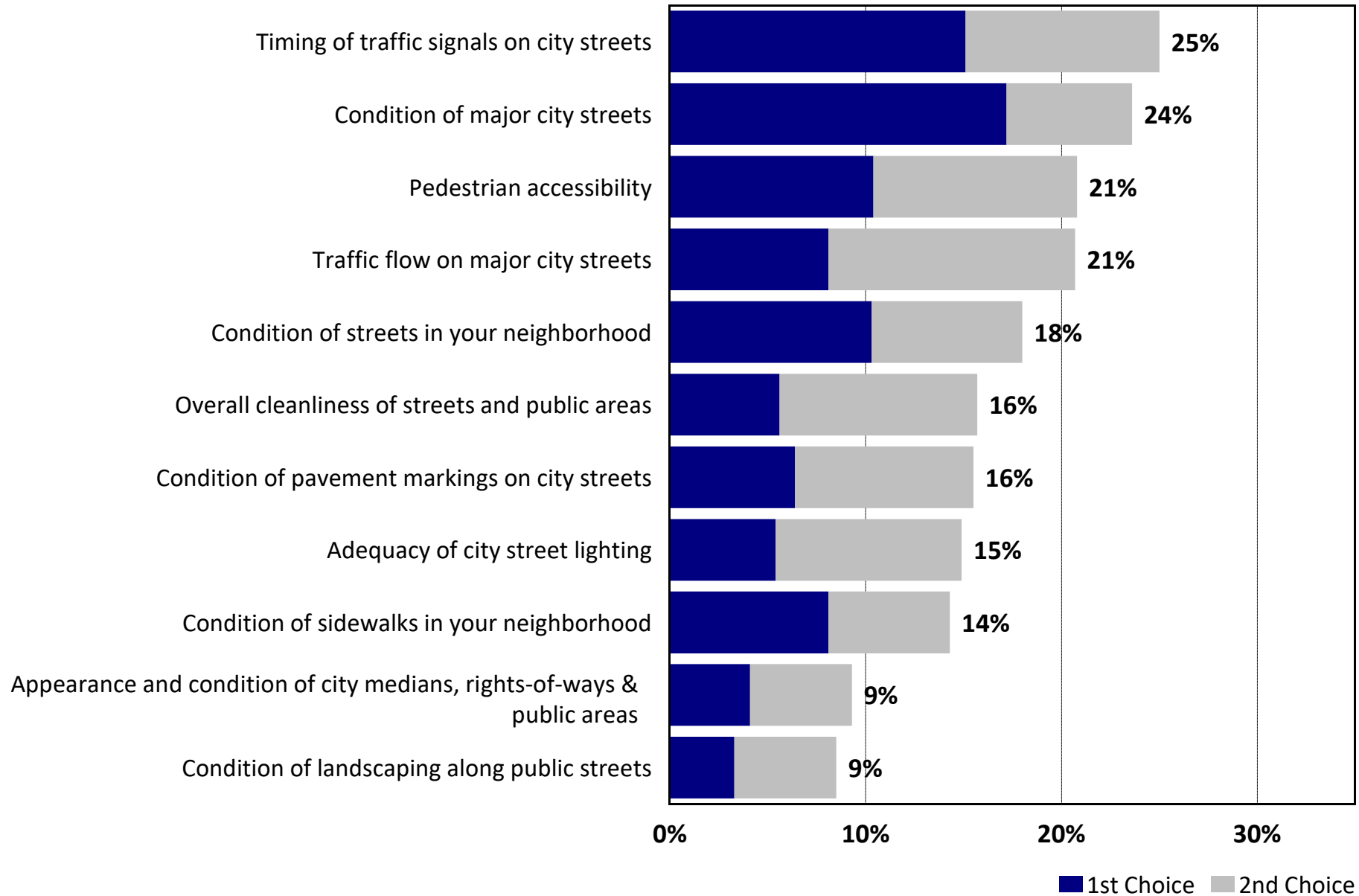
Satisfaction with City Maintenance

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



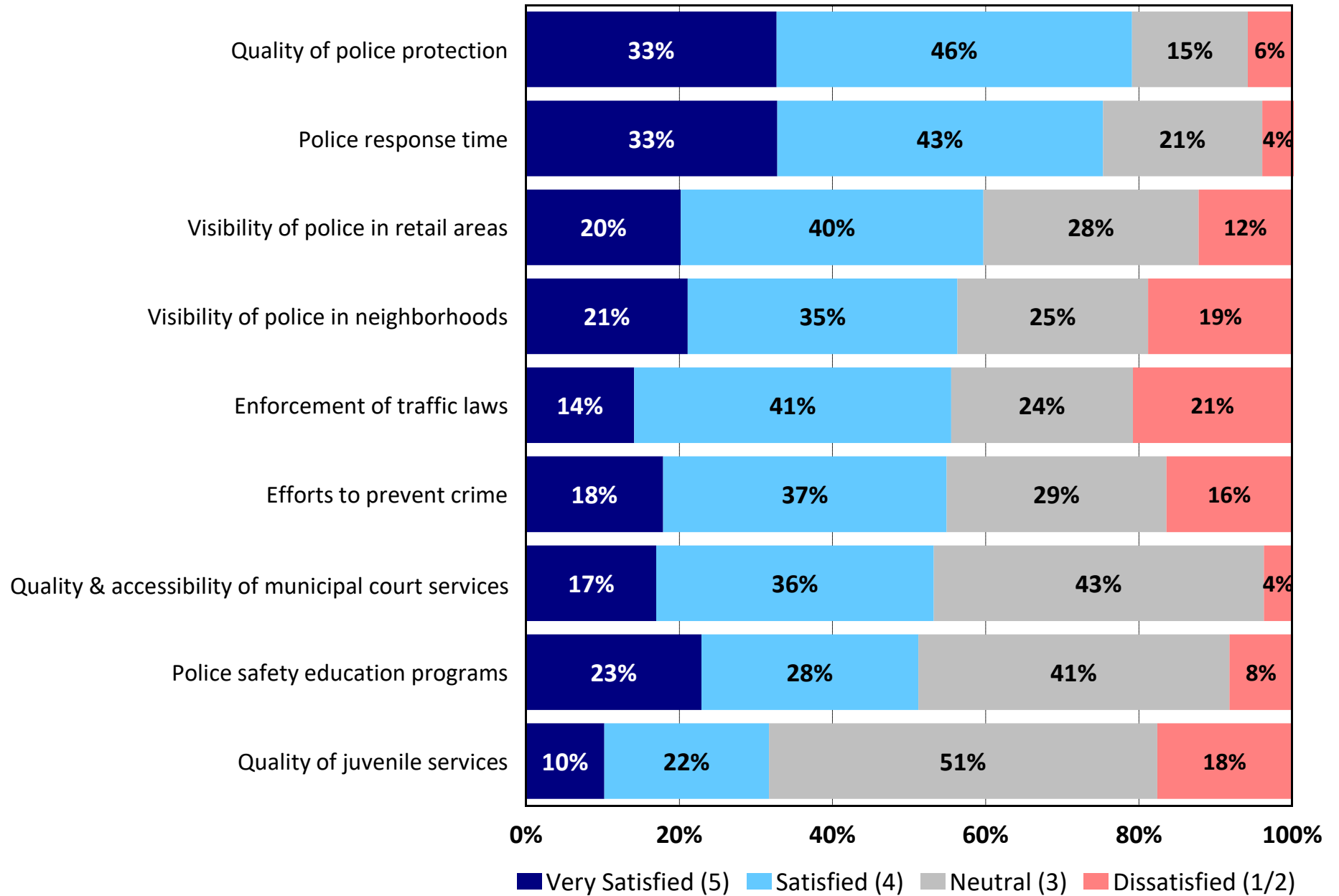
Q6. Which TWO of the City Maintenance services listed above do you think should receive the most emphasis from city leaders over the next TWO Years?

by percentage of respondents who selected the item as one of their top two choices



Q7. Police Services

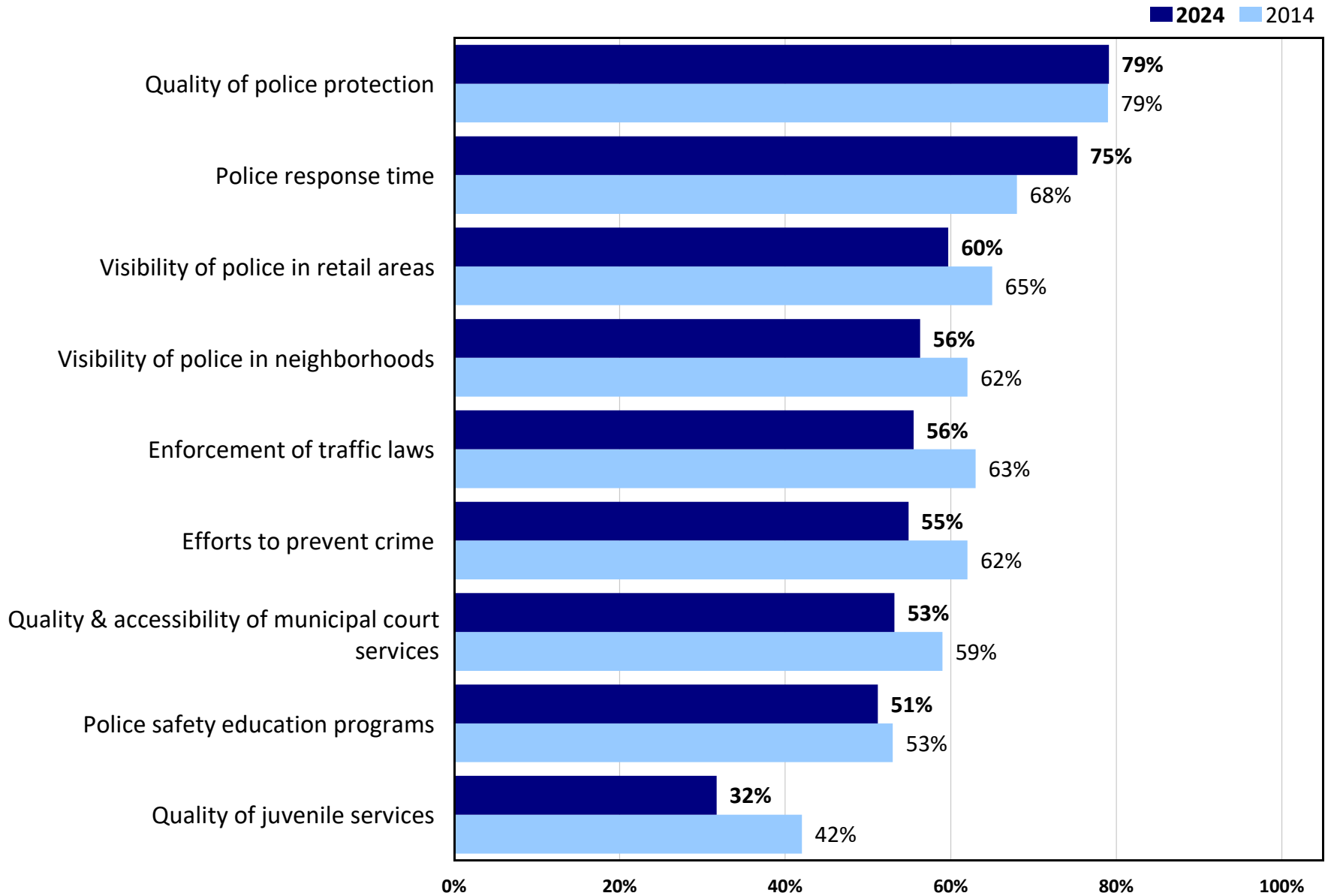
by percentage of respondents (excluding don't knows)



TRENDS

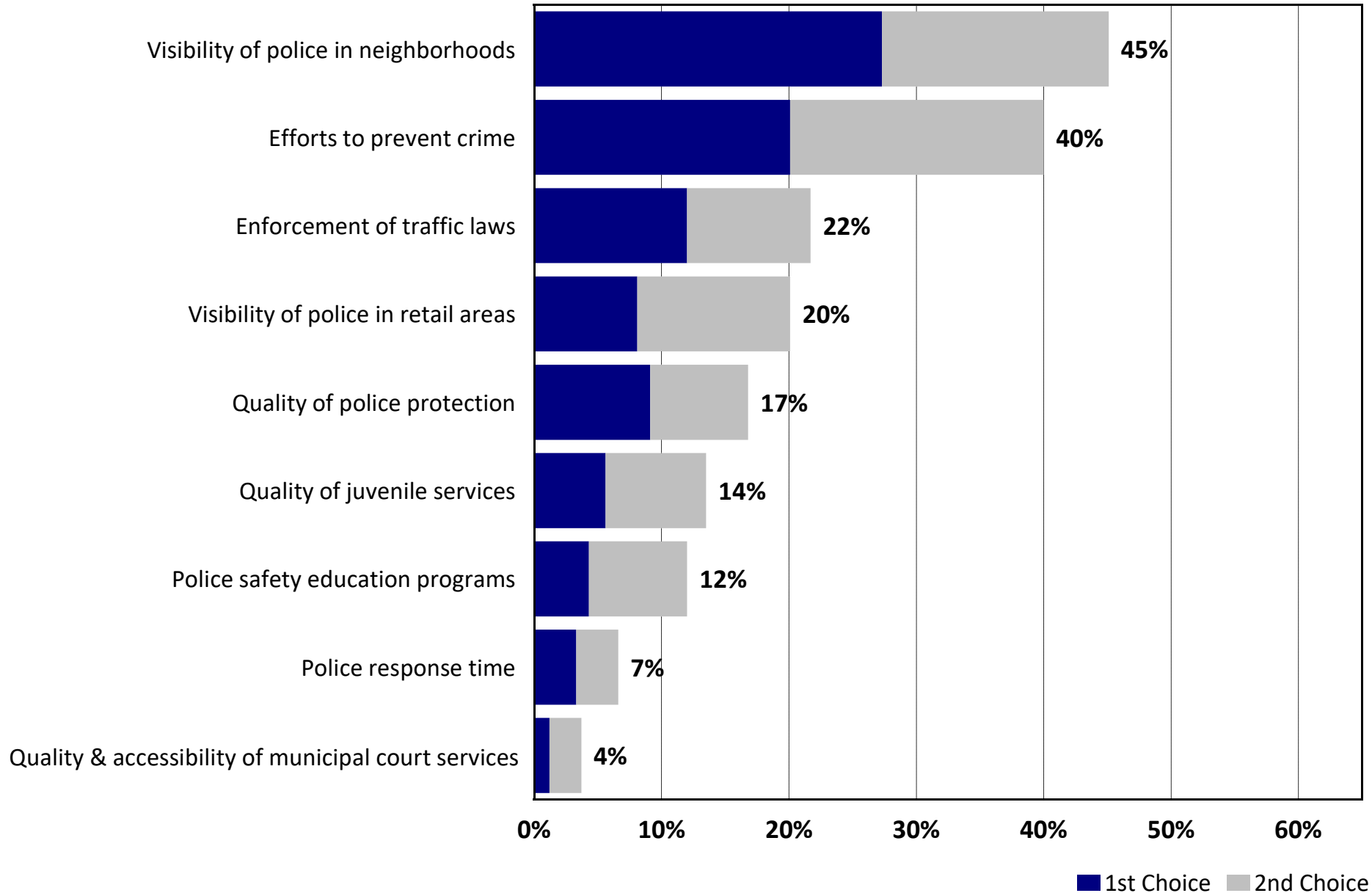
Satisfaction with Police Services

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



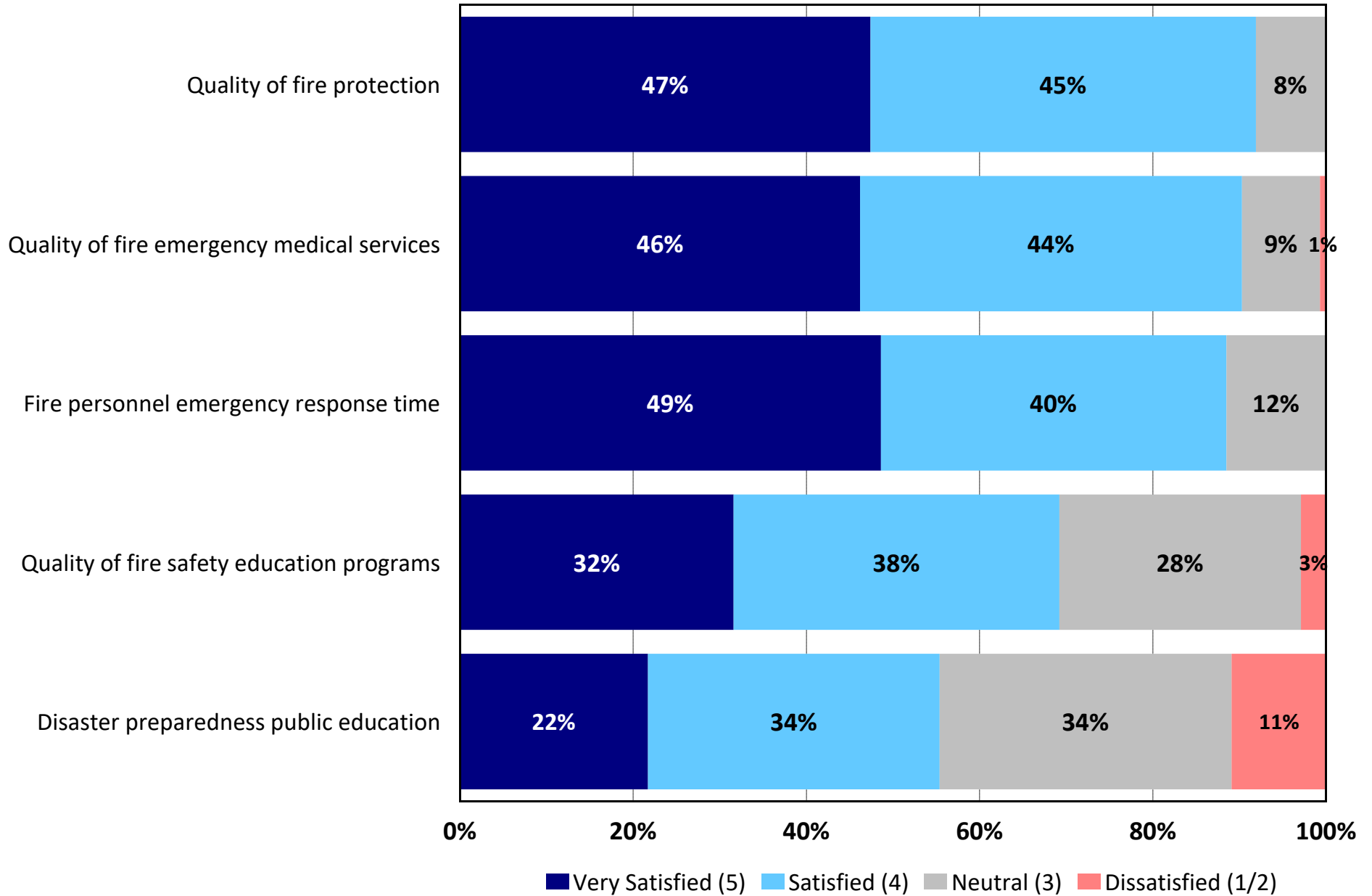
Q8. Which TWO of the Police Services listed in Question 7 on the previous page do you think should receive the most emphasis from city leaders over the next 2 Years?

by percentage of respondents who selected the item as one of their top two choices



Q9. Fire Services

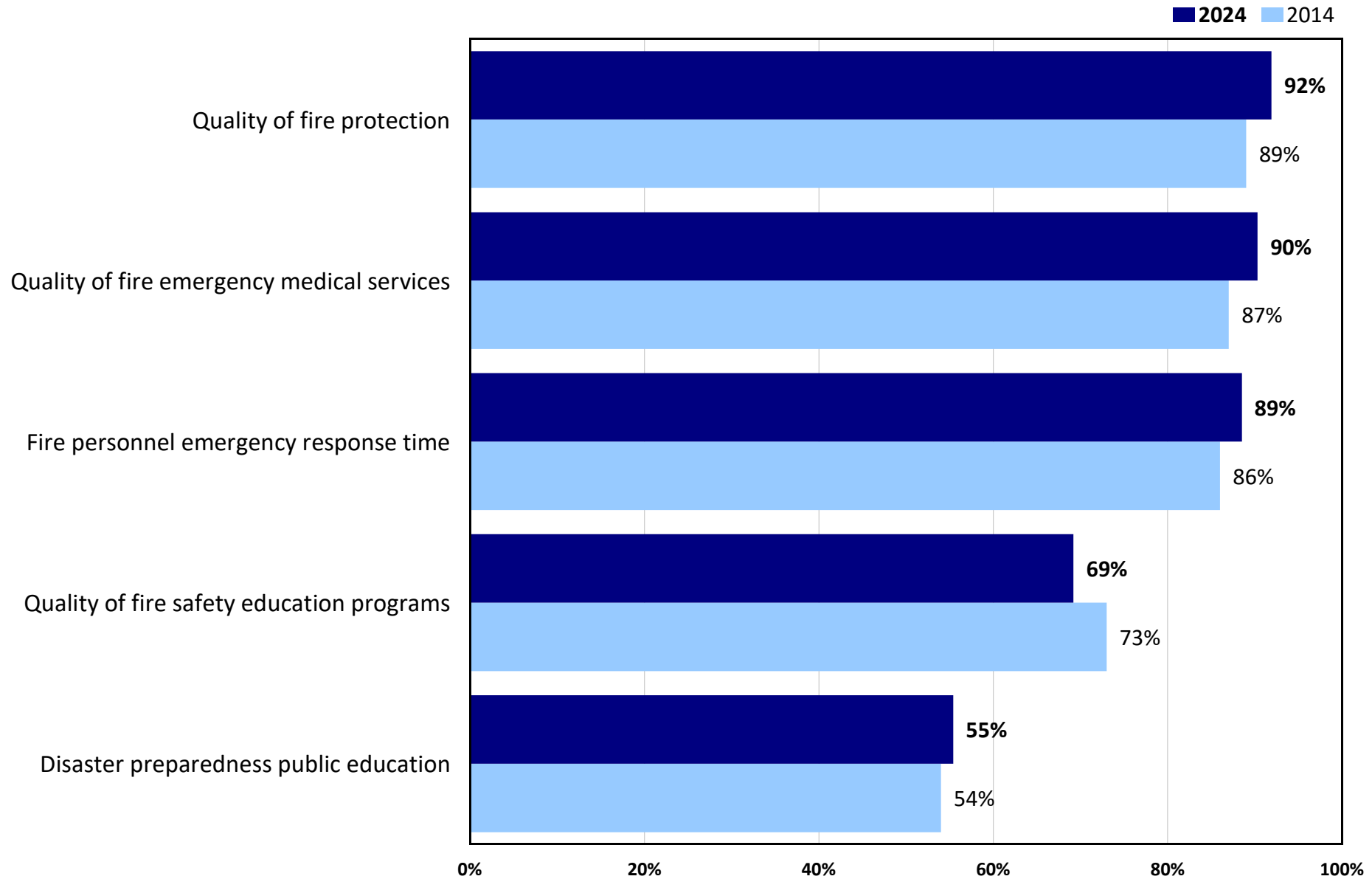
by percentage of respondents (excluding don't knows)



TRENDS

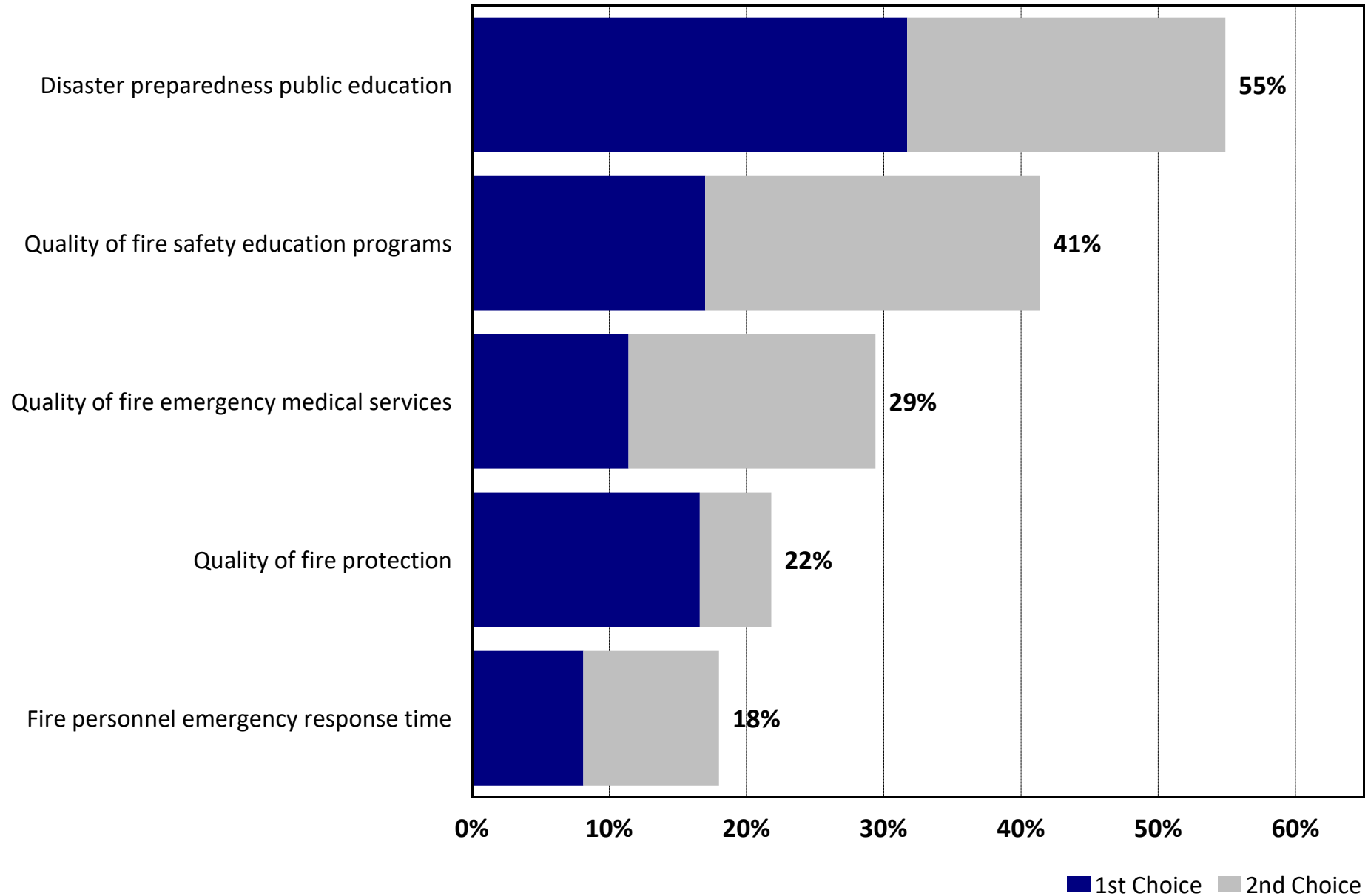
Satisfaction with Fire Services

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



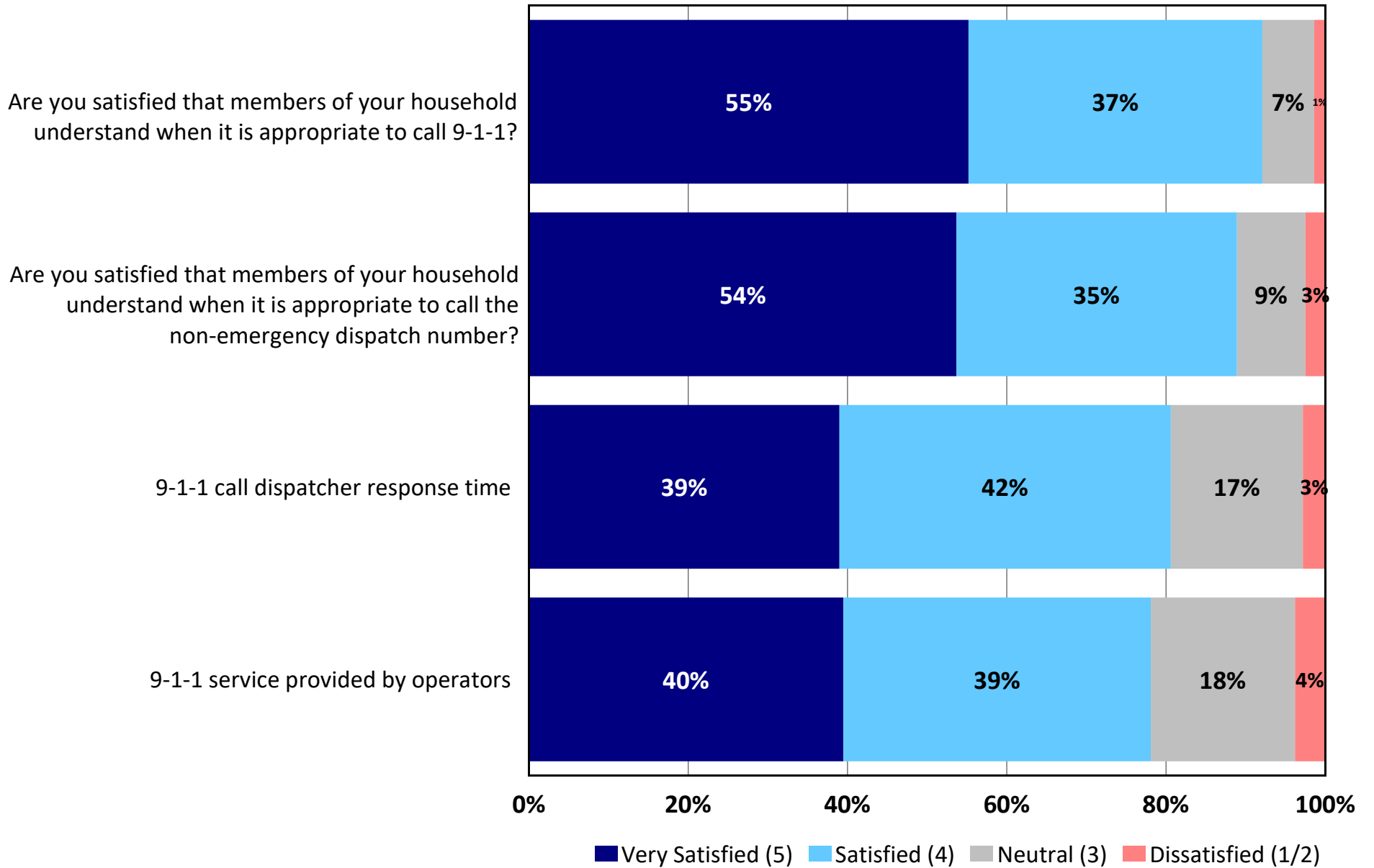
Q10. Which TWO of the Fire Services items listed above do you think should receive the most emphasis from city leaders over the next TWO Years?

by percentage of respondents who selected the item as one of their top two choices



Q11. 9-1-1 Services

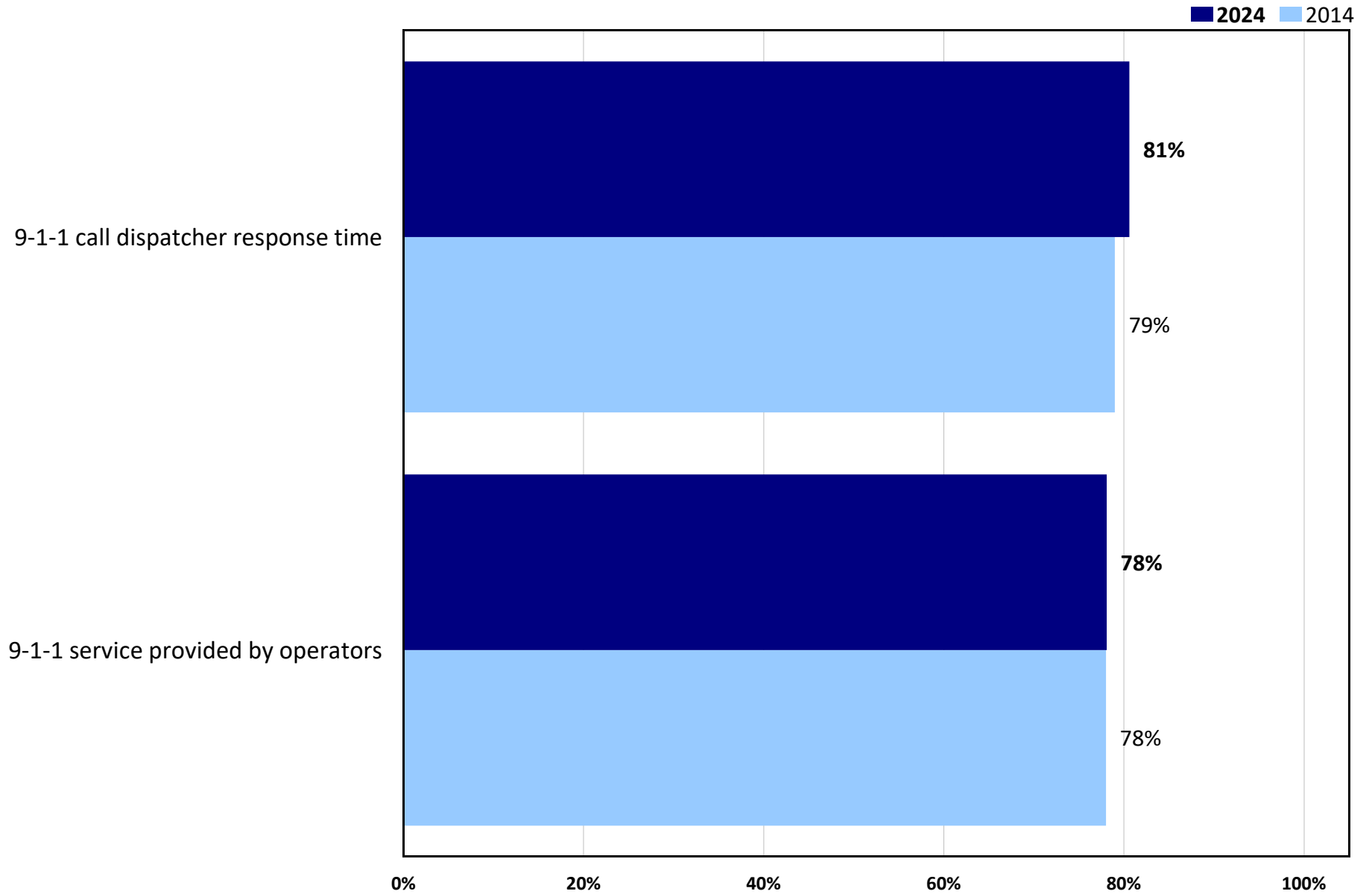
by percentage of respondents (excluding don't knows)



TRENDS

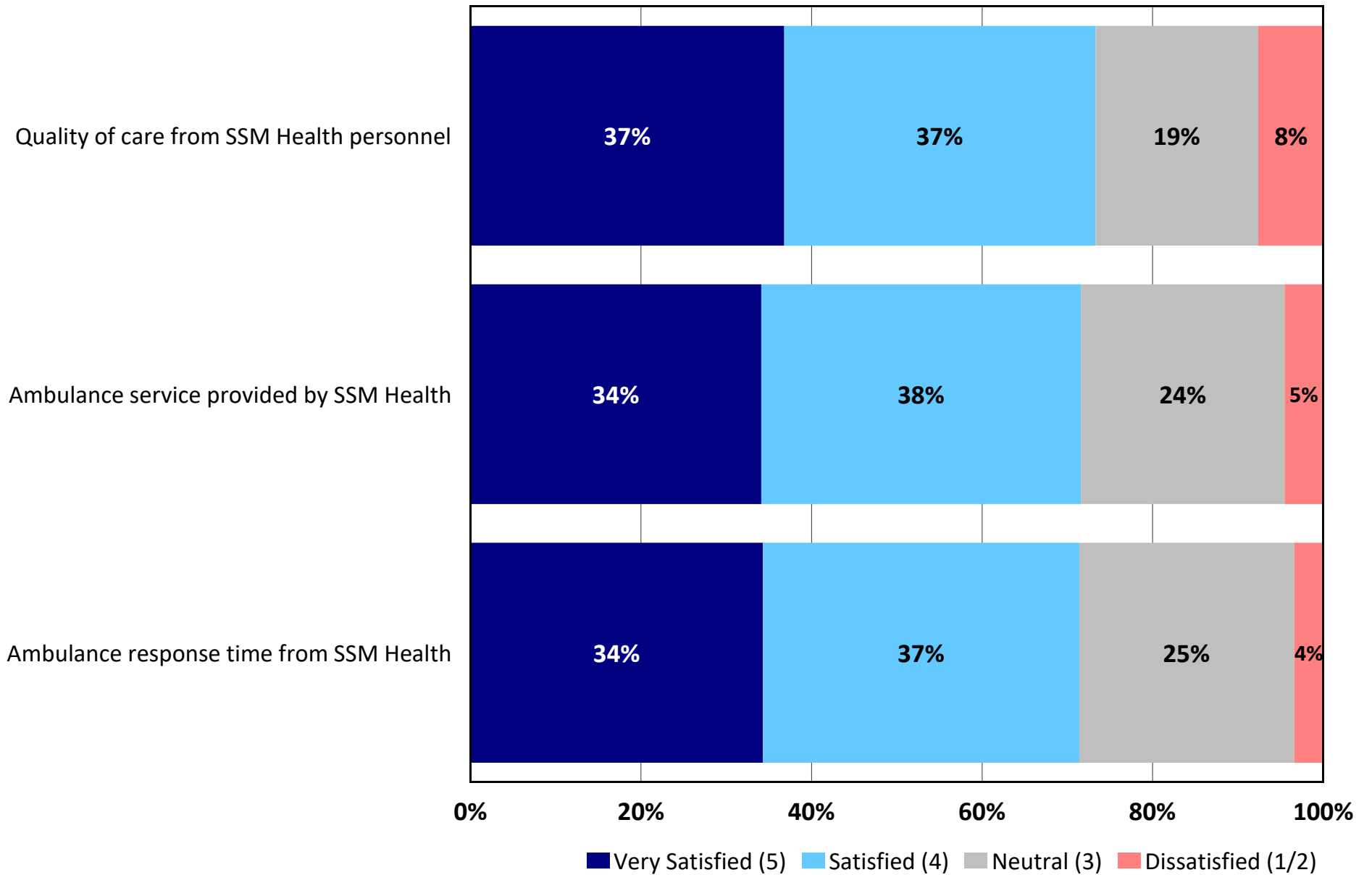
Satisfaction with 9-1-1 Services

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



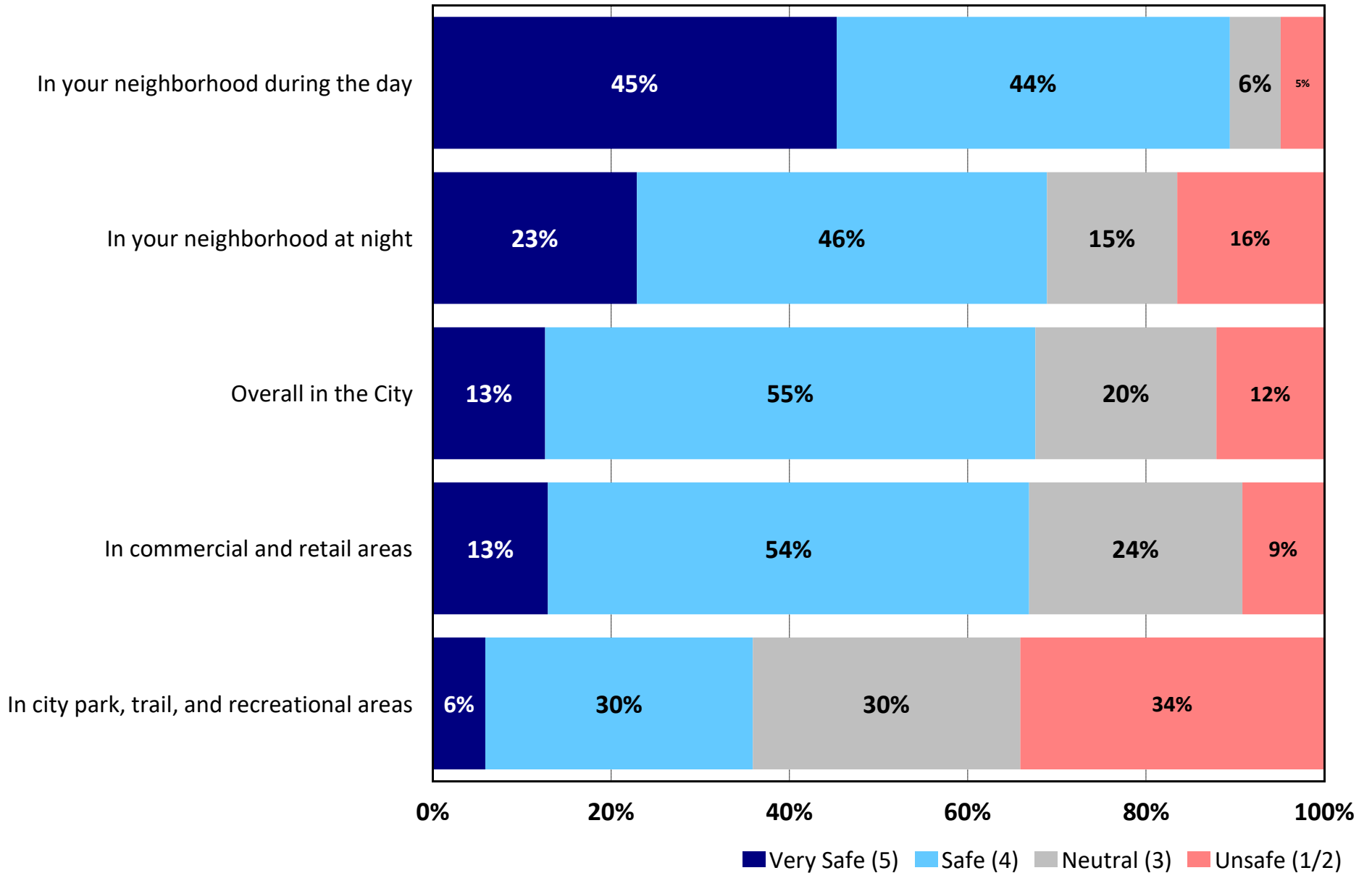
Q12. Ambulance Services

by percentage of respondents (excluding don't knows)



Q13. Feeling of Safety

by percentage of respondents (excluding don't knows)

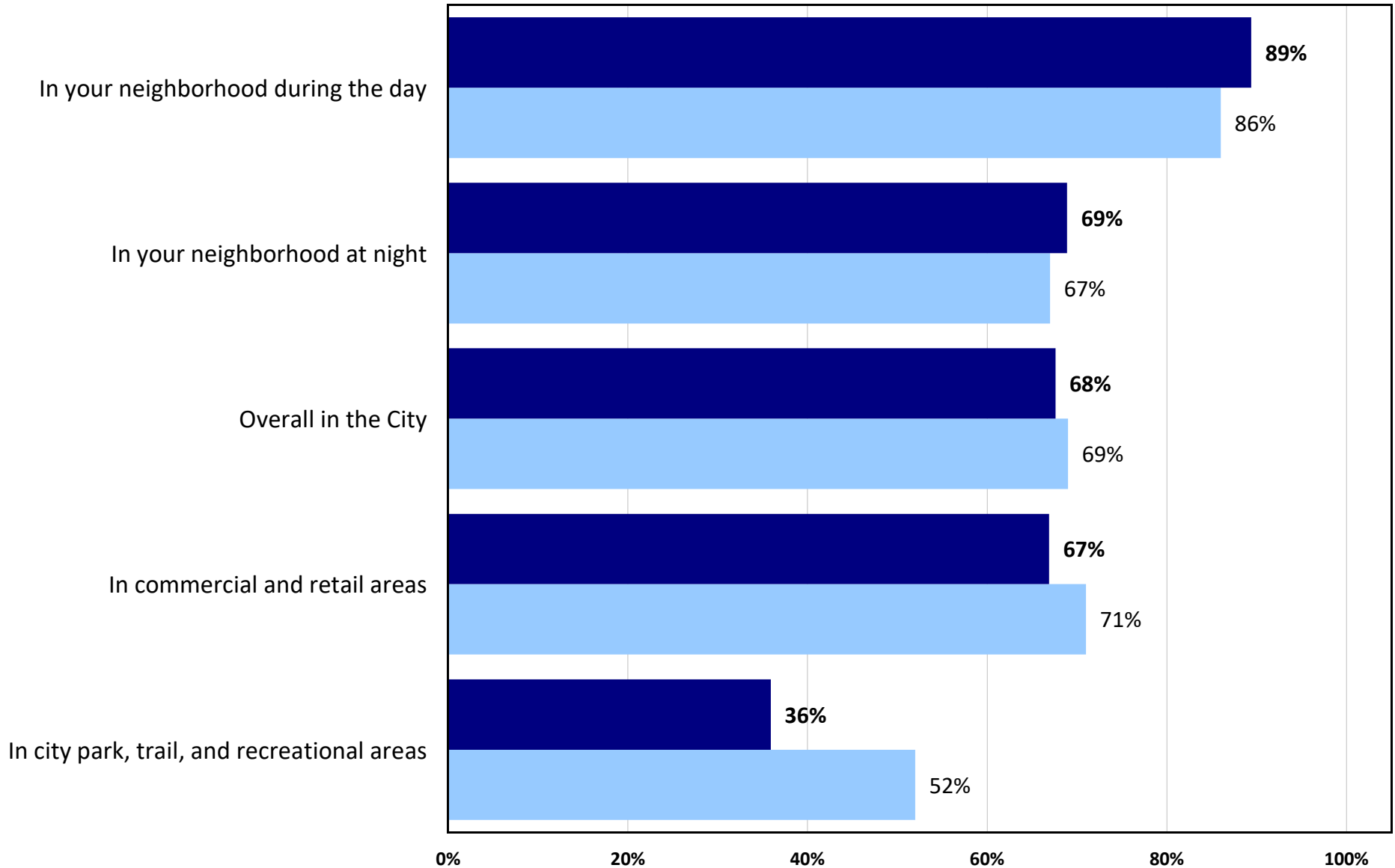


TRENDS

Satisfaction with Feeling of Safety

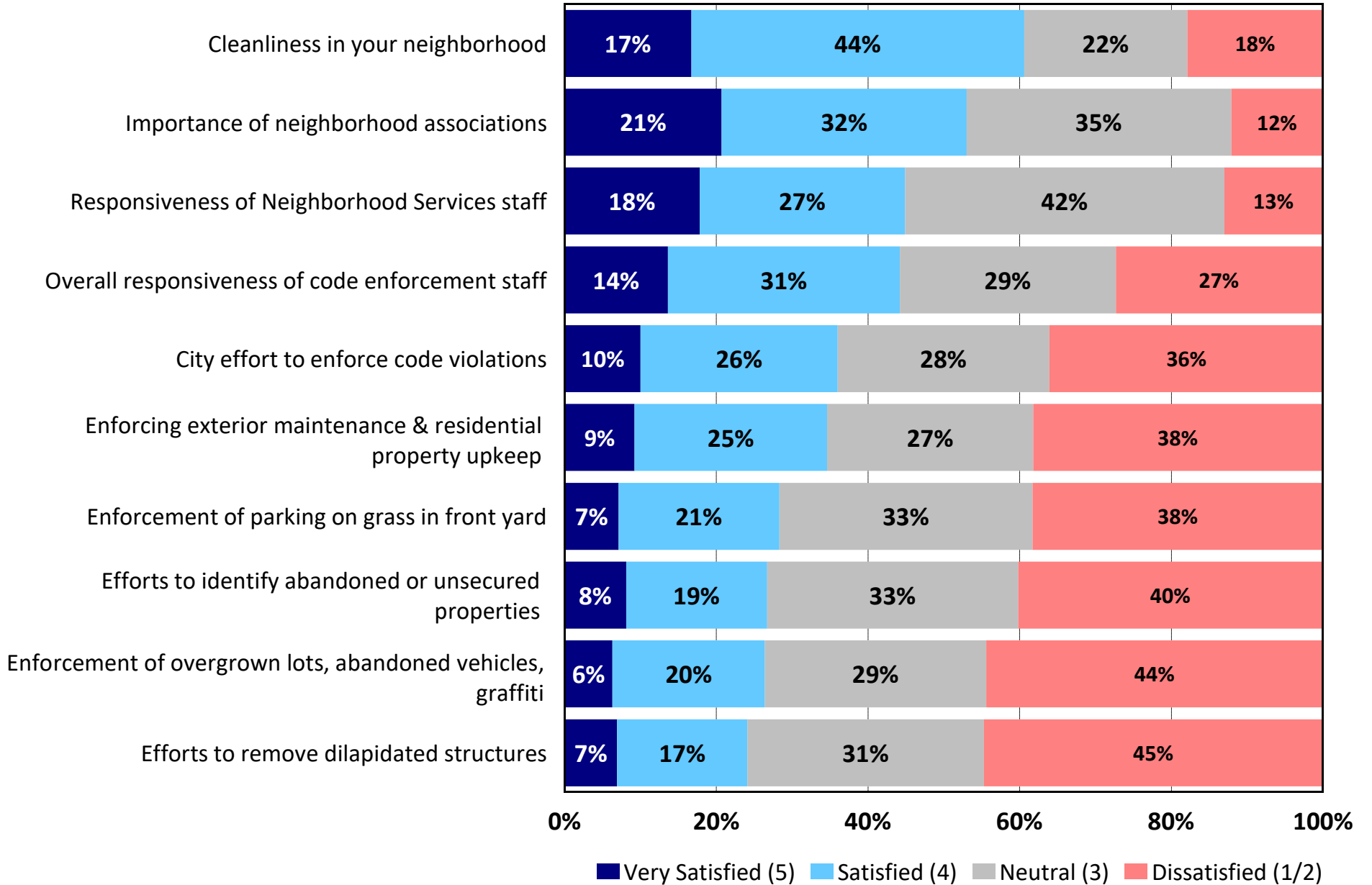
by percentage of respondents who rated their feeling as "safe" or "very safe" (excluding "don't know")

2024 2014



Q14. Code Enforcement & Neighborhood Services

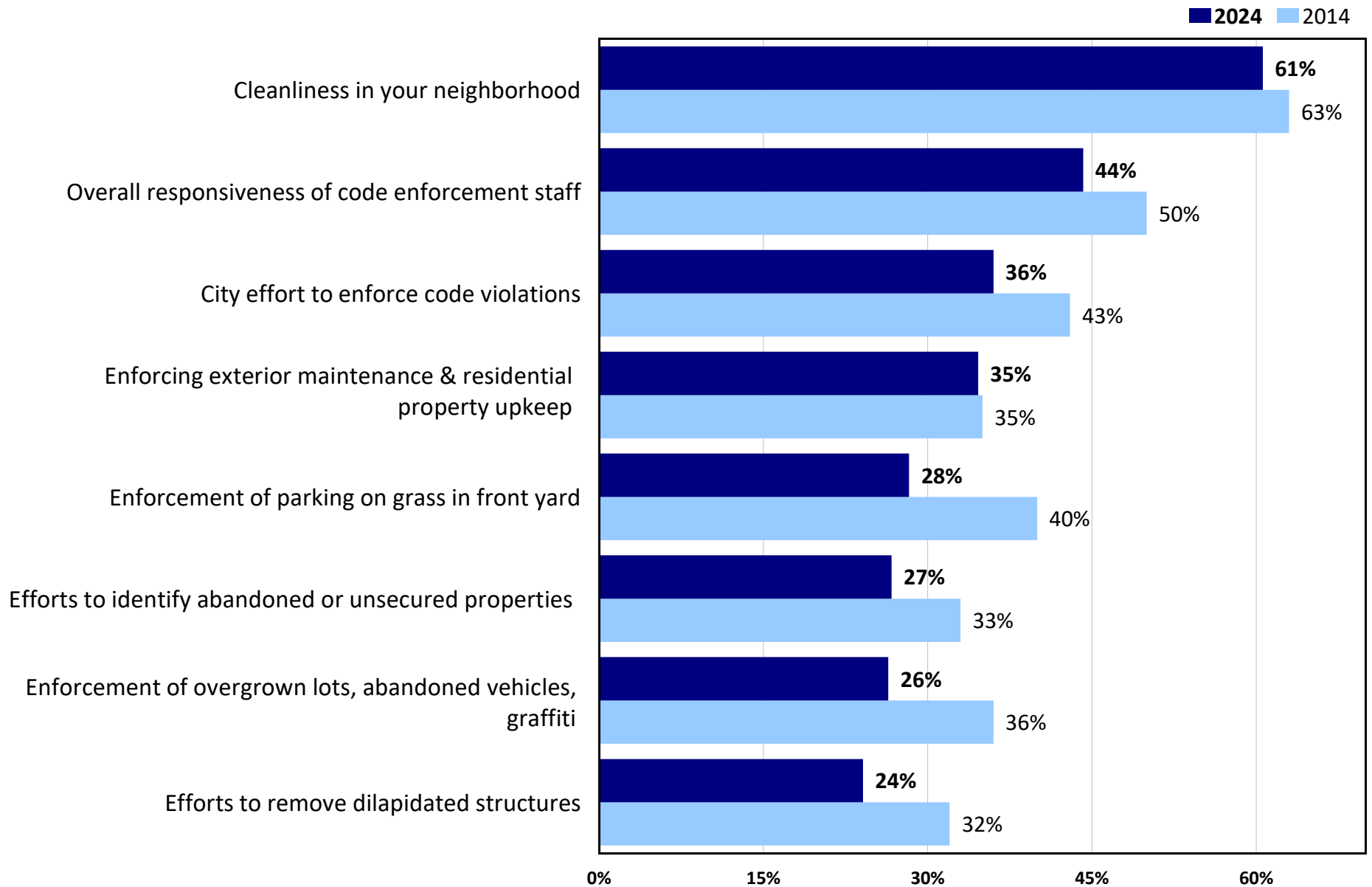
by percentage of respondents (excluding don't knows)



TRENDS

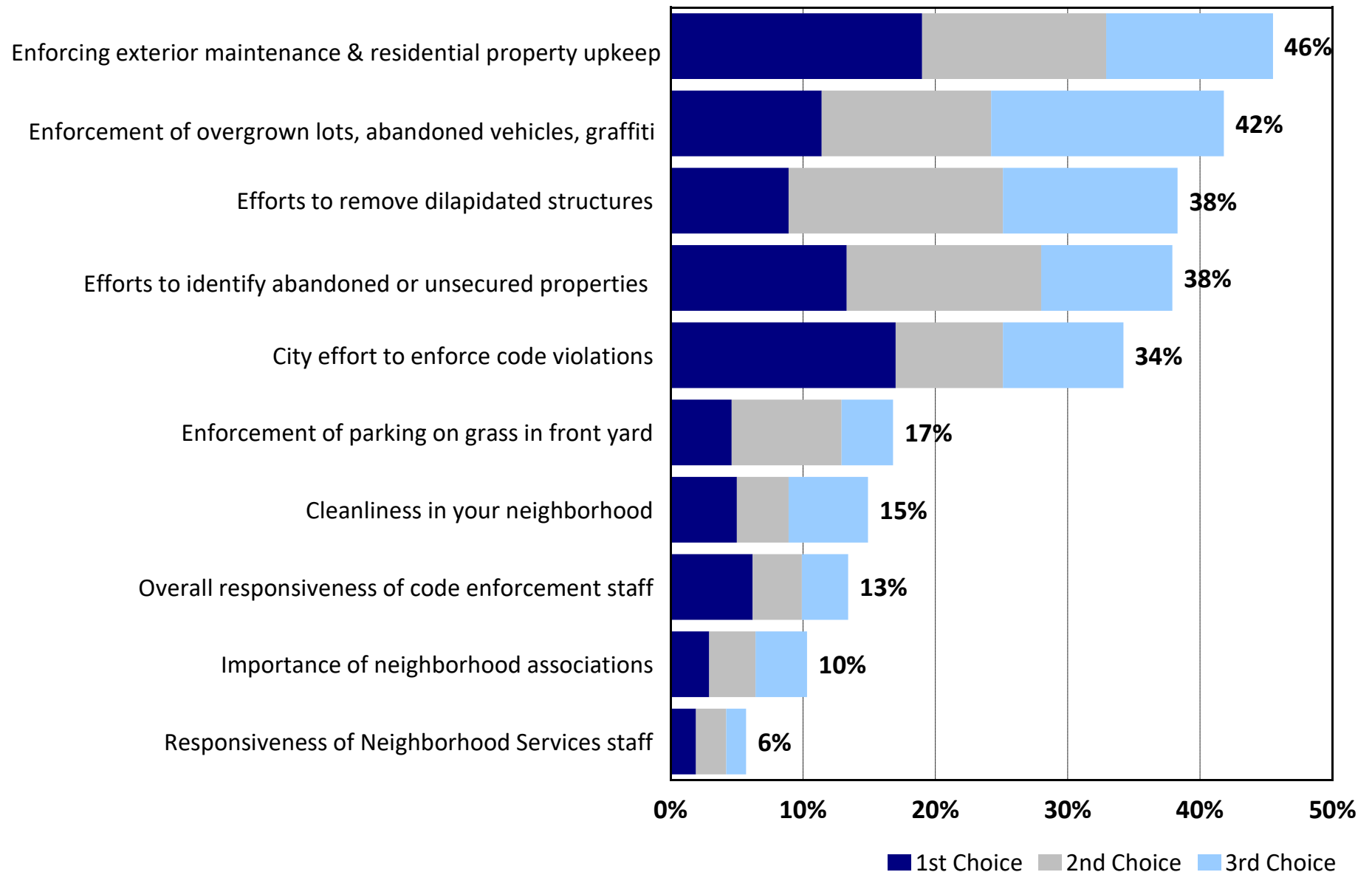
Satisfaction with Code Enforcement and Neighborhood Services

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



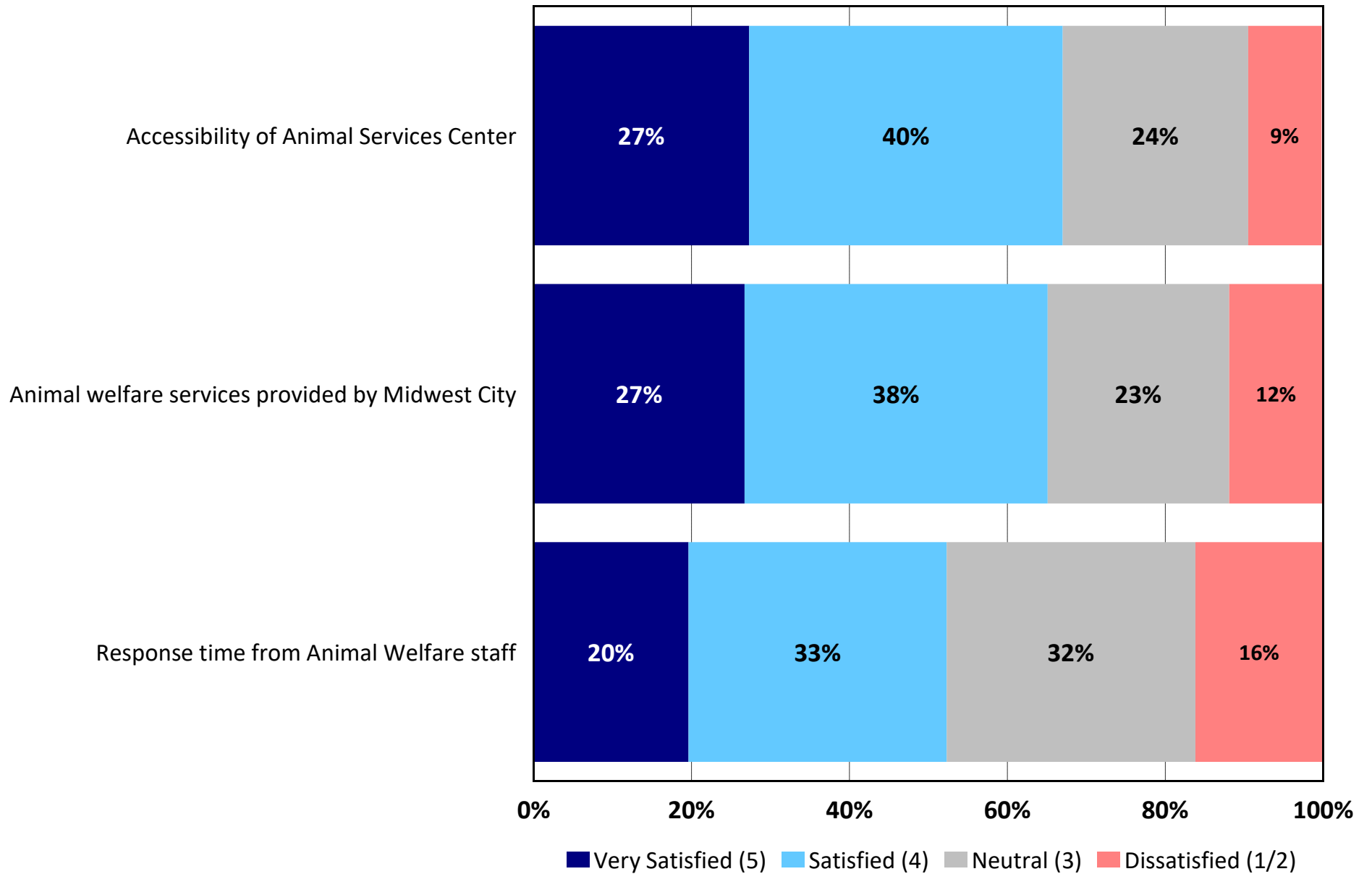
Q15. Which THREE of the services above do you think should receive the most emphasis from city leaders over the next TWO Years?

by percentage of respondents who selected the item as one of their top three choices



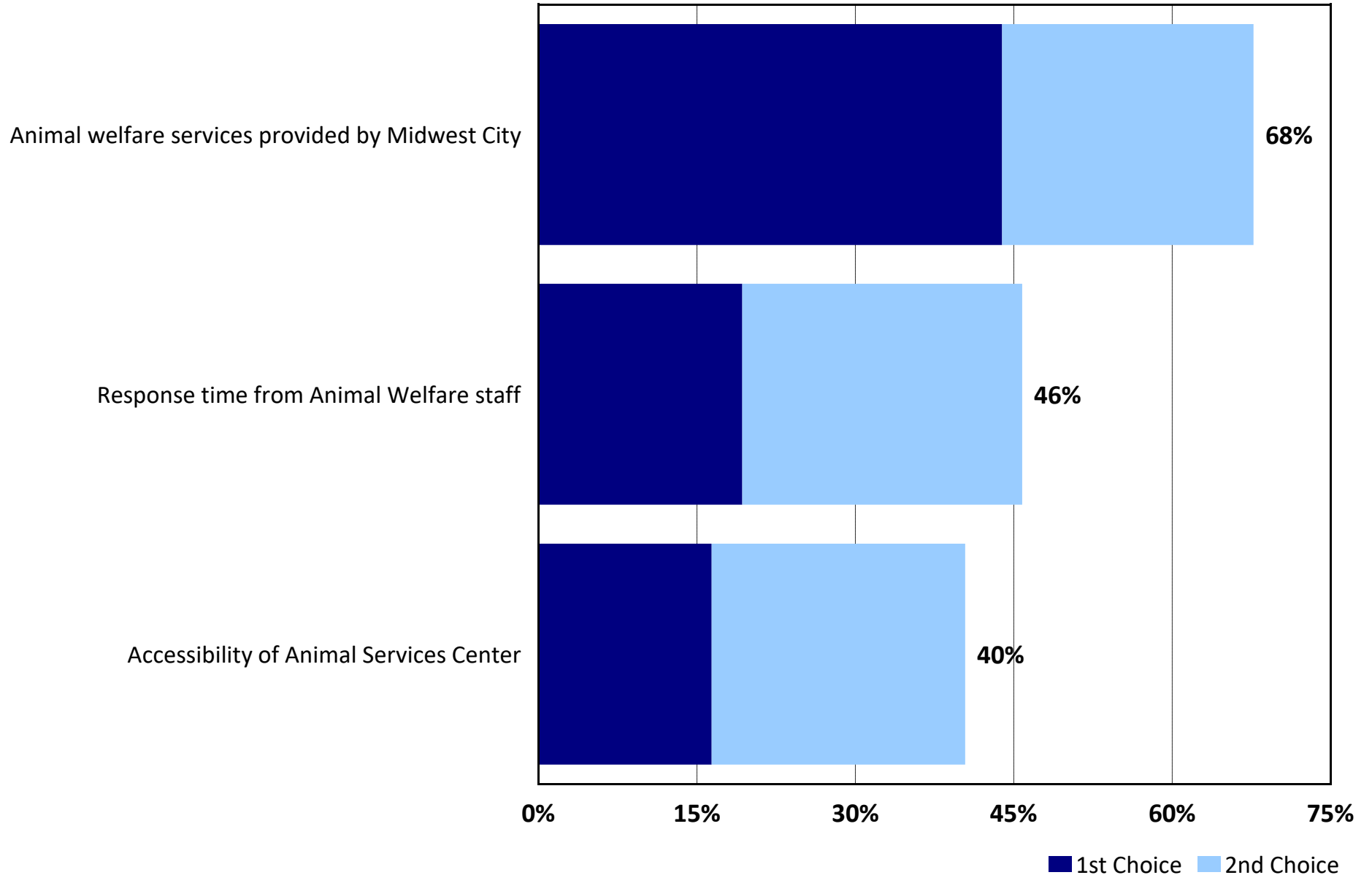
Q16. Animal Welfare Services

by percentage of respondents (excluding don't knows)



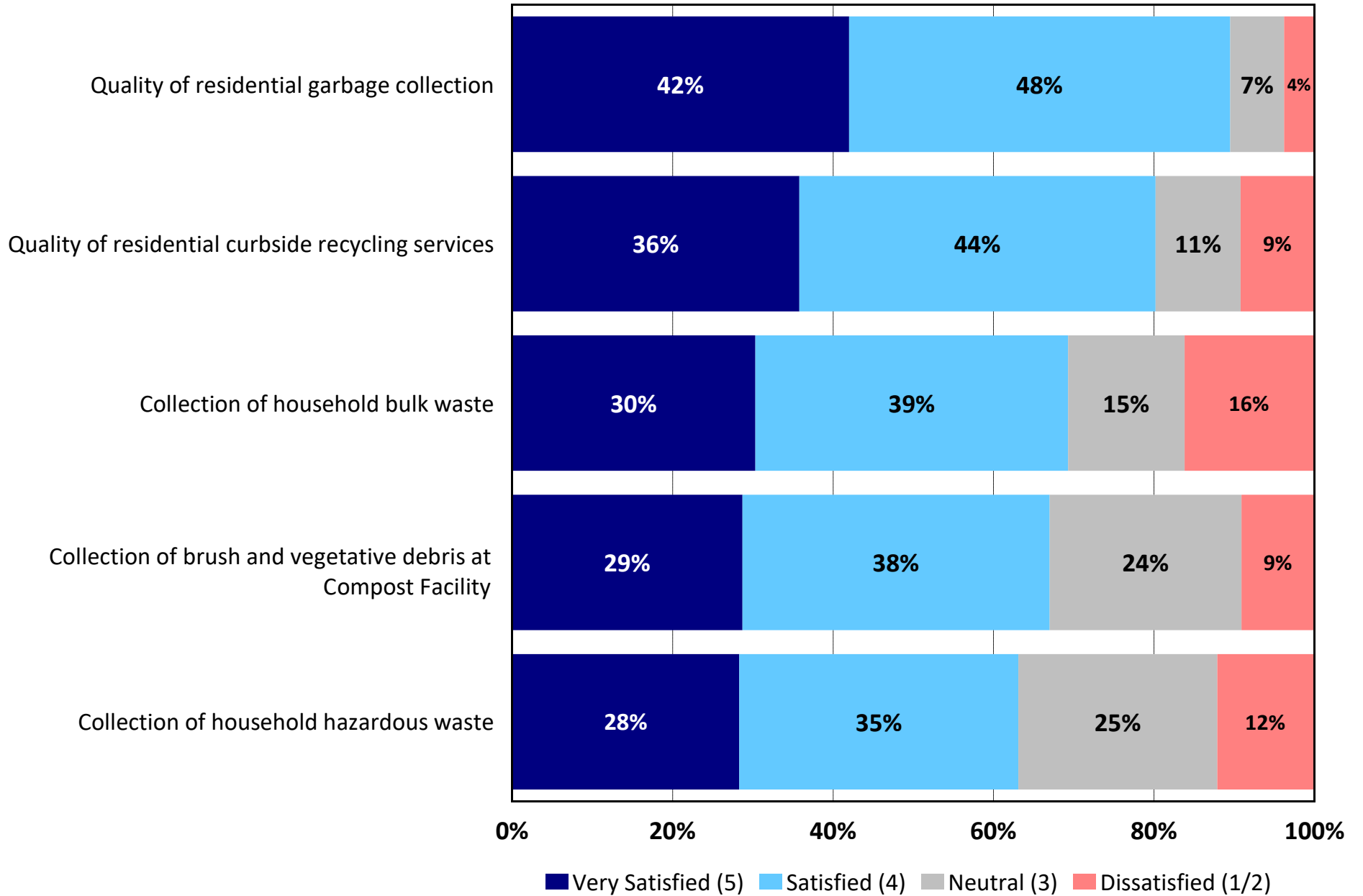
Q17. Which TWO of the Animal Welfare services listed above do you think should receive the most emphasis from city leaders over the next TWO Years?

by percentage of respondents who selected the item as one of their top two choices



Q18. Sanitation Services

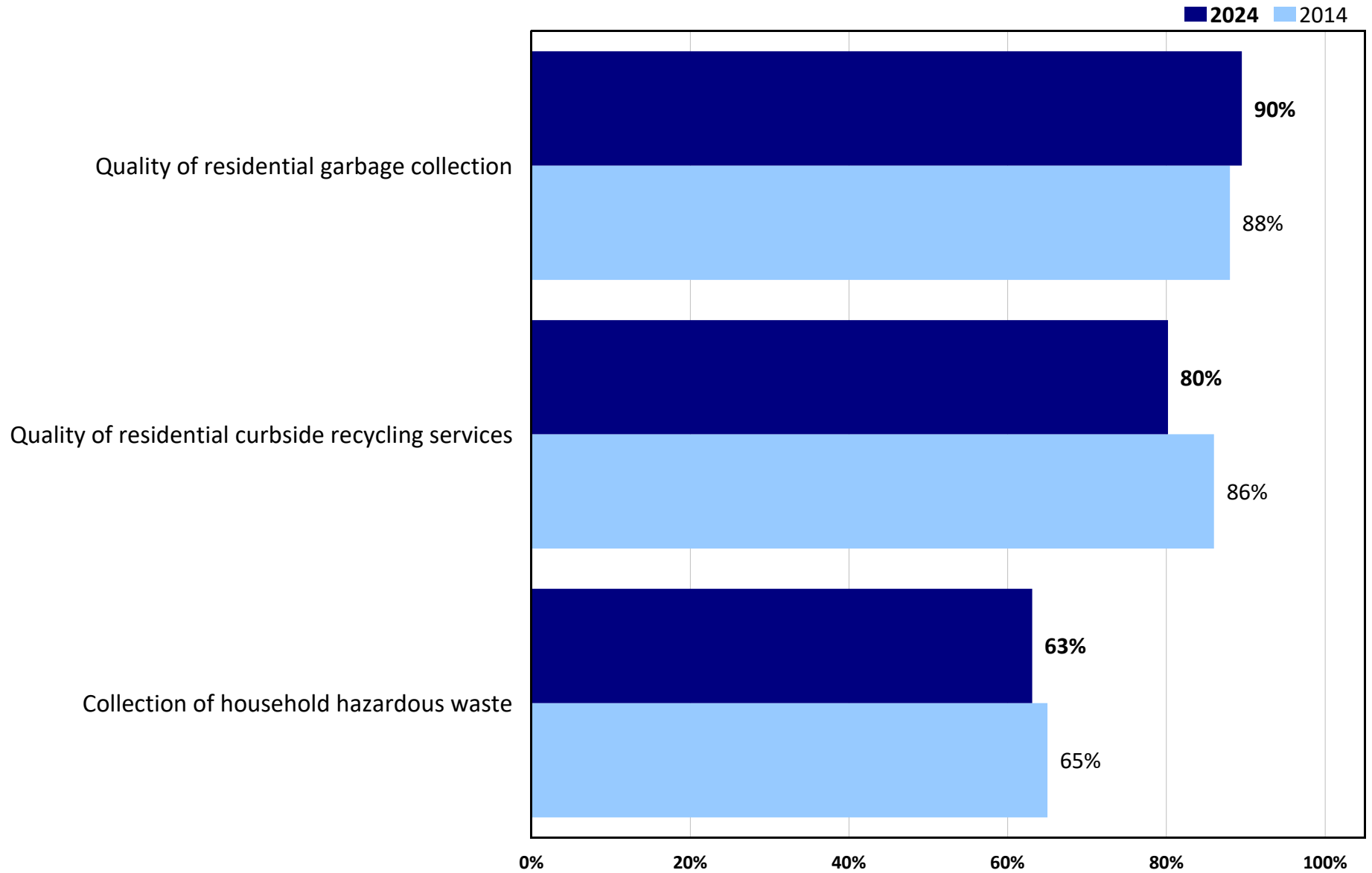
by percentage of respondents (excluding don't knows)



TRENDS

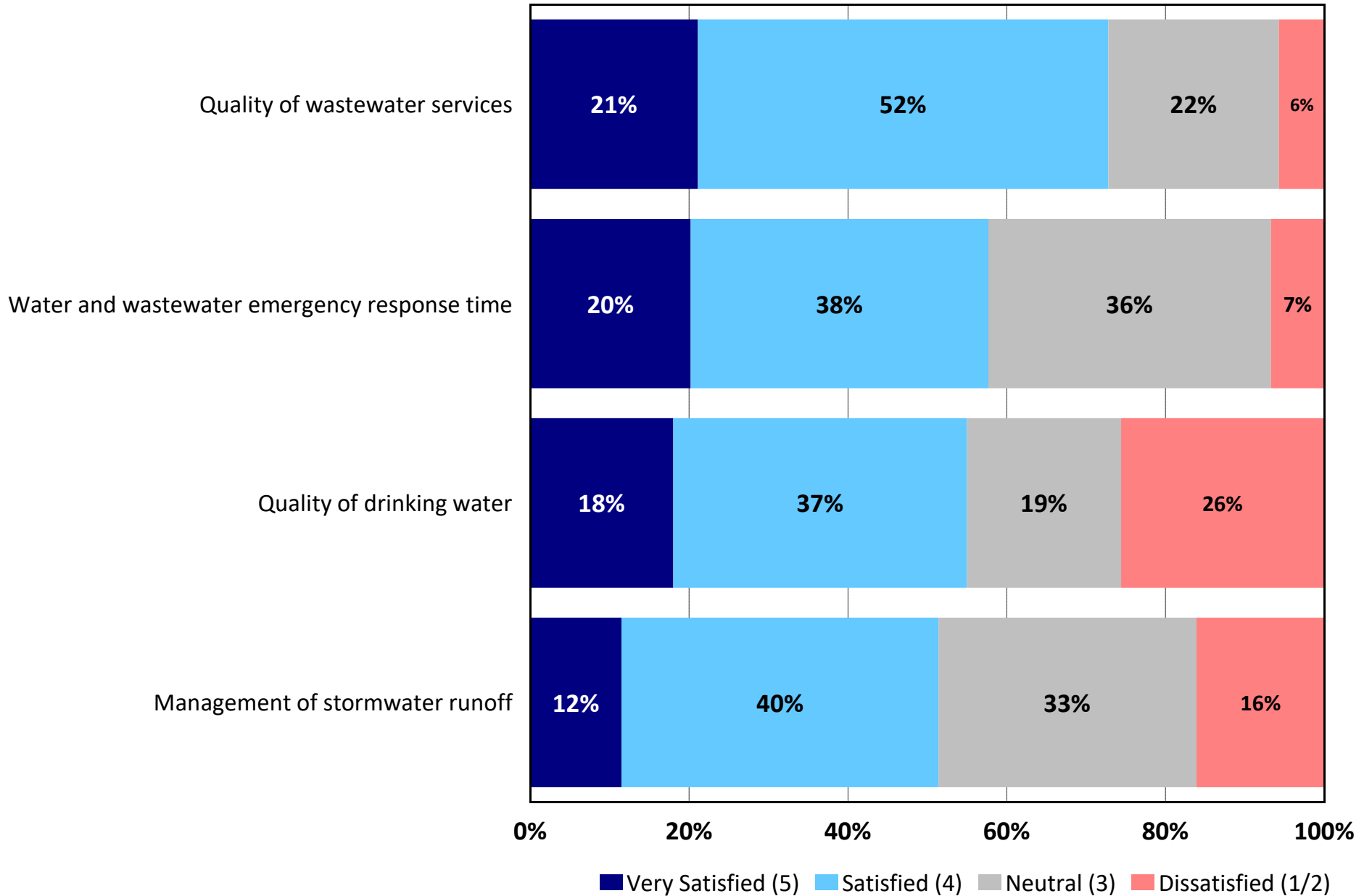
Satisfaction with Sanitation Services

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



Q19. Public Works Services

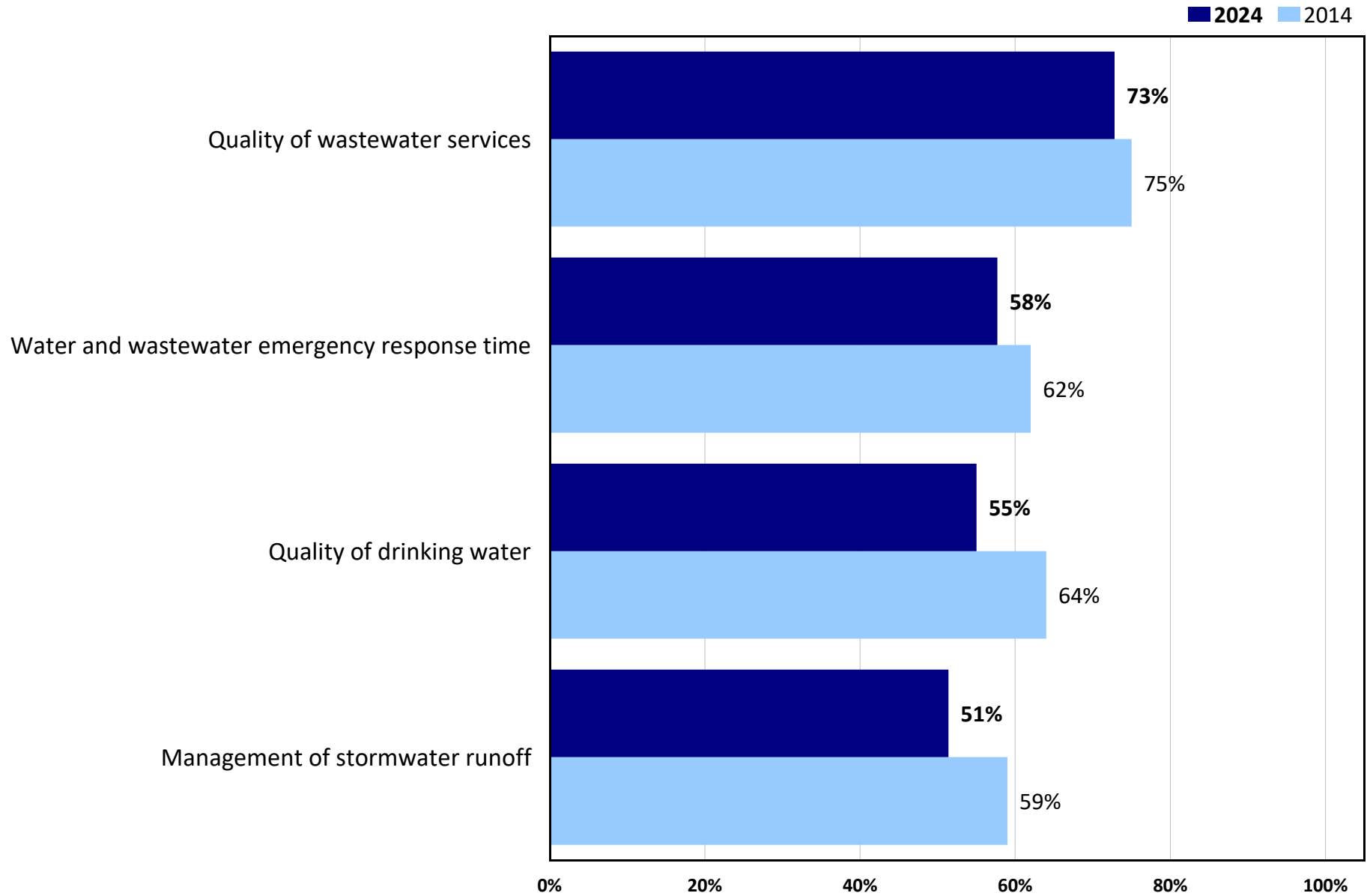
by percentage of respondents (excluding don't knows)



TRENDS

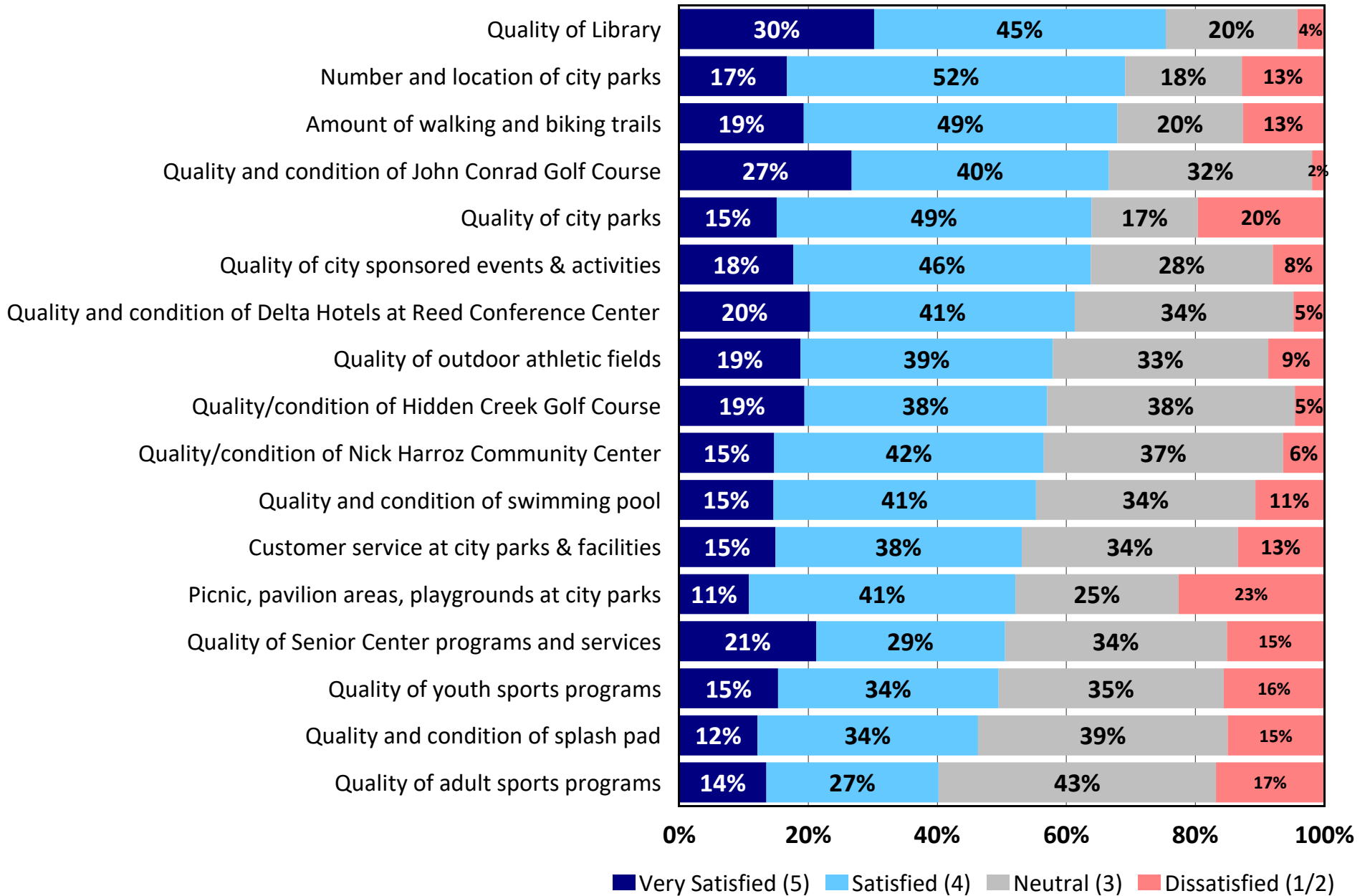
Satisfaction with Public Works Services

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



Q20. Parks and Recreation

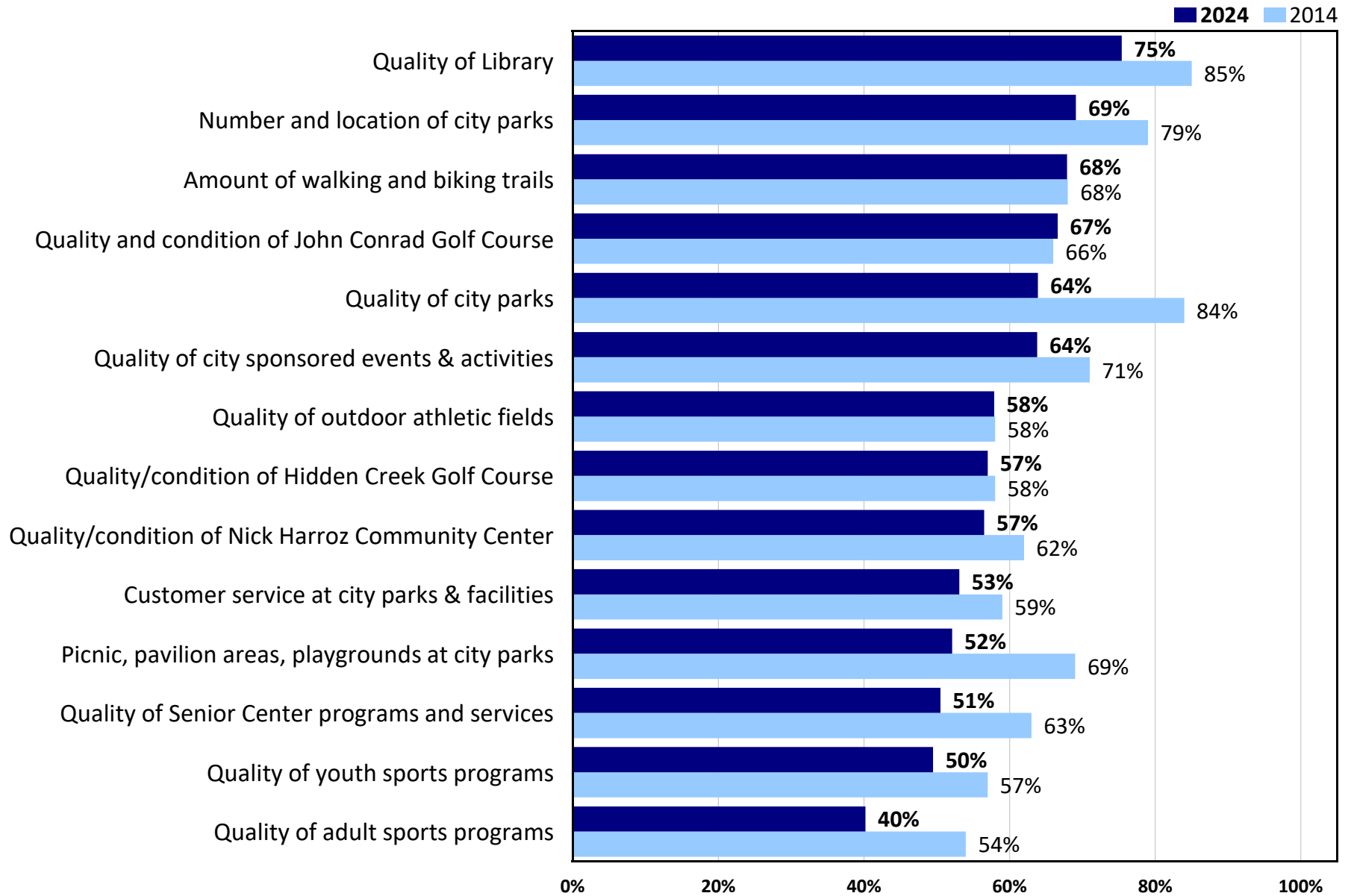
by percentage of respondents (excluding don't knows)



TRENDS

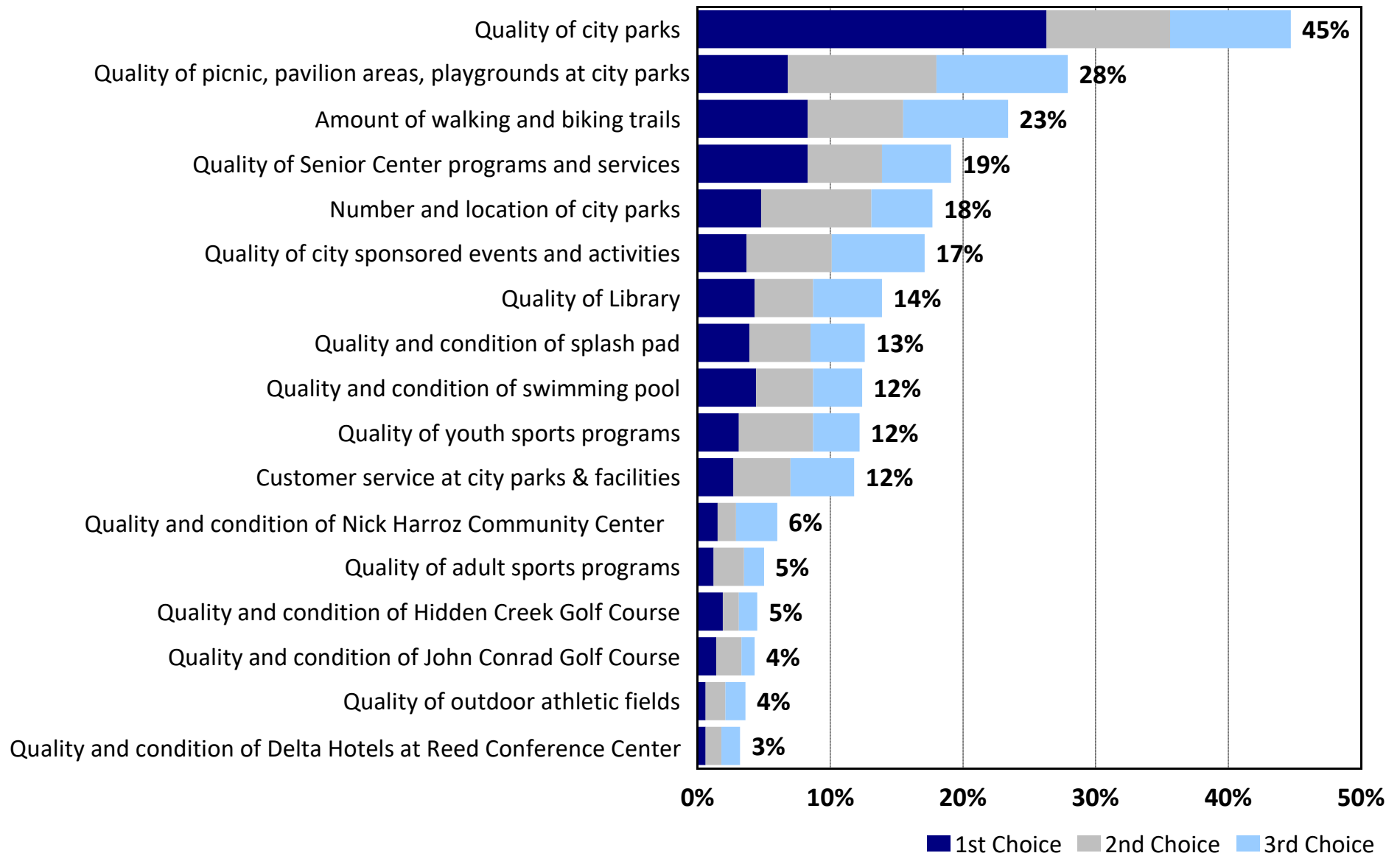
Satisfaction with Parks and Recreation

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



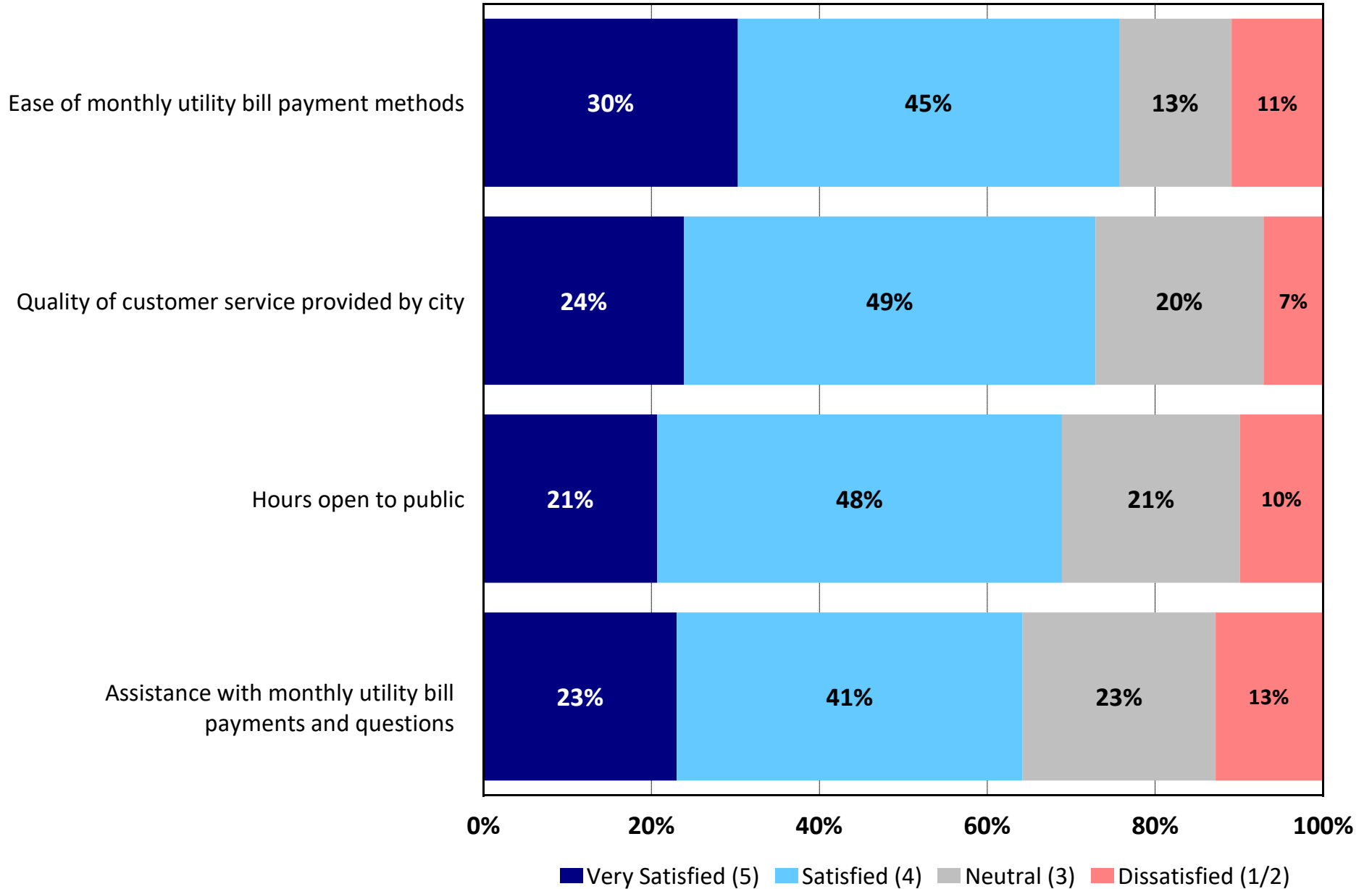
Q21. Which THREE of the Parks and Recreation services do you think should receive the most emphasis from city leaders over the next TWO Years

by percentage of respondents who selected the item as one of their top three choices



Q22. Utility Customer Service

by percentage of respondents (excluding don't knows)

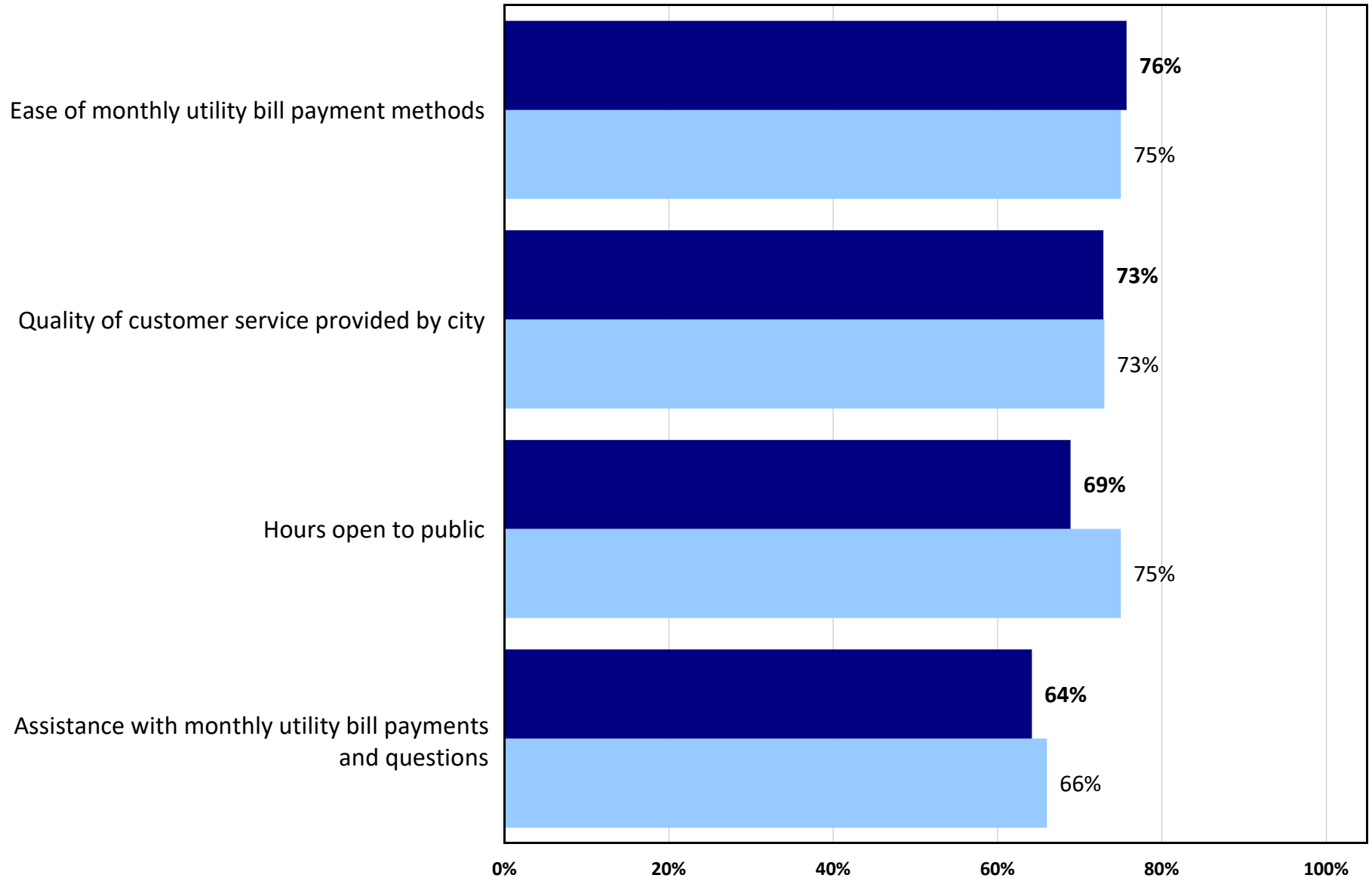


TRENDS

Satisfaction with Utility Customer Service

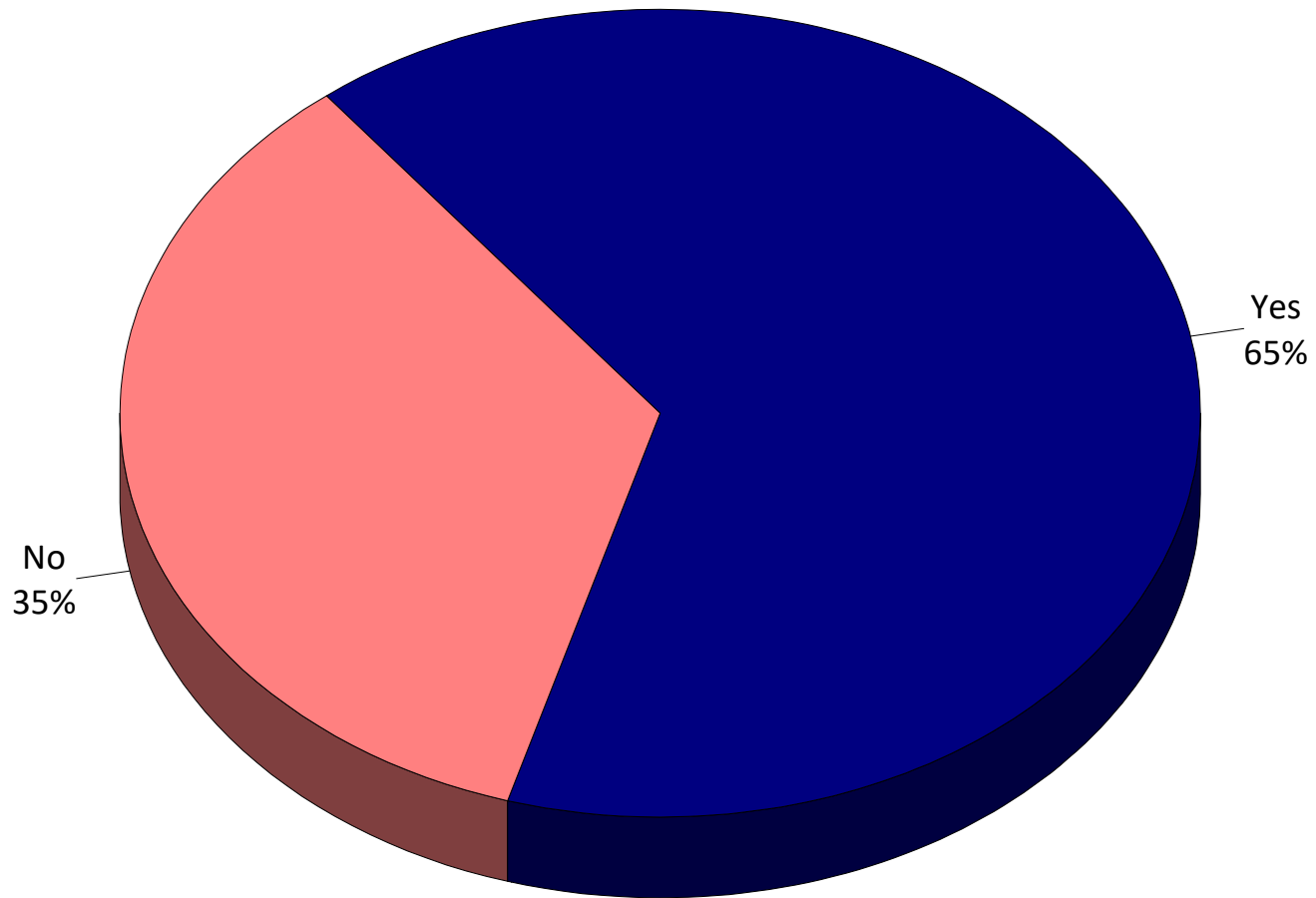
by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")

2024 2014



Q23. Do you use the online bill payment option?

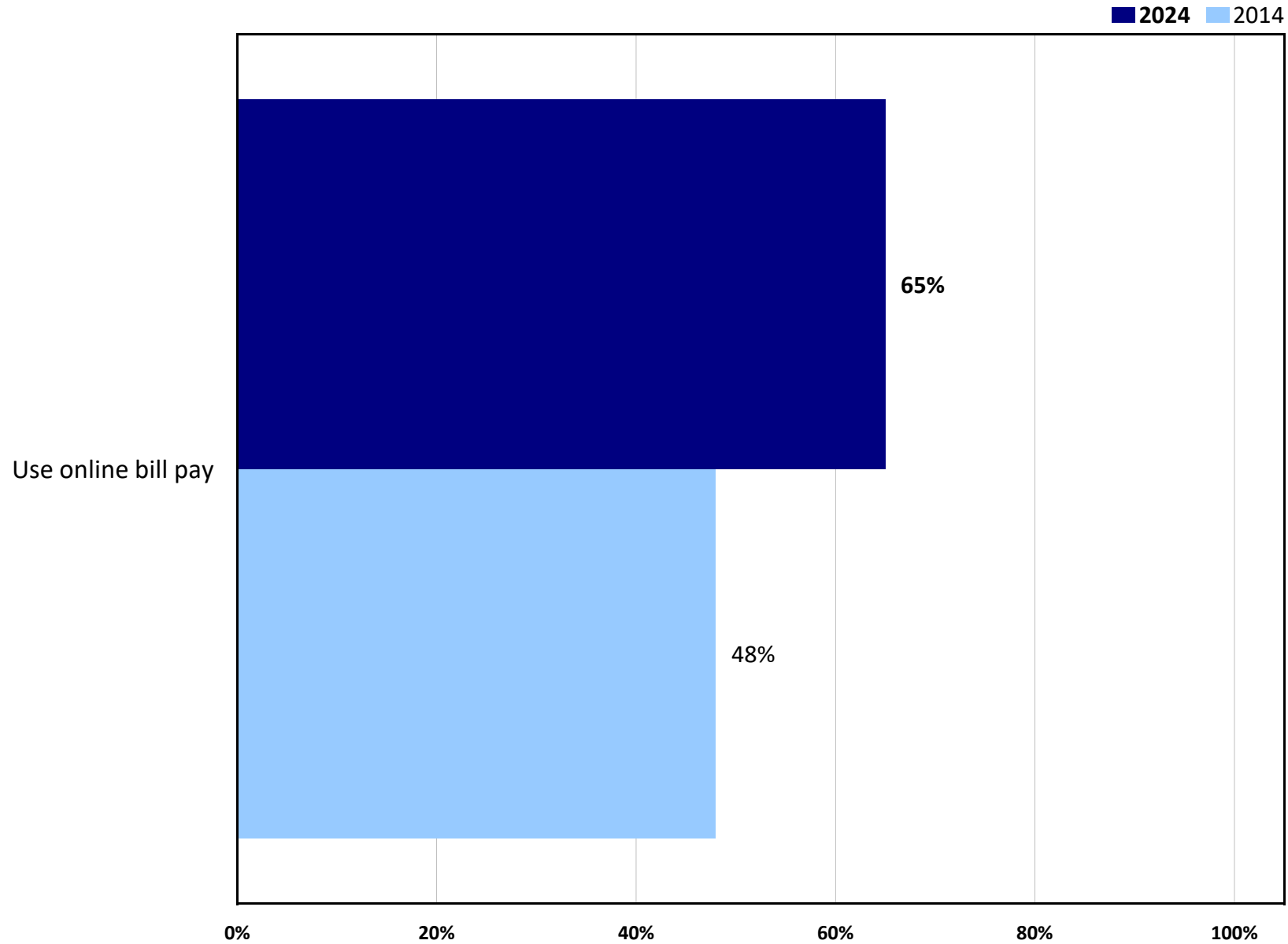
by percentage of respondents (excluding "not provided")



TRENDS

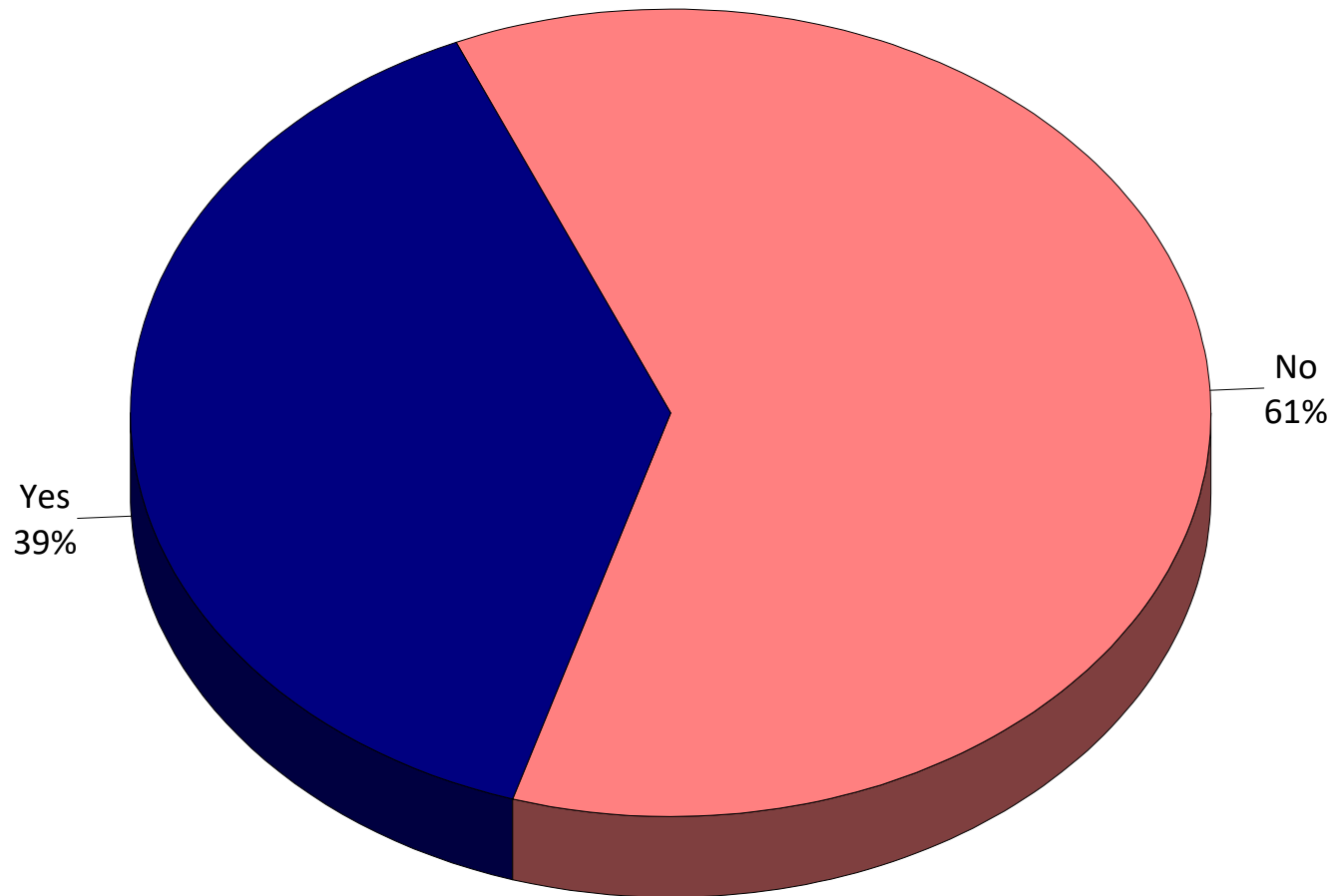
Online Bill Pay

by percentage of respondents (excluding "not provided")



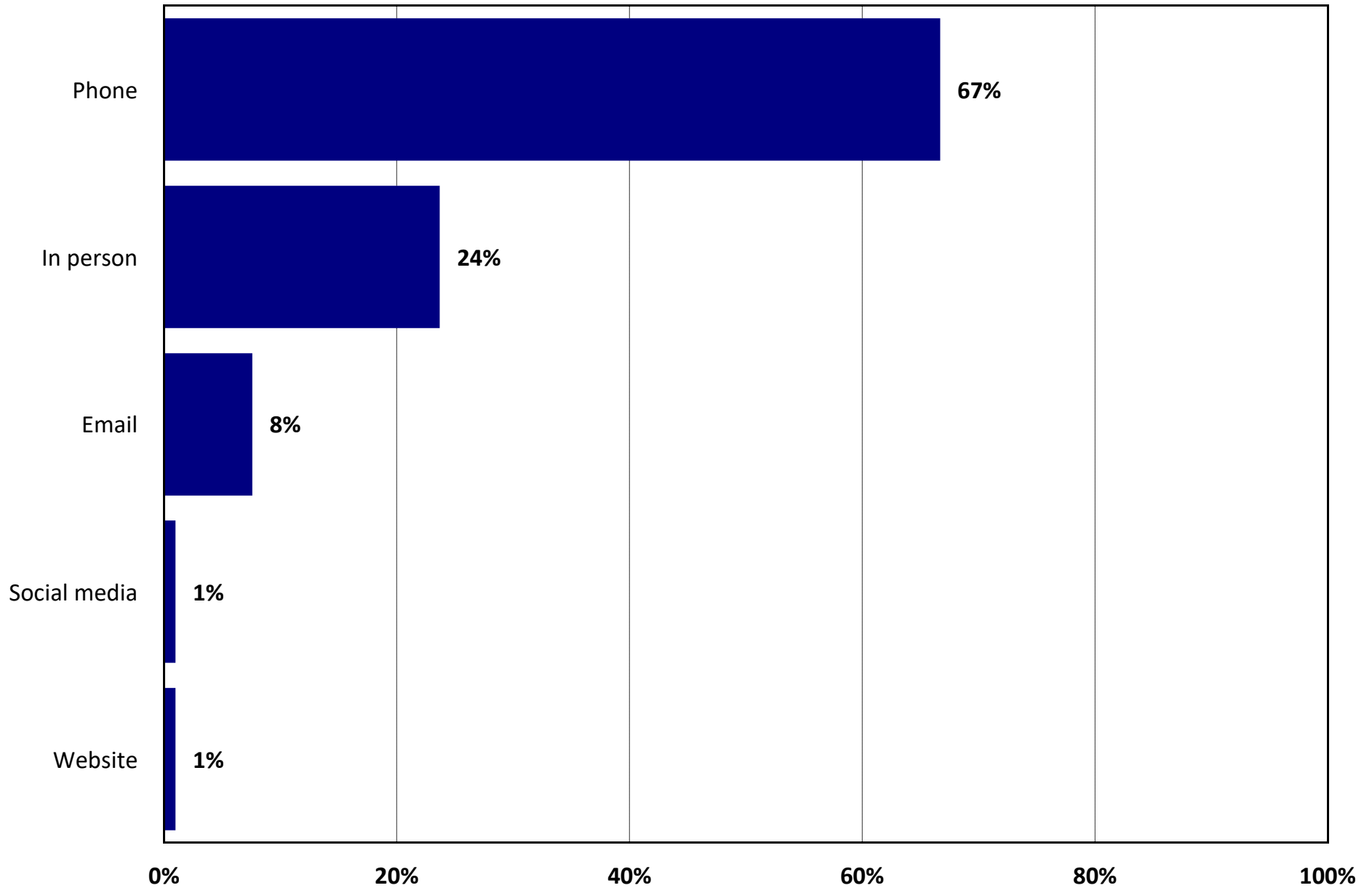
Q24. Have you called or visited the City with a question, problem, or complaint during the past year?

by percentage of respondents (excluding "not provided")



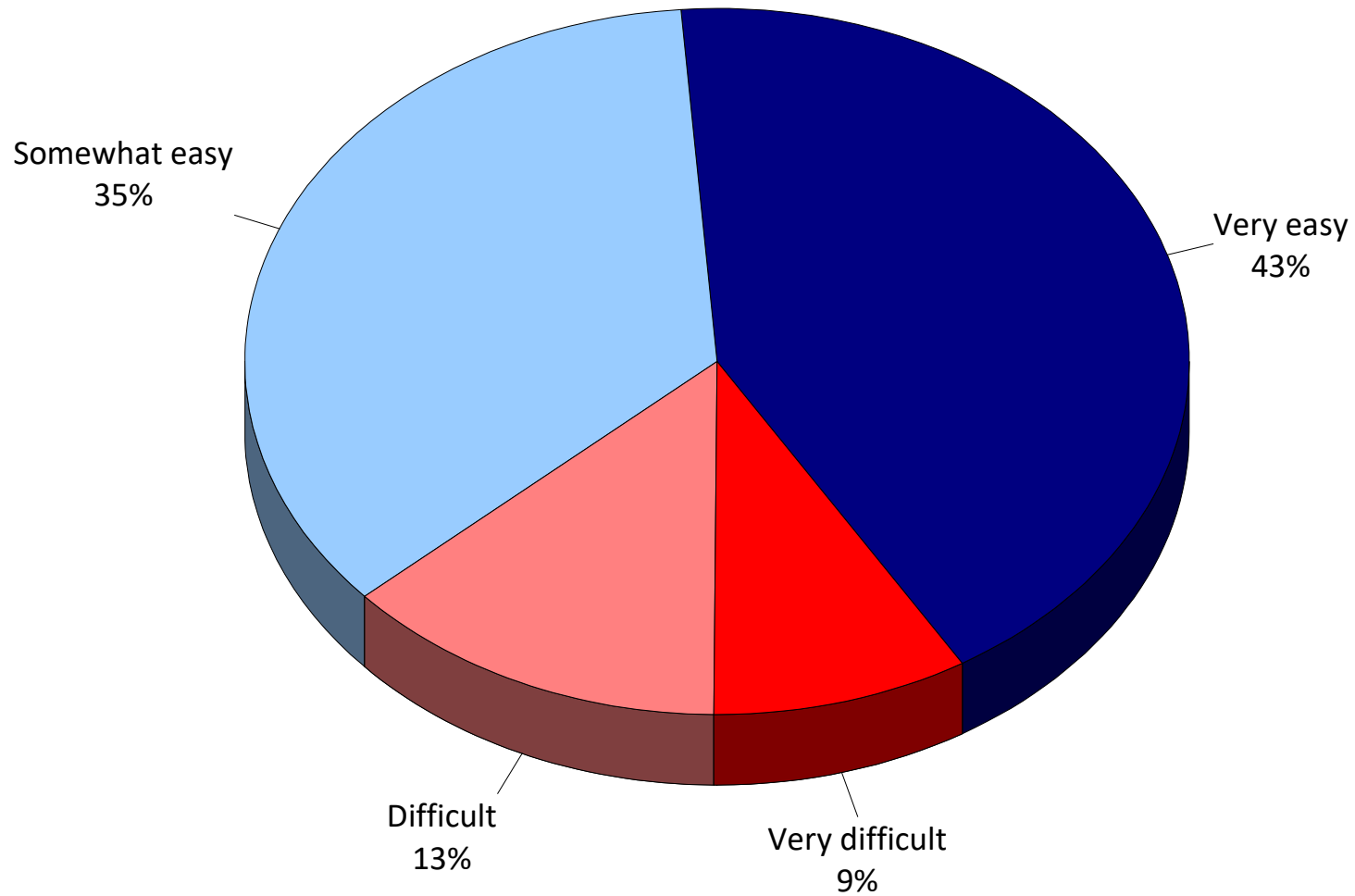
Q24a. How did you contact the City?

by percentage of respondents who responded "yes" to Q24 (without "not provided")



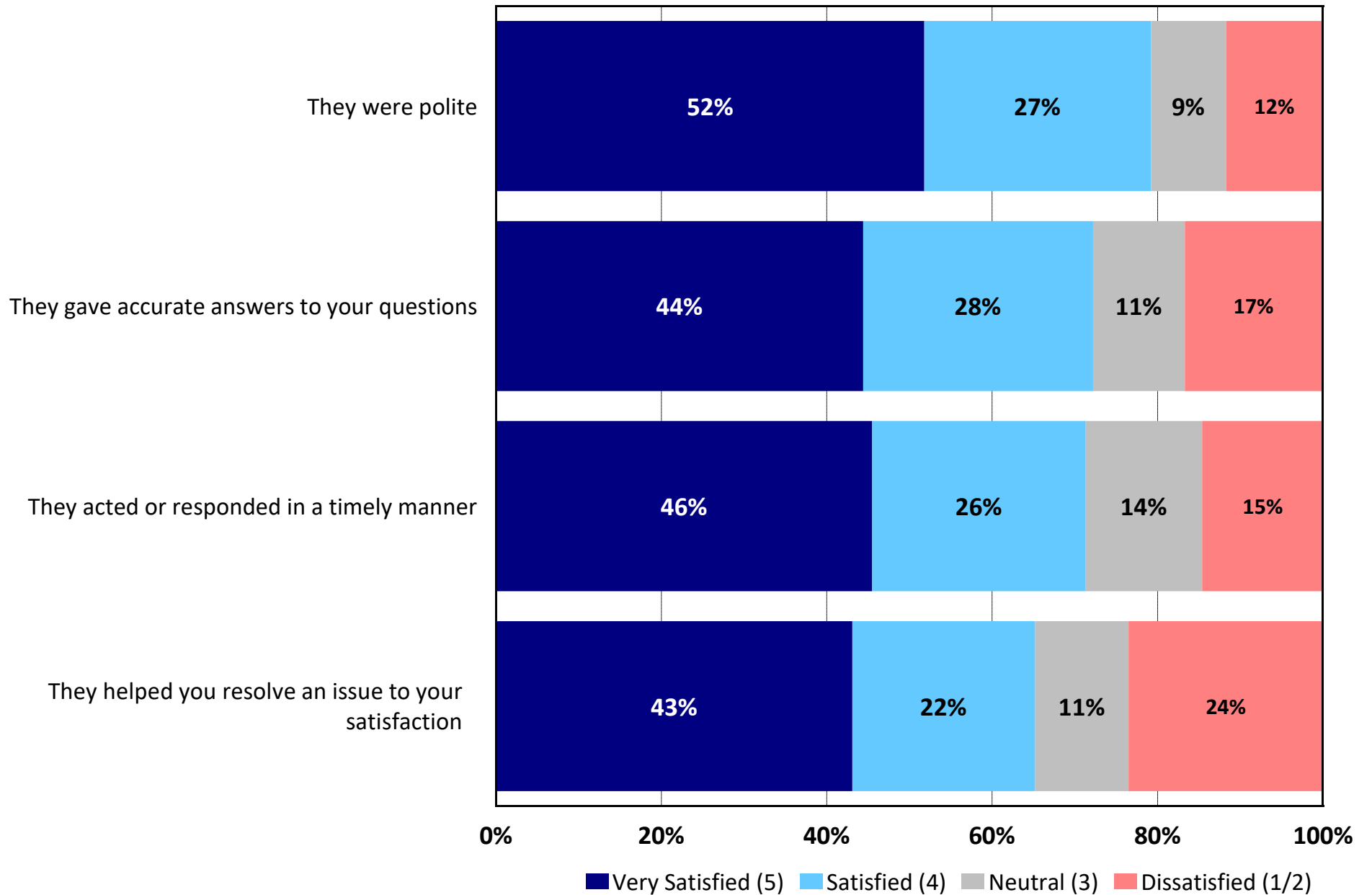
Q24b. How easy or difficult was it to address your issue?

by percentage of respondents who answered "yes" to Q24 (excluding "don't know")



Q24c. Please rate the customer service you've received from City employees

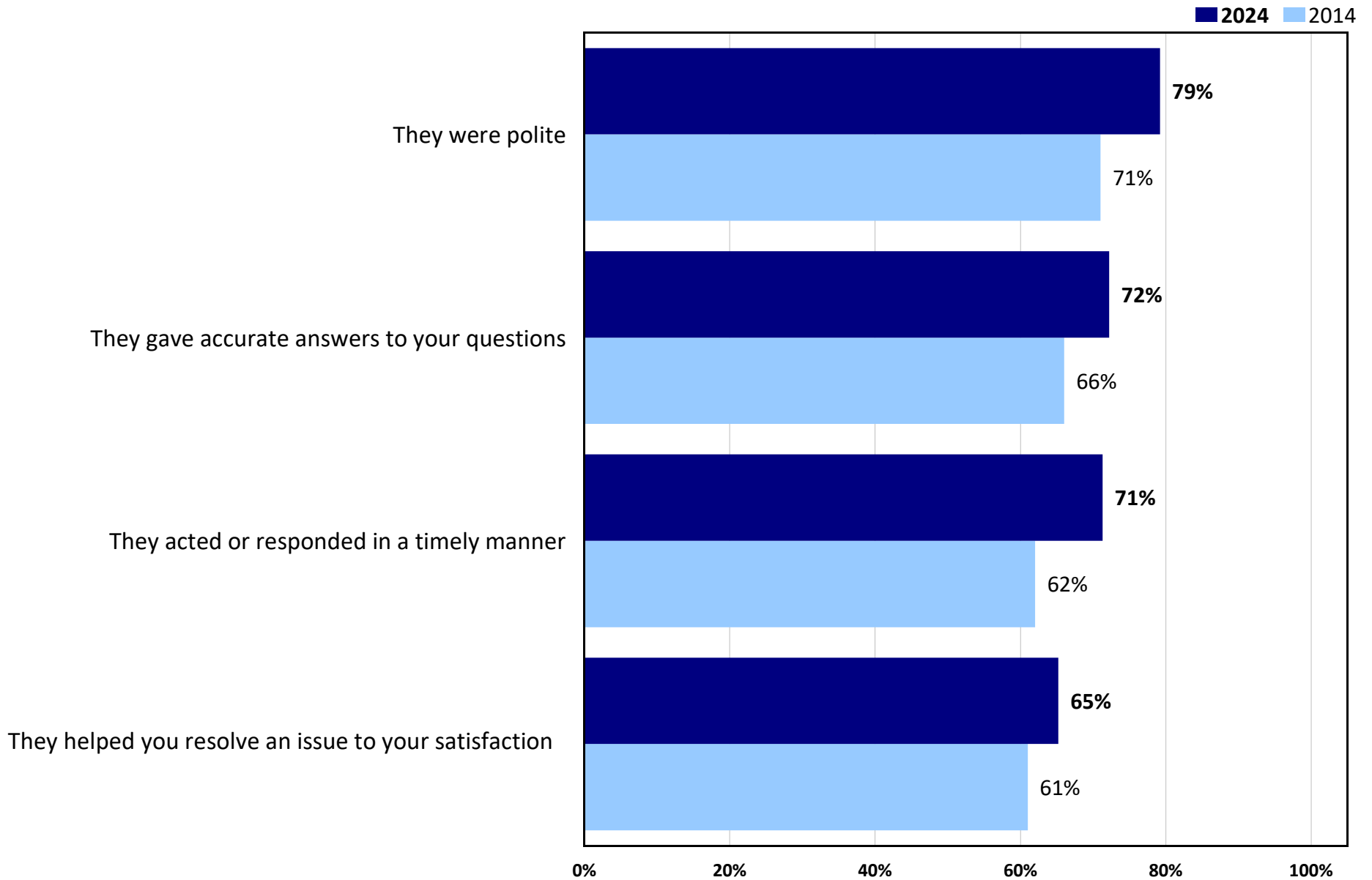
by percentage of respondents who answered "yes" to Q24 (excluding "don't know")



TRENDS

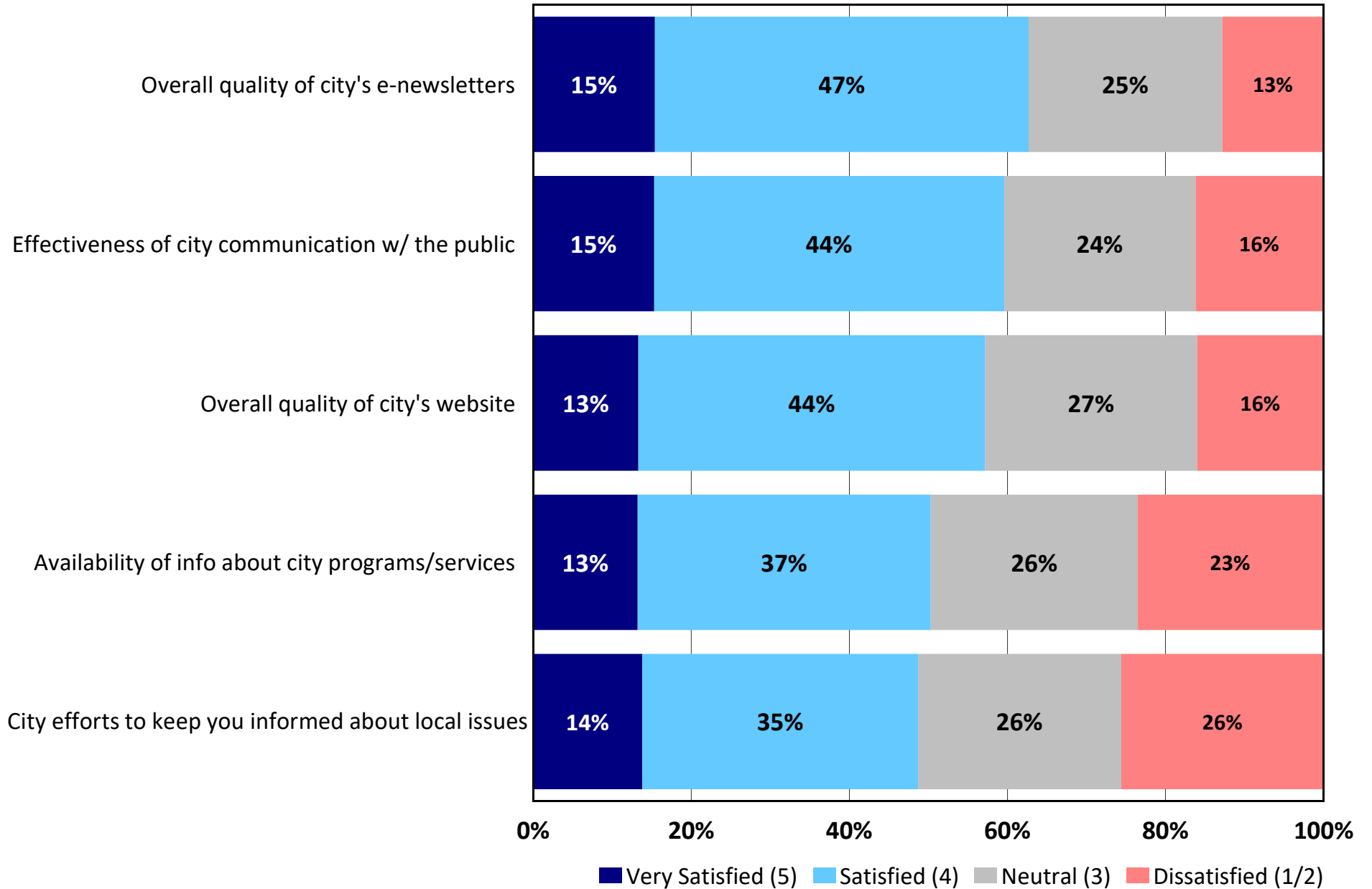
Satisfaction with Customer Service

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



Q25. Communication

by percentage of respondents (excluding don't know)

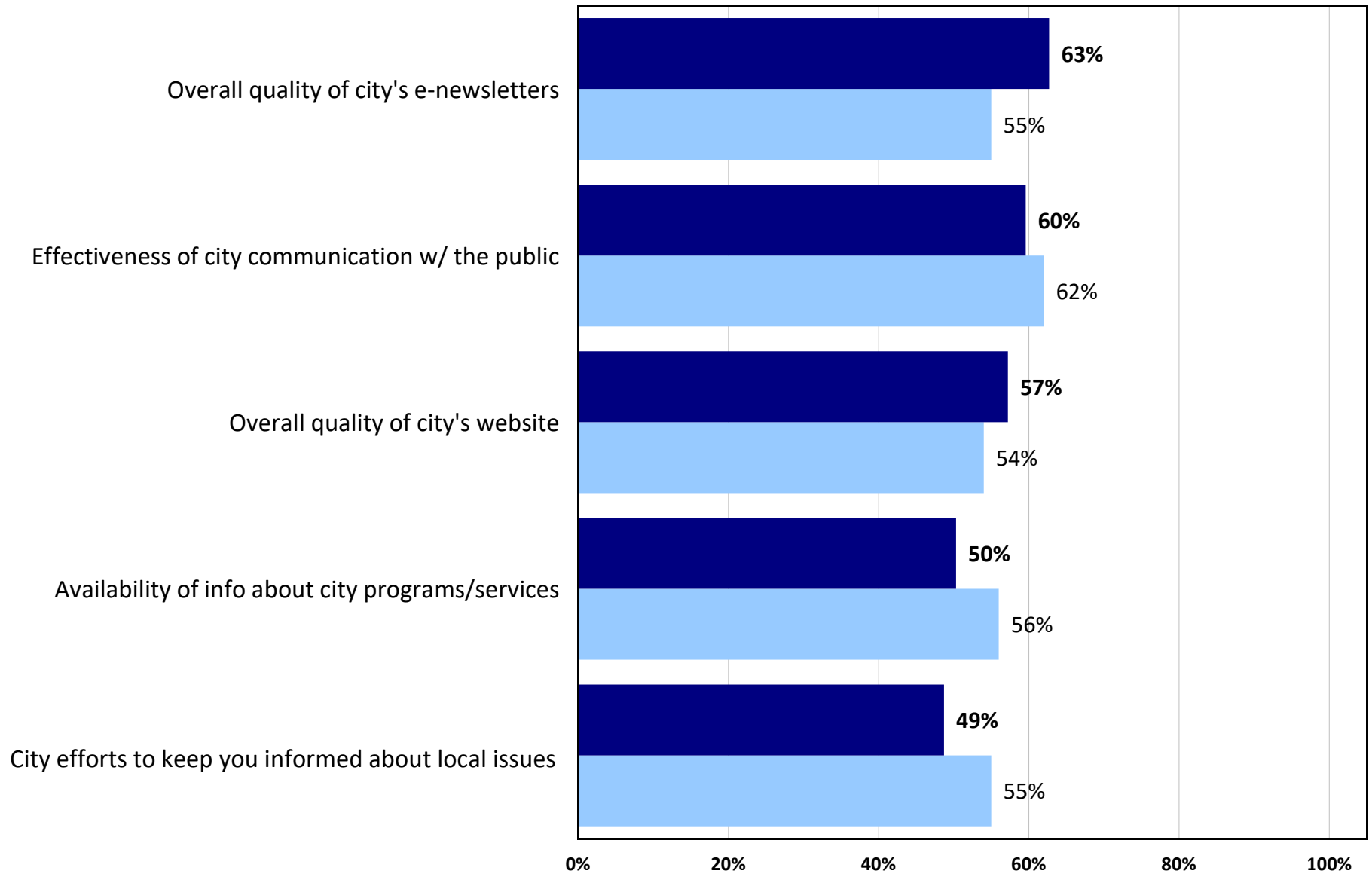


TRENDS

Satisfaction with Communication

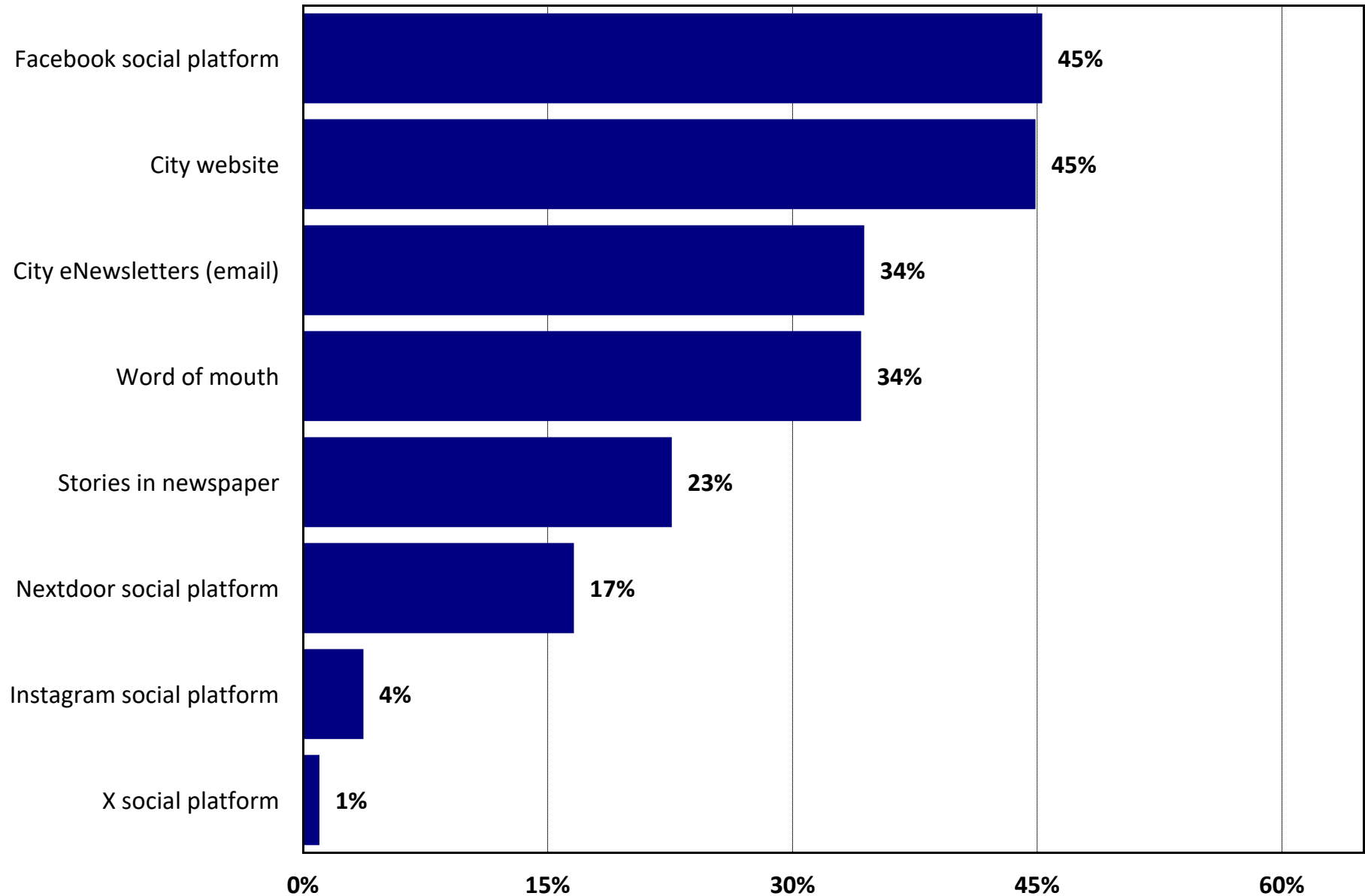
by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")

2024 2014



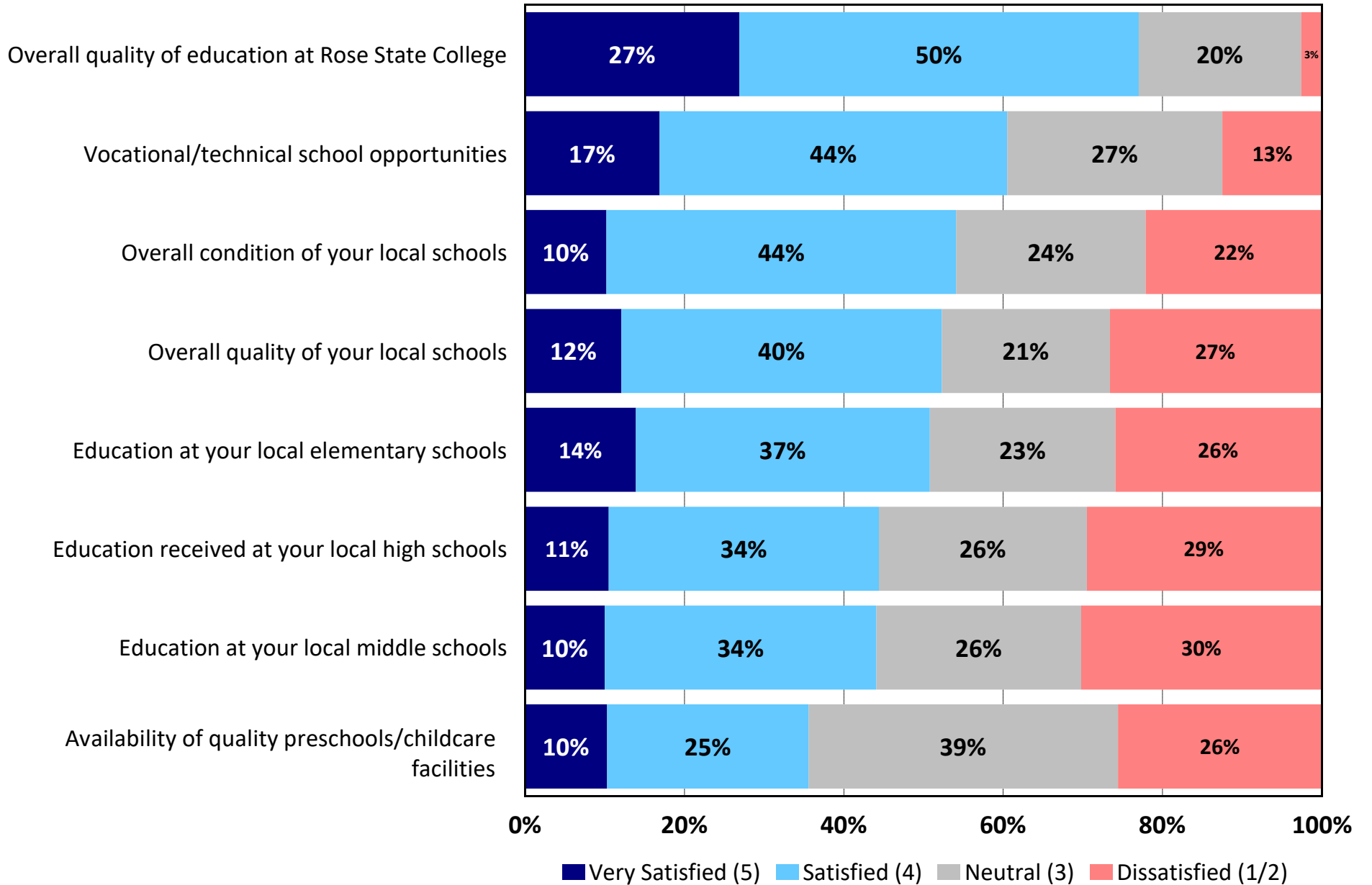
Q26. Which of the following are your primary sources of information about City issues, services and events?

by percentage of respondents (multiple selections could be made)



Q27. Education

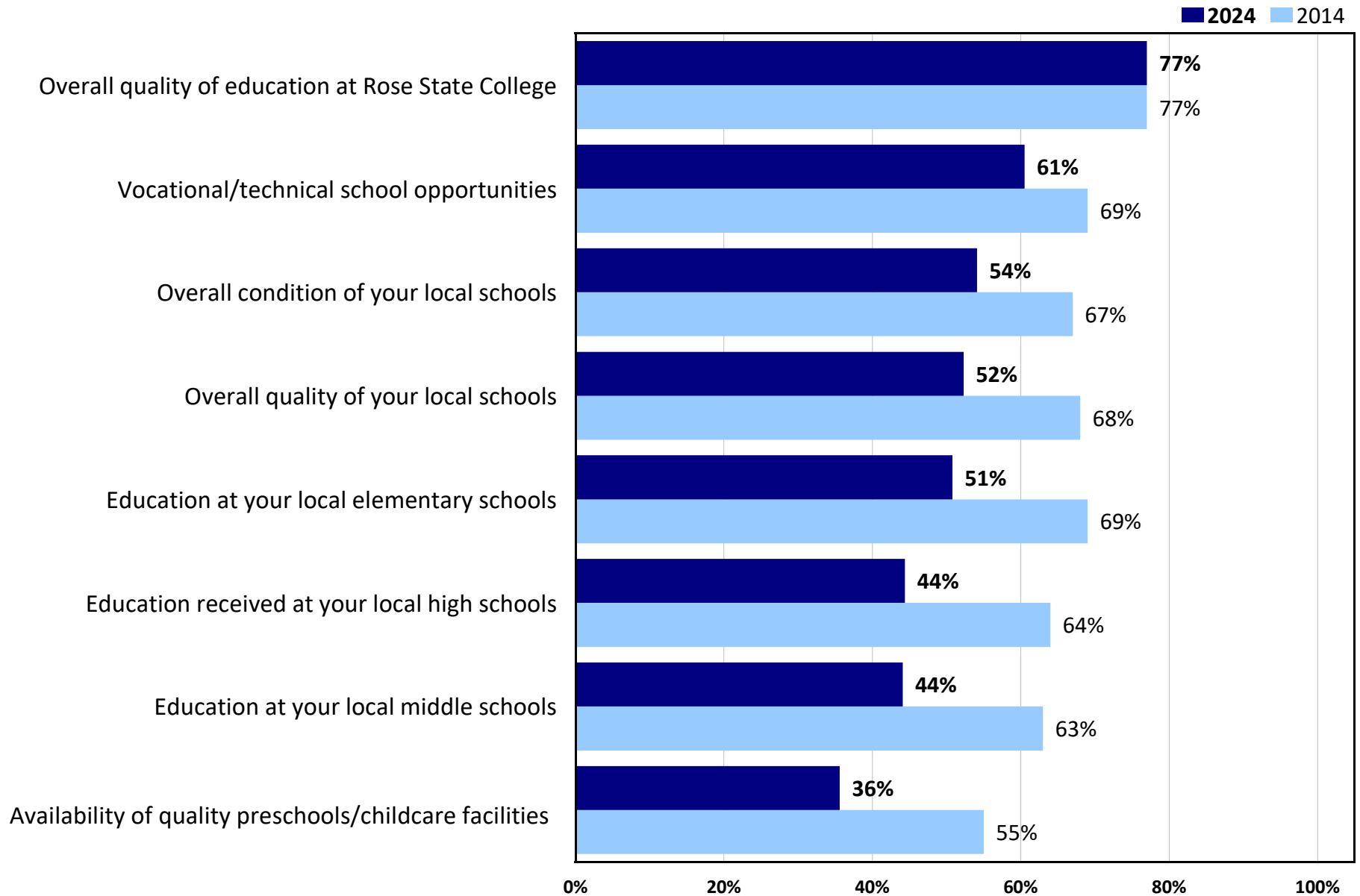
by percentage of respondents (excluding don't know)



TRENDS

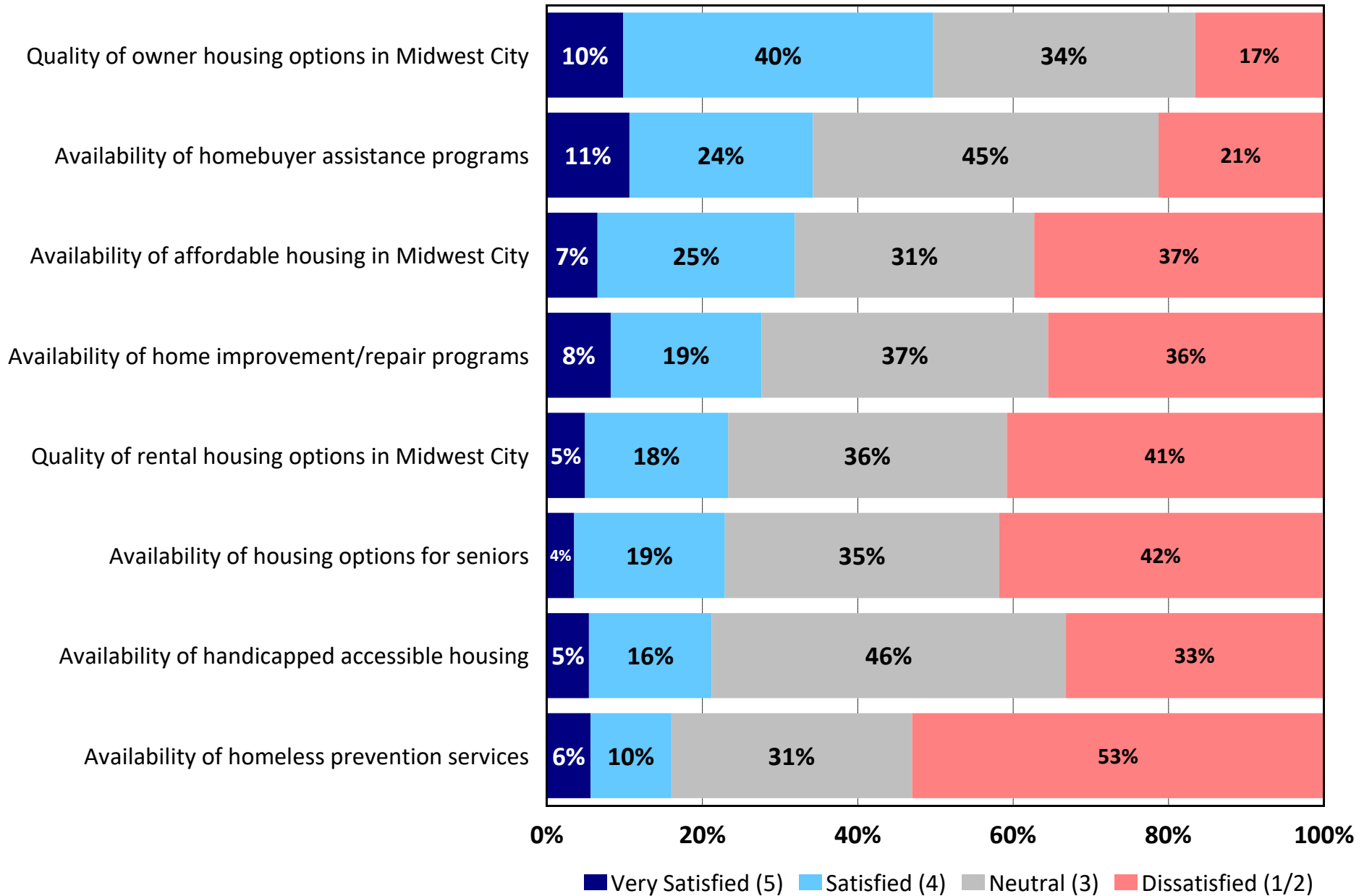
Satisfaction with Education

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



Q28. Housing

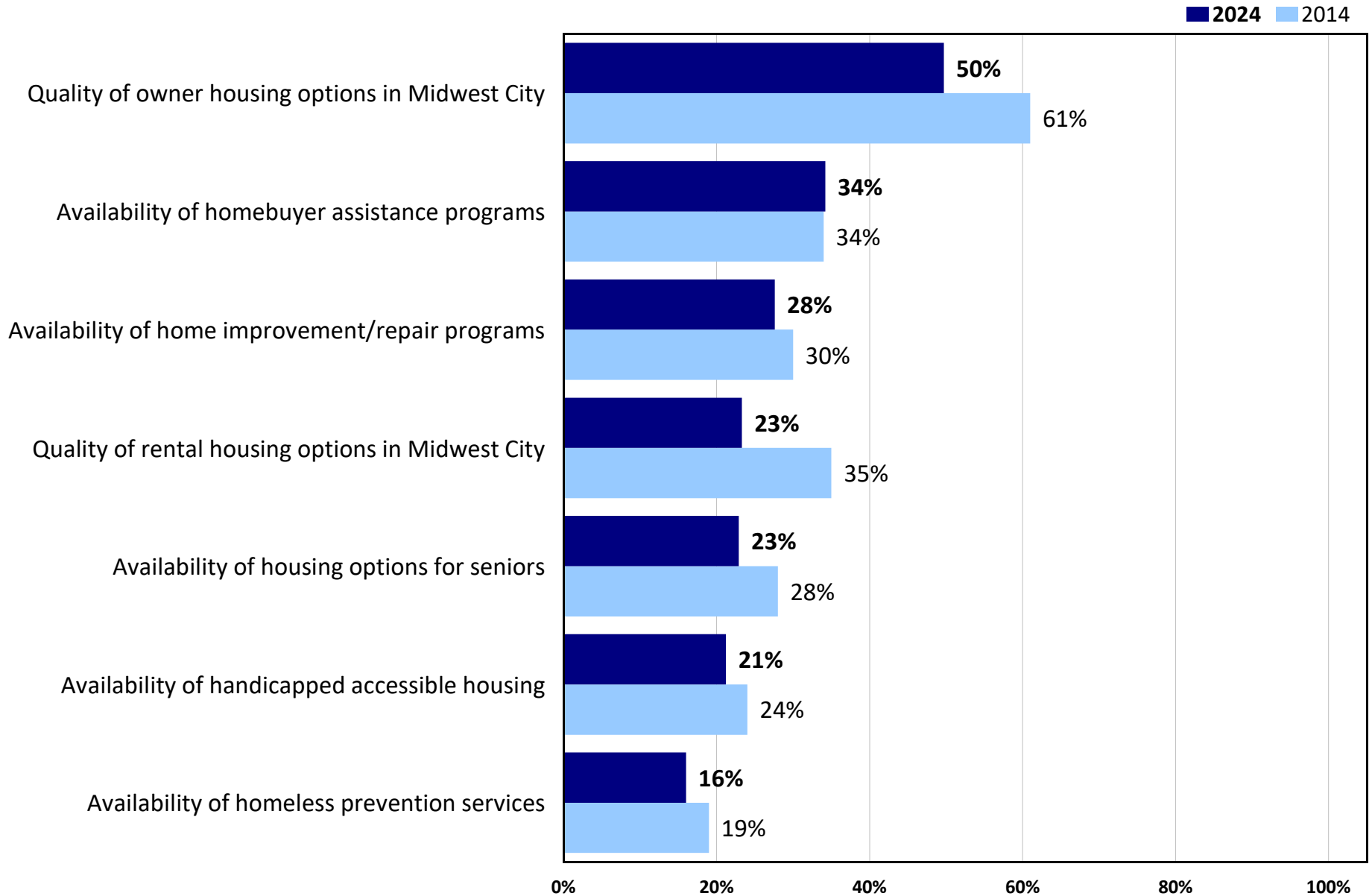
by percentage of respondents (excluding don't know)



TRENDS

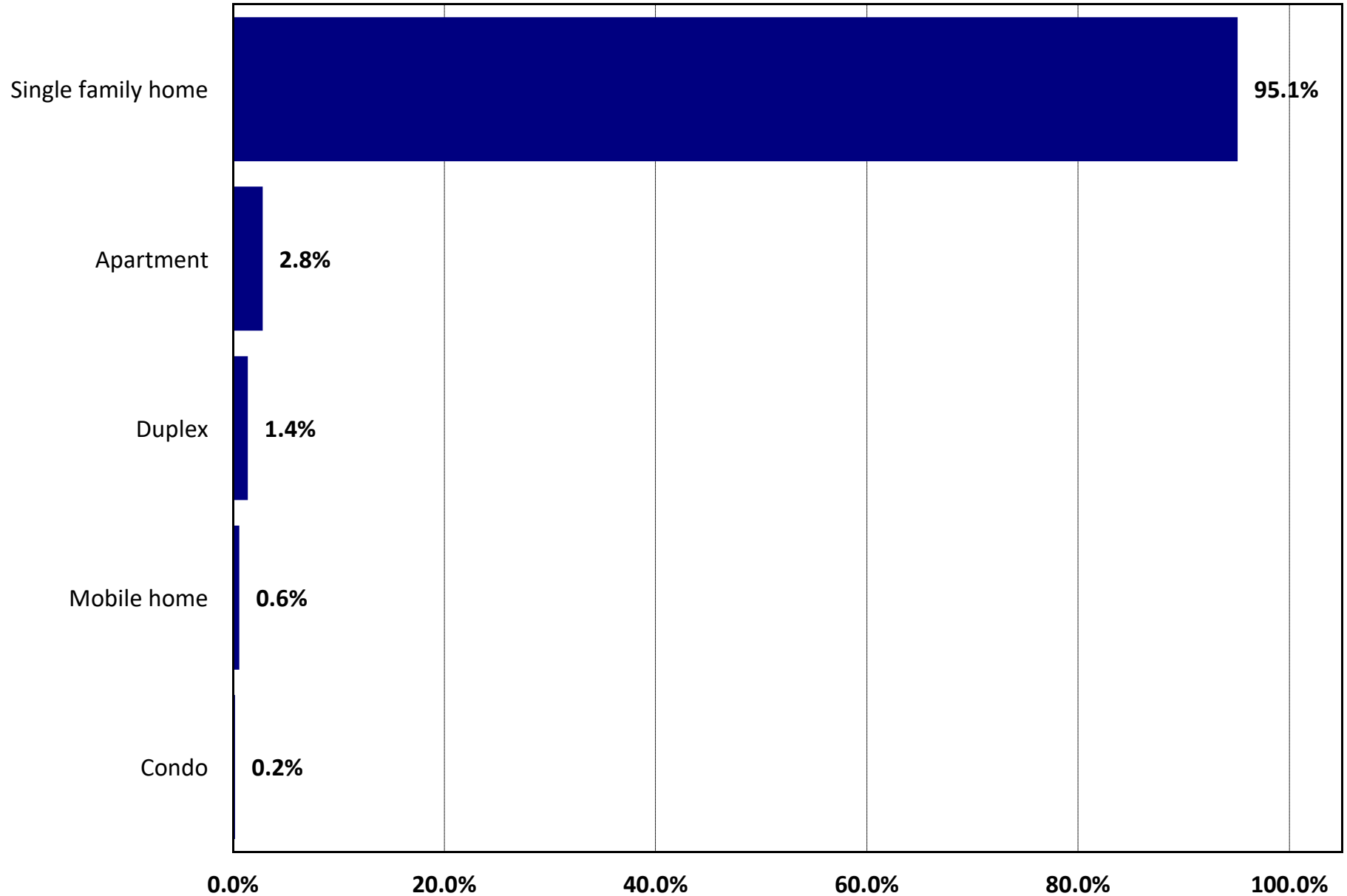
Satisfaction with Housing

by percentage of respondents who rated their satisfaction as "satisfied" or "very satisfied" (excluding "don't know")



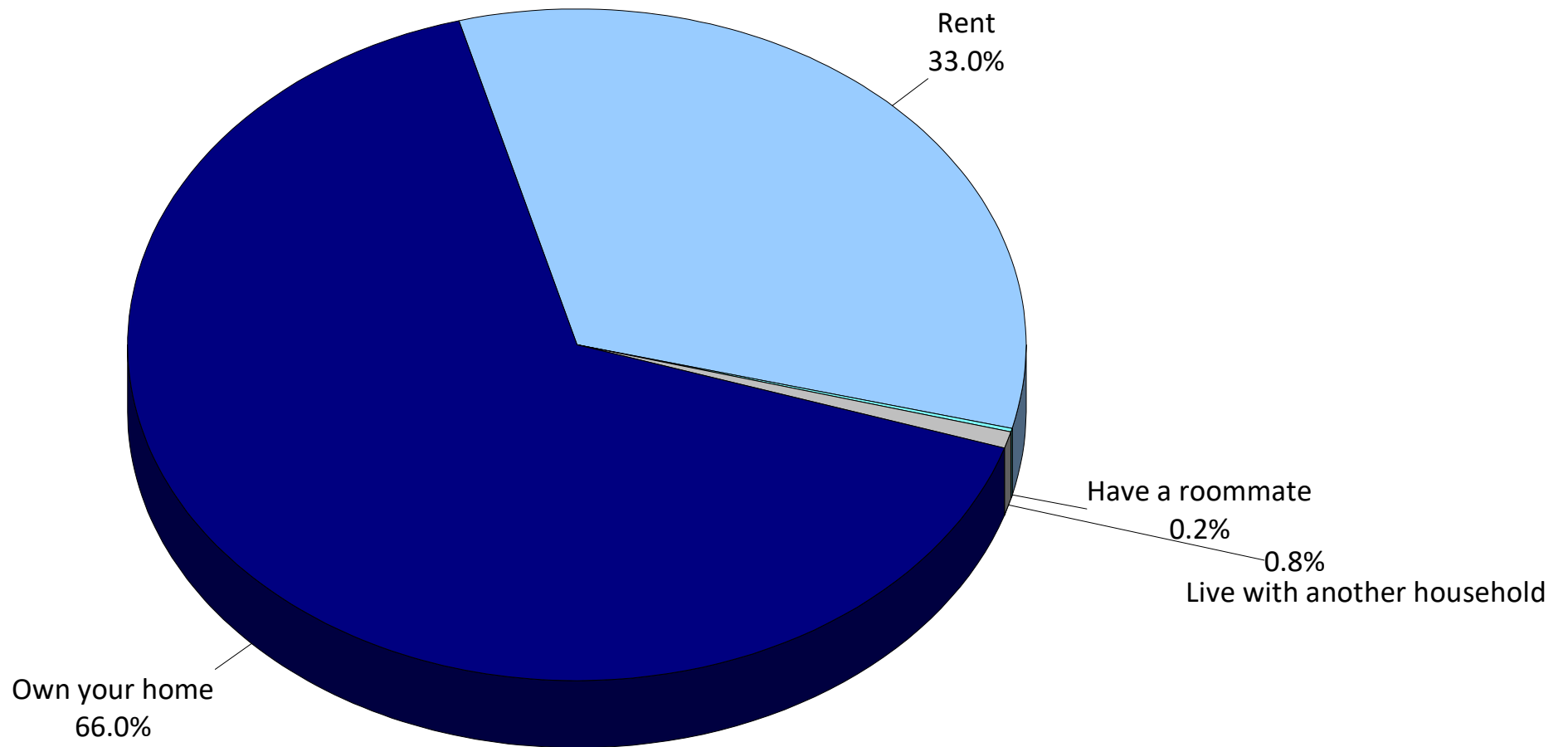
Q29. Which of the following best describes where you reside?

by percentage of respondents (excluding "not provided")



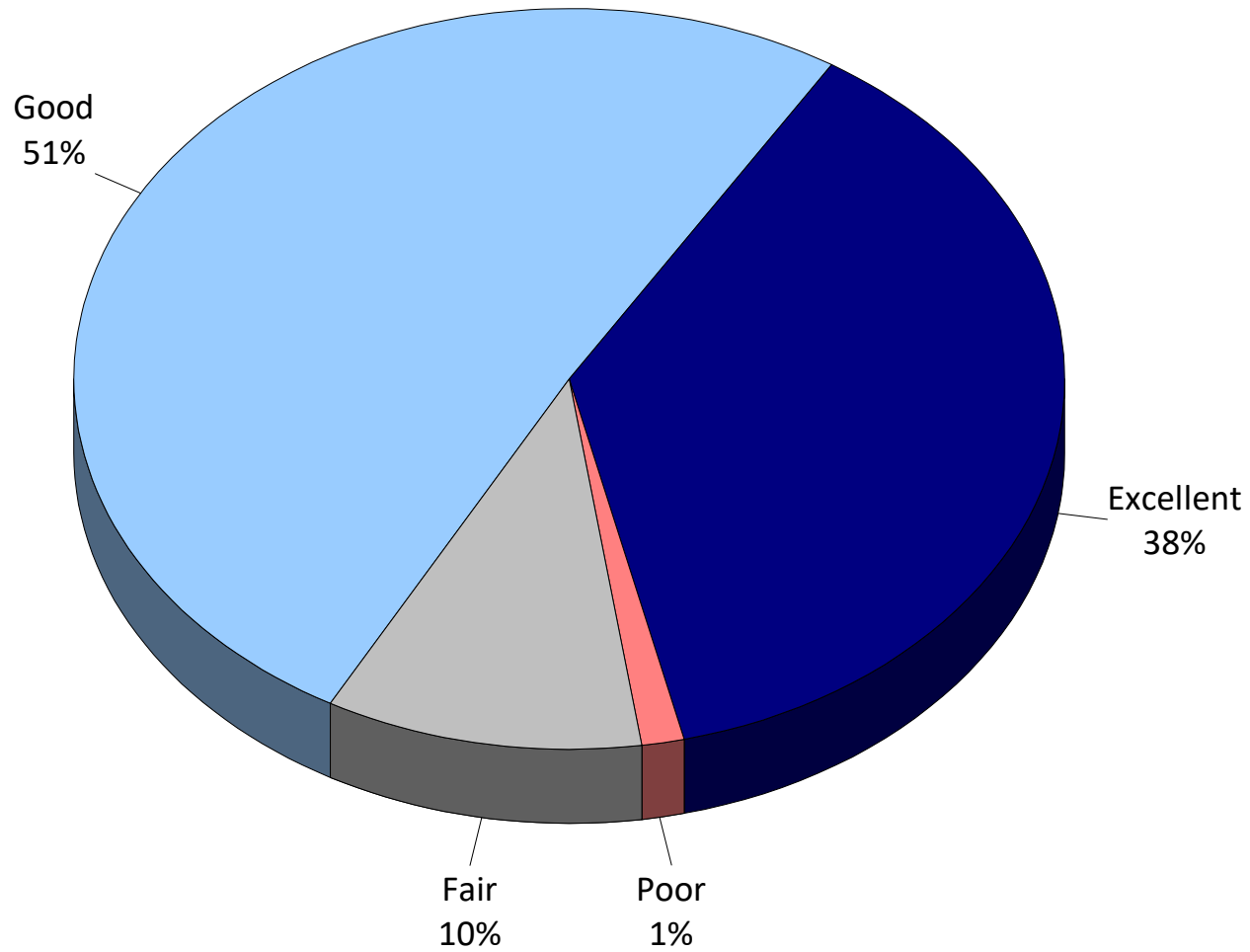
Q30. Which of the following best describes your housing situation?

by percentage of respondents (excluding "not provided")



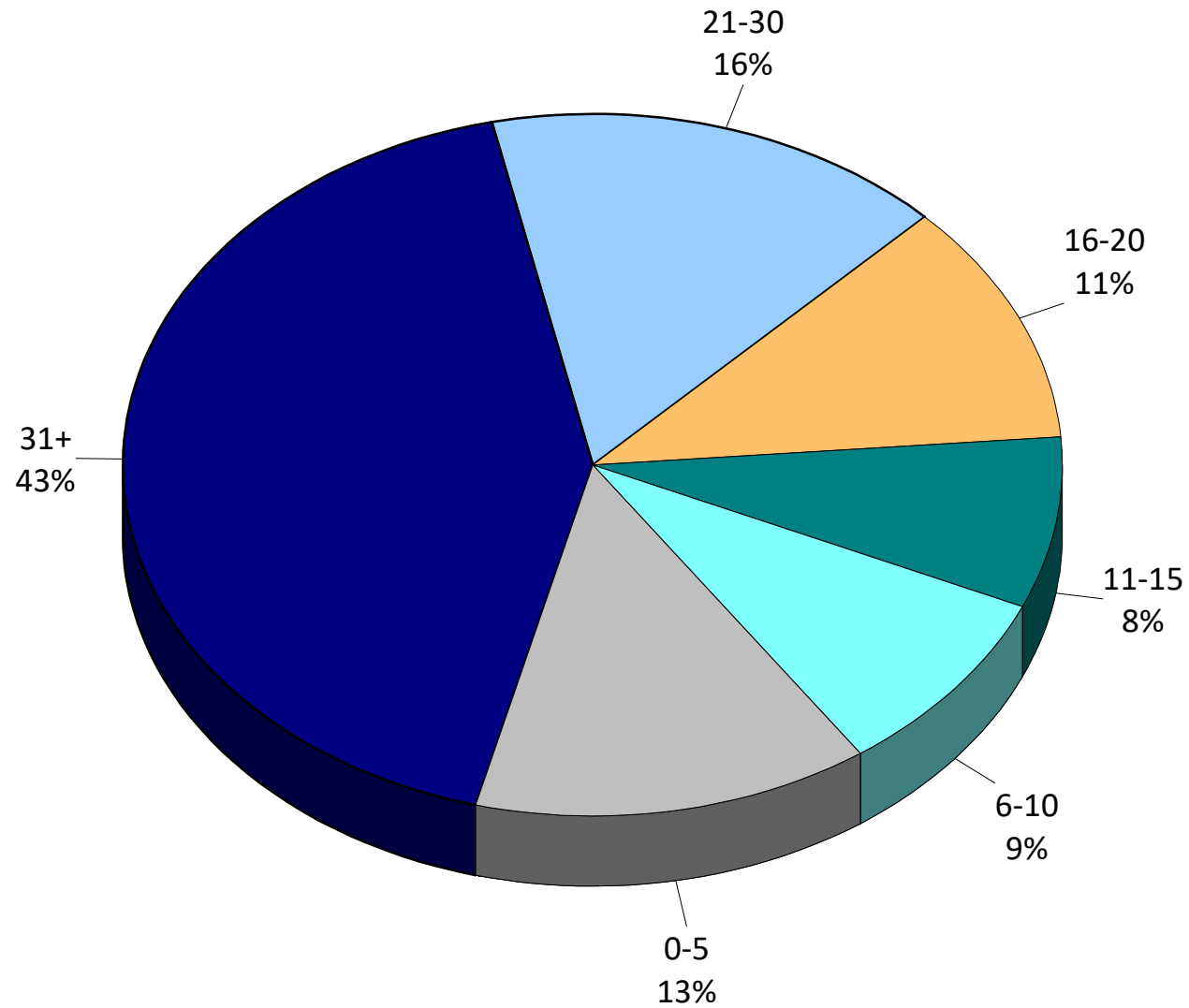
Q31. How would you describe the general physical condition of your home?

by percentage of respondents (excluding "not provided")



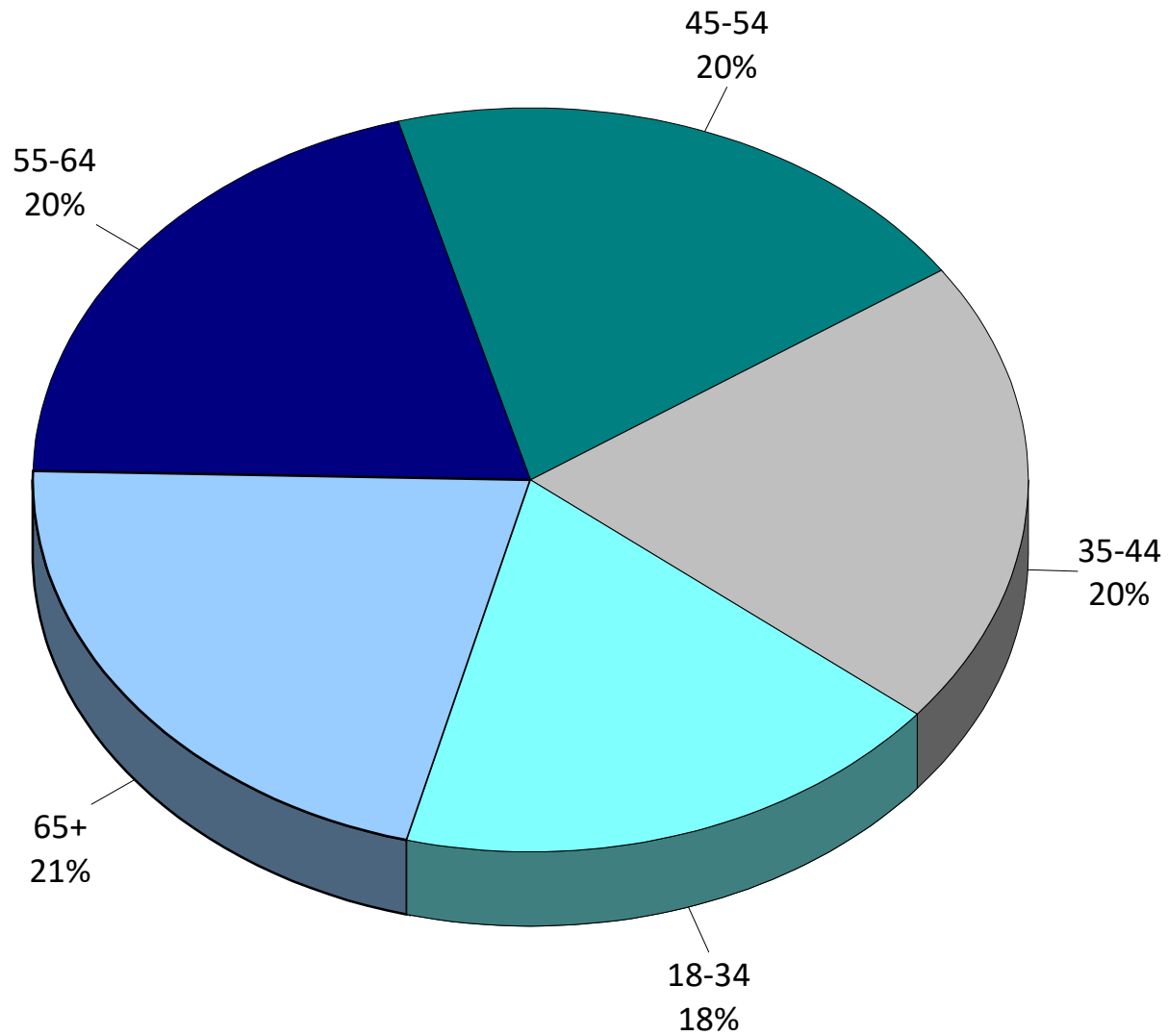
Q32. How many years have you lived in Midwest City?

by percentage of respondents (excluding "not provided")



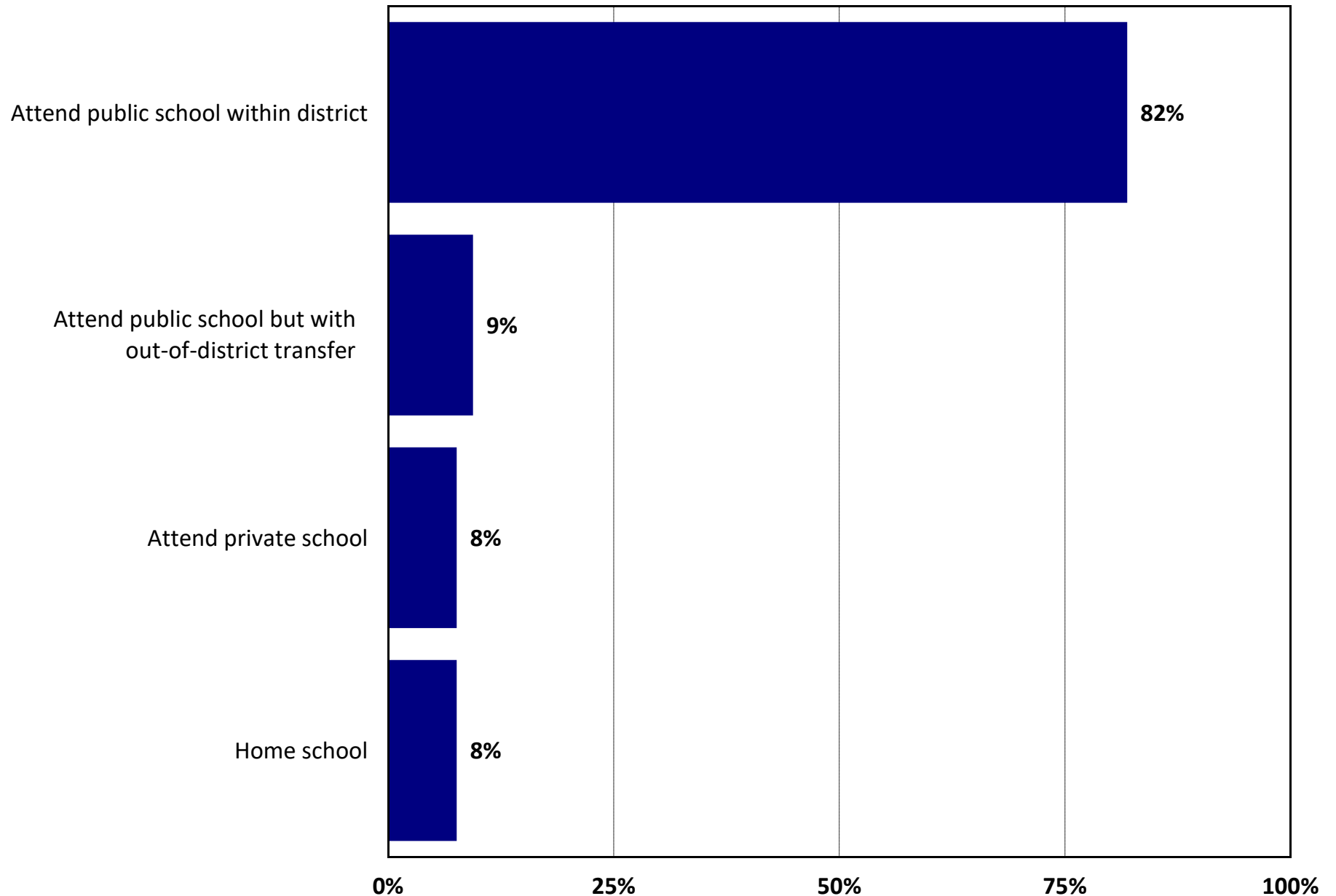
Q33. What is your age?

by percentage of respondents (excluding "not provided")



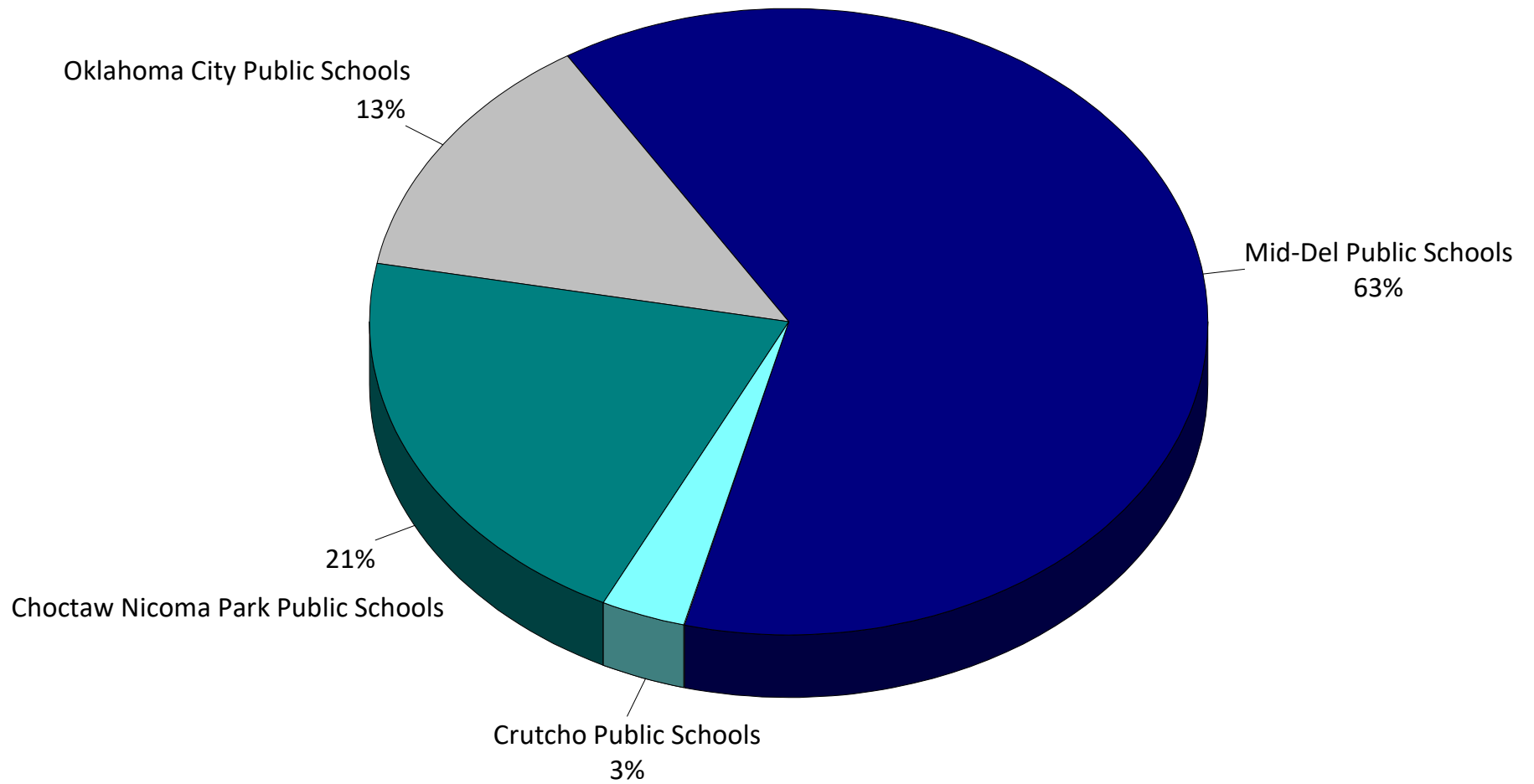
Q34. Please check the statement(s) that applies to members of your household.

by percentage of respondents (multiple choices could be made)



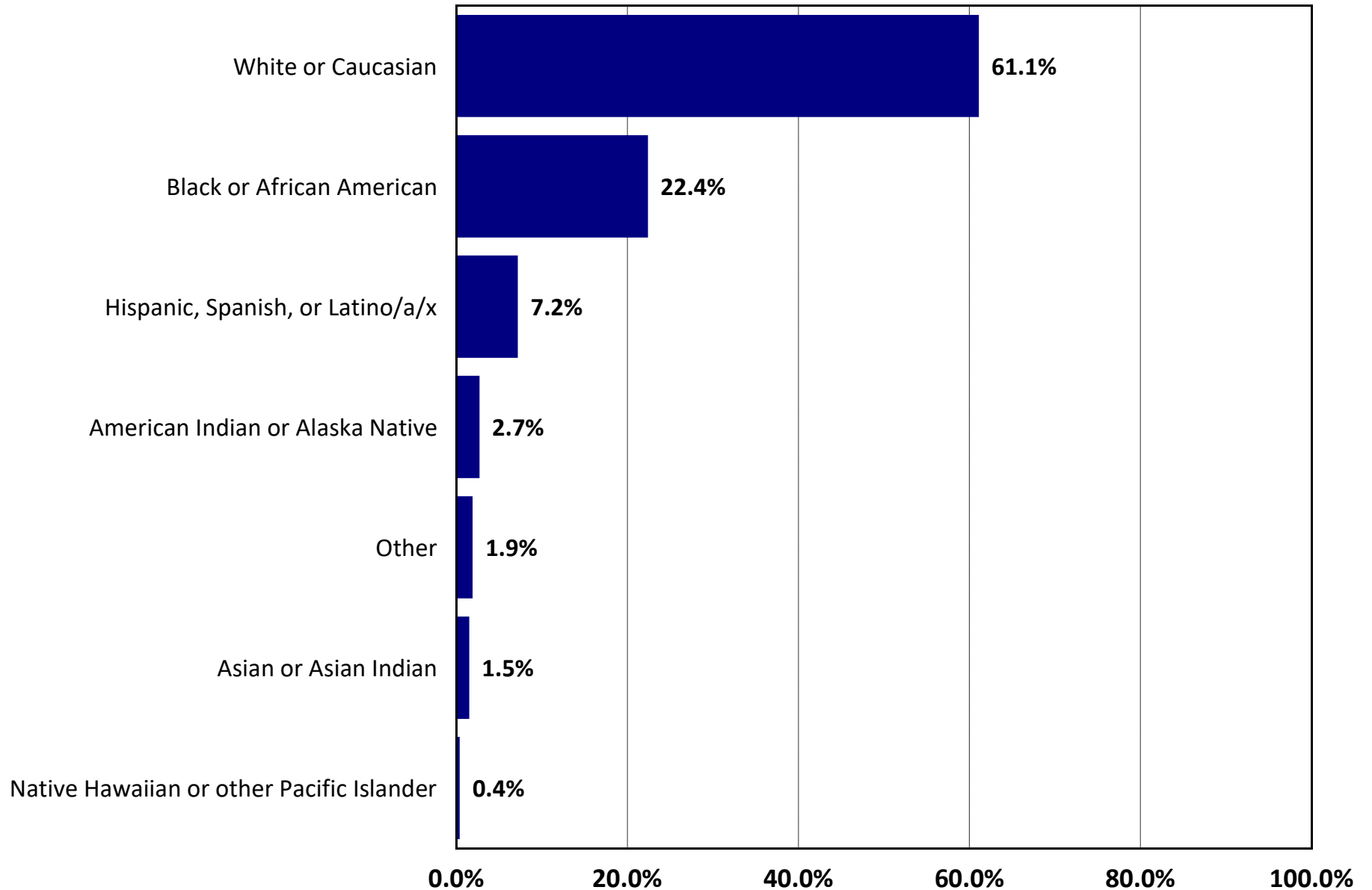
Q35. In what school district do you reside?

by percentage of respondents (excluding "not provided")



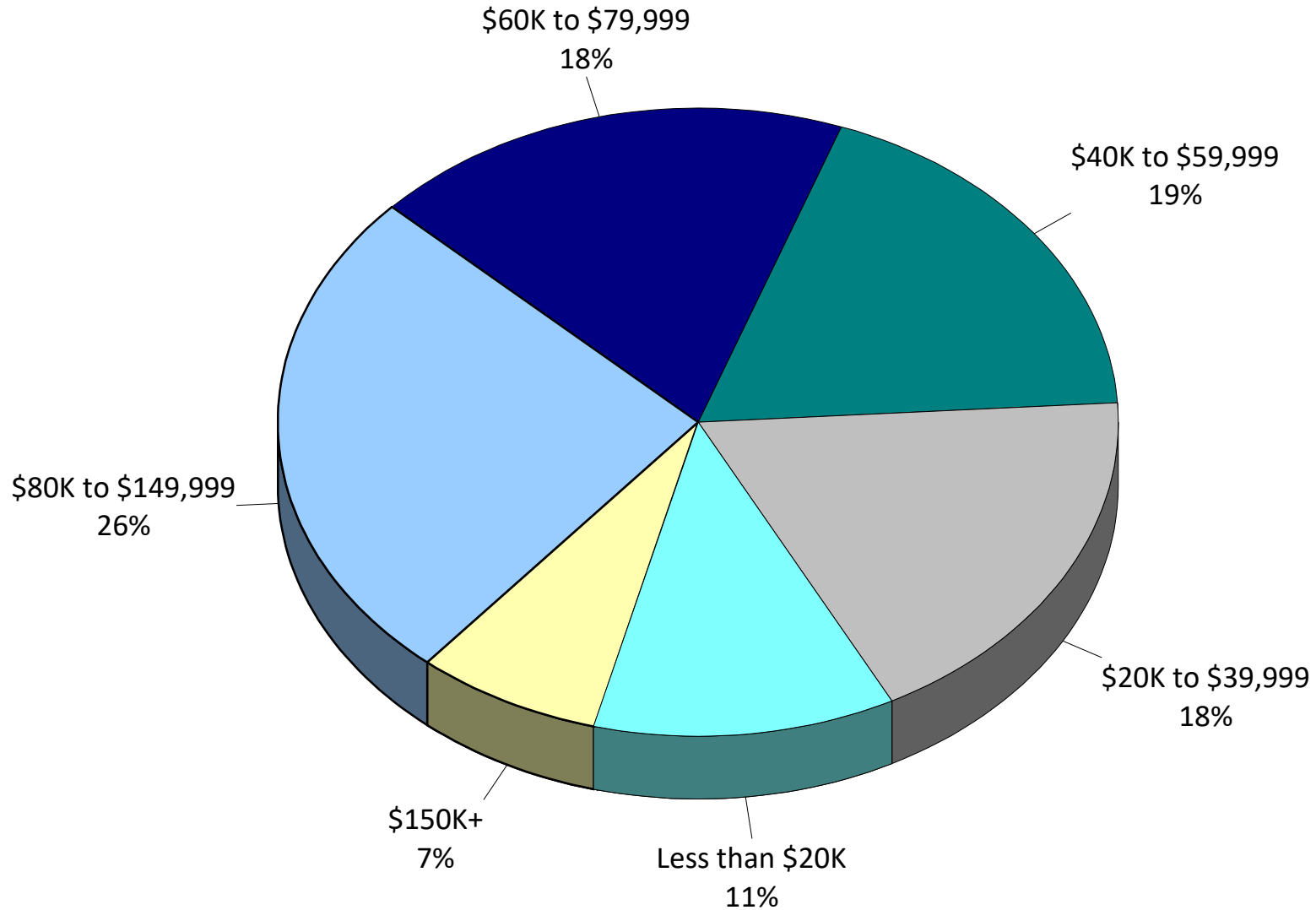
Q36. Which of the following best describes your race/ethnicity?

by percentage of respondents (multiple selections could be made)



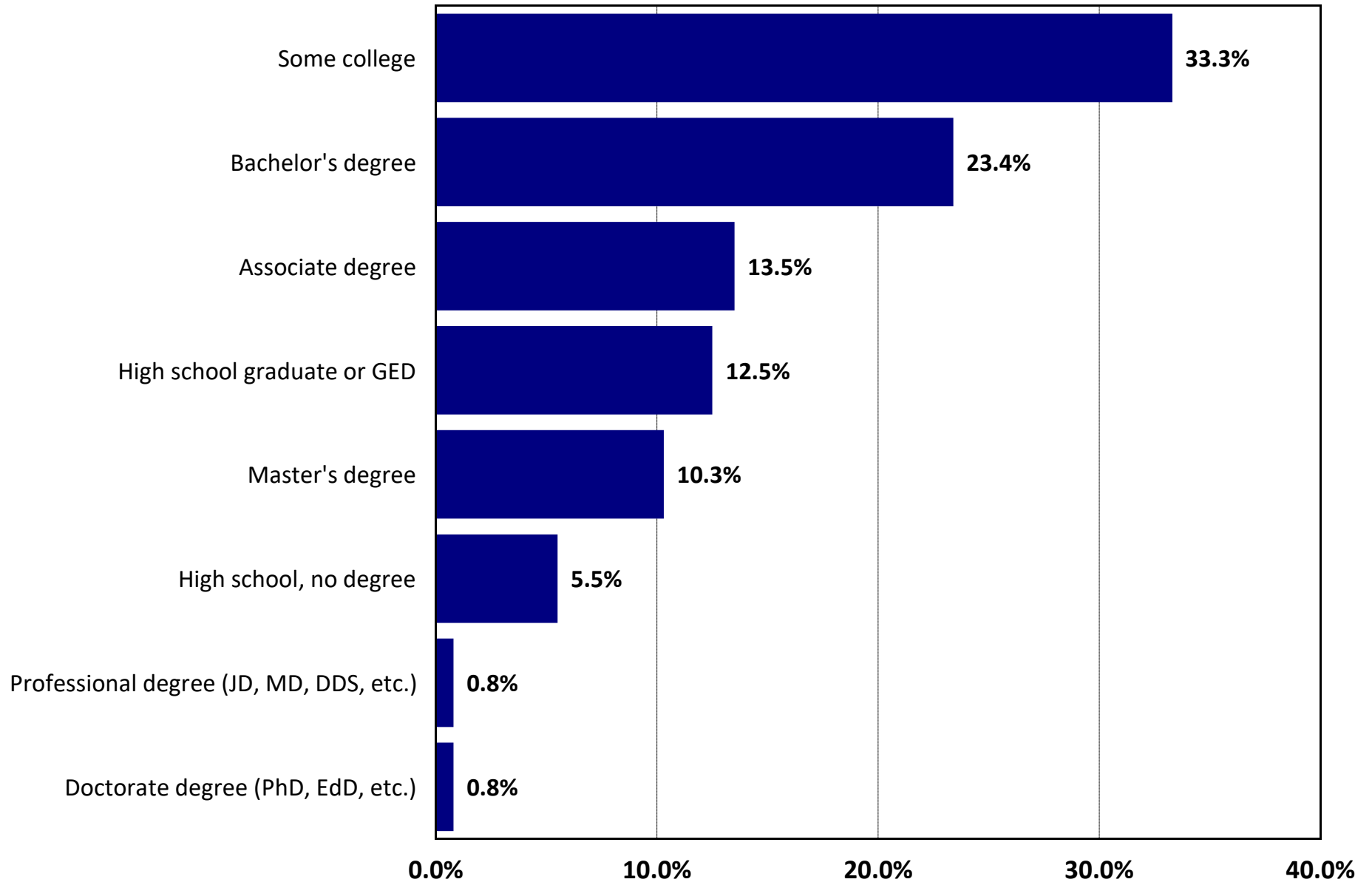
Q37. What is your household income?

by percentage of respondents (excluding "not provided")



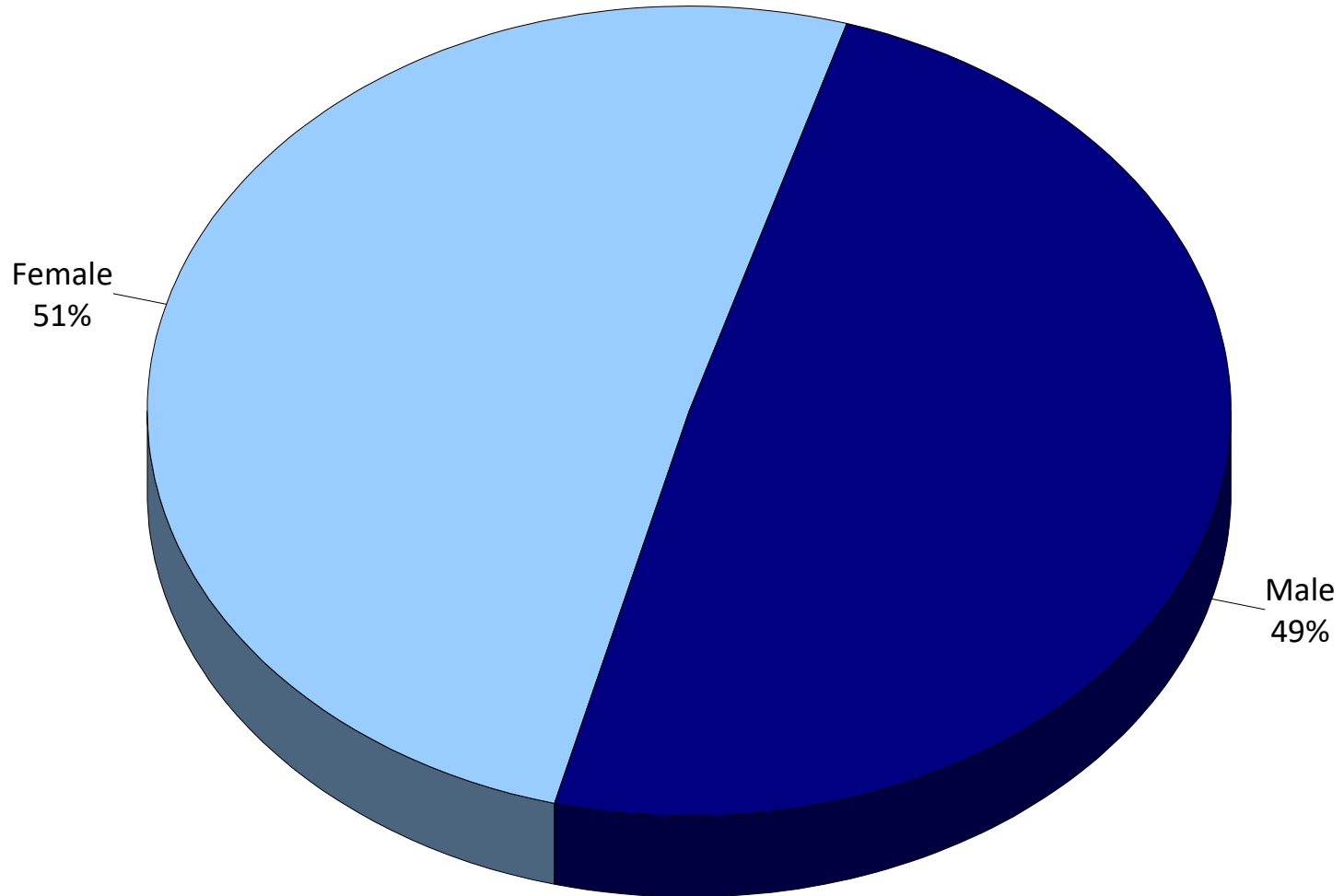
Q38. Please indicate your level of education

by percentage of respondents (excluding "not provided")



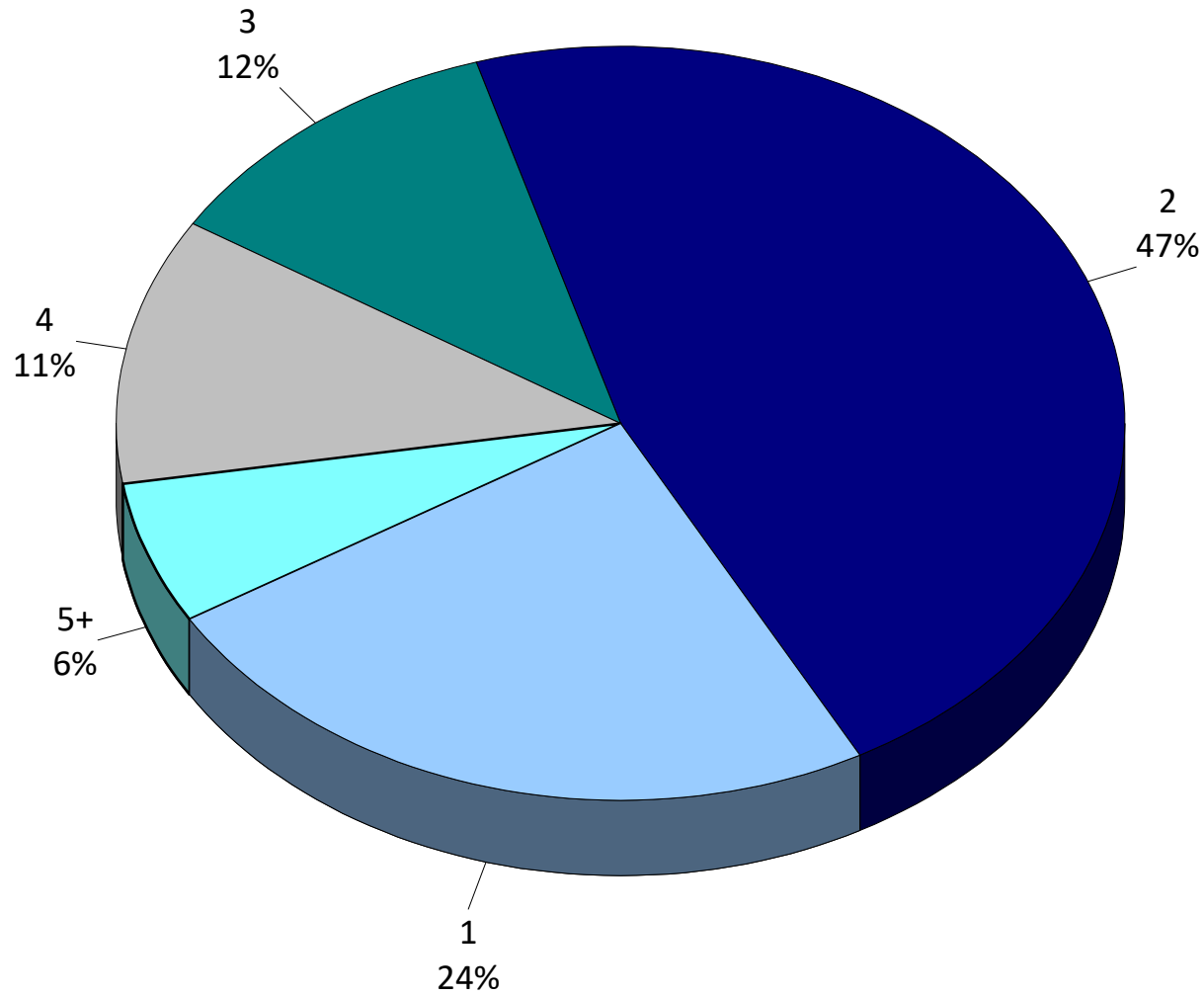
Q39. What is your gender?

by percentage of respondents (excluding "not provided")



Q42. How many people are in your household?

by percentage of respondents (excluding "not provided")



3

Importance-Satisfaction Rating

Importance-Satisfaction Analysis

Midwest City, OK

Overview

Today public officials have limited resources which need to be targeted to activities that are of the most benefit to their citizens. Two of the most important criteria for decision making are (1) to target resources toward services of the highest importance to citizens; and (2) to target resources toward those services where citizens are the least satisfied.

The Importance-Satisfaction (IS) rating is a unique tool that allows public officials to better understand both of these highly important decision making criteria for each of the services they are providing. The Importance-Satisfaction rating is based on the concept that public agencies will maximize overall customer satisfaction by emphasizing improvements in those areas where the level of satisfaction is relatively low and the perceived importance of the service is relatively high.

Overview

The rating is calculated by summing the percentage of responses for items selected as the first, second, and third most important services for the City to provide. The sum is then multiplied by 1 minus the percentage of respondents who indicated they were positively satisfied with the City's performance in the related area (the sum of the ratings of 4 and 5 on a 5-point scale excluding "Don't Know" responses). "Don't Know" responses are excluded from the calculation to ensure the satisfaction ratings among service categories are comparable. [IS=Importance x (1-Satisfaction)].

Example of the Calculation: Respondents were asked to identify the major categories of City services they thought should receive the most emphasis over the next two years. Thirty percent (30%) of respondents selected *quality of City water and sewer services* as one of the most important services for the City to provide.

With regard to satisfaction, 61% of respondents surveyed rated *City water and sewer services* as a "4" or "5" on a 5-point scale (where "5" means "Very Satisfied") excluding "don't know" responses. The I-S rating was calculated by multiplying the sum of the most important percentages by 1 minus the sum of the satisfaction percentages. In this example 30% was multiplied by 39% (1-0.61). This calculation yielded an I-S rating of 0.1195 which ranked 5 out of 10 major service categories.

The maximum rating is 1.00 and would be achieved when 100% of the respondents select an item as one of their top three choices to emphasize over the next two years and 0% indicate they are positively satisfied with the delivery of the service.

The lowest rating is 0.00 and could be achieved under either of the following two situations:

- If 100% of the respondents were positively satisfied with the delivery of the service

- If none (0%) of the respondents selected the service as one for the three most important areas for the City to emphasize over the next two years.

Interpreting the Ratings

Ratings that are greater than or equal to 0.20 identify areas that should receive significantly more emphasis over the next two years. Ratings from 0.10 to 0.20 identify service areas that should receive increased emphasis. Ratings less than 0.10 should continue to receive the current level of emphasis.

- *Definitely Increase Emphasis* (IS > 0.20)
- *Increase Current Emphasis* (IS = 0.10-0.20)
- *Maintain Current Emphasis* (IS < 0.10)

The results for Midwest City are provided on the following pages.

2024 Importance-Satisfaction Rating

Midwest City Citizen Satisfaction Survey

Major Categories of City Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Overall maintenance of city streets, buildings and facilities	56%	1	50%	9	0.2794	1
Overall enforcement of city codes and ordinances	35%	4	40%	10	0.2131	2
High Priority (IS .10-.20)						
Overall flow of traffic and congestion management in the city	36%	3	50%	8	0.1805	3
Overall quality of city parks, recreation programs and facilities	37%	2	66%	4	0.1258	4
Overall quality of city water and sewer utilities	30%	6	61%	6	0.1195	5
Medium Priority (IS <.10)						
Overall effectiveness of city communication with the public	19%	7	59%	7	0.0777	6
Overall quality of the city's stormwater runoff/stormwater management system	12%	9	61%	5	0.0455	7
Overall quality of police, fire, and EMS	33%	5	87%	1	0.0435	8
Overall quality of the city's solid waste system - trash, recycling, yard waste	15%	8	73%	3	0.0407	9
Overall quality of customer service you receive from city employees	6%	10	75%	2	0.0138	10

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating

Midwest City Citizen Satisfaction Survey

City Maintenance

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
Timing of traffic signals on city streets	25%	1	45%	10	0.1383	1
Condition of major city streets	24%	2	53%	6	0.1109	2
Pedestrian accessibility	21%	3	50%	8	0.1038	3
Traffic flow on major city streets	21%	4	51%	7	0.1008	4
Medium Priority (IS <.10)						
Condition of sidewalks in your neighborhood	14%	9	37%	11	0.0898	5
Condition of streets in your neighborhood	18%	5	56%	4	0.0799	6
Condition of pavement markings on city streets	16%	7	50%	9	0.0781	7
Overall cleanliness of streets and public areas	16%	6	54%	5	0.0728	8
Adequacy of city street lighting	15%	8	57%	2	0.0645	9
Appearance and condition of city medians, rights-of-ways & public areas	9%	10	58%	1	0.0387	10
Condition of landscaping along public streets	9%	11	57%	3	0.0369	11

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating

Midwest City Citizen Satisfaction Survey

Police Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
Visibility of police in neighborhoods	45%	1	56%	4	0.1971	1
Efforts to prevent crime	40%	2	55%	6	0.1804	2
Medium Priority (IS <.10)						
Enforcement of traffic laws	22%	3	56%	5	0.0966	3
Quality of juvenile services	14%	6	32%	9	0.0922	4
Visibility of police in retail areas	20%	4	60%	3	0.0810	5
Police safety education programs	12%	7	51%	8	0.0586	6
Quality of police protection	17%	5	79%	1	0.0351	7
Quality and accessibility of municipal court services	4%	9	53%	7	0.0173	8
Police response time	7%	8	75%	2	0.0163	9

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating

Midwest City Citizen Satisfaction Survey

Fire Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Disaster preparedness public education	55%	1	55%	5	0.2449	1
High Priority (IS .10-.20)						
Quality of fire safety education programs	41%	2	69%	4	0.1275	2
Medium Priority (IS <.10)						
Quality of fire emergency medical services	29%	3	90%	2	0.0285	3
Fire personnel emergency response time	18%	5	89%	3	0.0207	4
Quality of fire protection	22%	4	92%	1	0.0177	5

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating Midwest City Citizen Satisfaction Survey Code Enforcement & Neighborhood Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<u>Very High Priority (IS >.20)</u>						
Enforcement of overgrown lots, abandoned vehicles, graffiti	42%	2	26%	9	0.3076	1
Enforcing exterior maintenance & residential property upkeep	46%	1	35%	6	0.2976	2
Efforts to remove dilapidated structures	38%	3	24%	10	0.2907	3
Efforts to identify abandoned or unsecured properties	38%	4	27%	8	0.2778	4
City effort to enforce code violations	34%	5	36%	5	0.2189	5
<u>High Priority (IS .10-.20)</u>						
Enforcement of parking on grass in front yard	17%	6	28%	7	0.1205	6
<u>Medium Priority (IS <.10)</u>						
Overall responsiveness of code enforcement staff	13%	8	44%	4	0.0742	7
Cleanliness in your neighborhood	15%	7	61%	1	0.0587	8
Importance of neighborhood associations	10%	9	53%	2	0.0484	9
Overall responsiveness of Neighborhood Services staff	6%	10	45%	3	0.0320	10

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating Midwest City Citizen Satisfaction Survey Animal Welfare Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<u>Very High Priority (IS >.20)</u>						
Animal welfare services provided by Midwest City	68%	1	65%	2	0.2363	1
Response time from Animal Welfare staff	46%	2	52%	3	0.2185	2
<u>High Priority (IS .10-.20)</u>						
Accessibility of Animal Services Center in Midwest City	40%	3	67%	1	0.1333	3

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2024 Importance-Satisfaction Rating

Midwest City Citizen Satisfaction Survey

Parks & Recreation

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
Quality of city parks	45%	1	64%	5	0.1614	1
Picnic, pavilion areas, playgrounds at city parks	28%	2	52%	13	0.1336	2
Medium Priority (IS <.10)						
Quality of Senior Center programs and services	19%	4	51%	14	0.0945	3
Amount of walking and biking trails	23%	3	68%	3	0.0751	4
Quality and condition of splash pad	13%	8	46%	16	0.0677	5
Quality of city sponsored events & activities	17%	6	64%	6	0.0619	6
Quality of youth sports programs	12%	10	50%	15	0.0616	7
Quality and condition of swimming pool	12%	9	55%	11	0.0554	8
Customer service at city parks & facilities	12%	11	53%	12	0.0553	9
Number and location of city parks	18%	5	69%	2	0.0547	10
Quality of Library	14%	7	75%	1	0.0342	11
Quality of adult sports programs	5%	13	40%	17	0.0299	12
Quality/condition of Nick Harroz Community Center	6%	12	57%	10	0.0261	13
Quality/condition of Hidden Creek Golf Course	5%	14	57%	9	0.0194	14
Quality of outdoor athletic fields	4%	16	58%	8	0.0152	15
Quality and condition of John Conrad Golf Course	4%	15	67%	4	0.0144	16
Quality and condition of Delta Hotels at Reed Conference Center	3%	17	61%	7	0.0124	17

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders over the next two years.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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Benchmarks

Benchmarking Summary Report

Midwest City, OK

Overview

ETC Institute's *DirectionFinder* program was originally developed in 1999 to help community leaders across the United States use statistically valid community survey data as a tool for making better decisions. Since November of 1999, the survey has been administered in more than 500 cities in 49 states. Most participating cities conduct the survey on an annual or biennial basis.

This report contains benchmarking data from a national survey that was administered by ETC Institute during the summer of 2023 to a random sample of more than 10,000 residents across the United States. Midwest City is compared to national results as well as the Plains region which includes Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, North Dakota, South Dakota, Oklahoma, and Wisconsin.

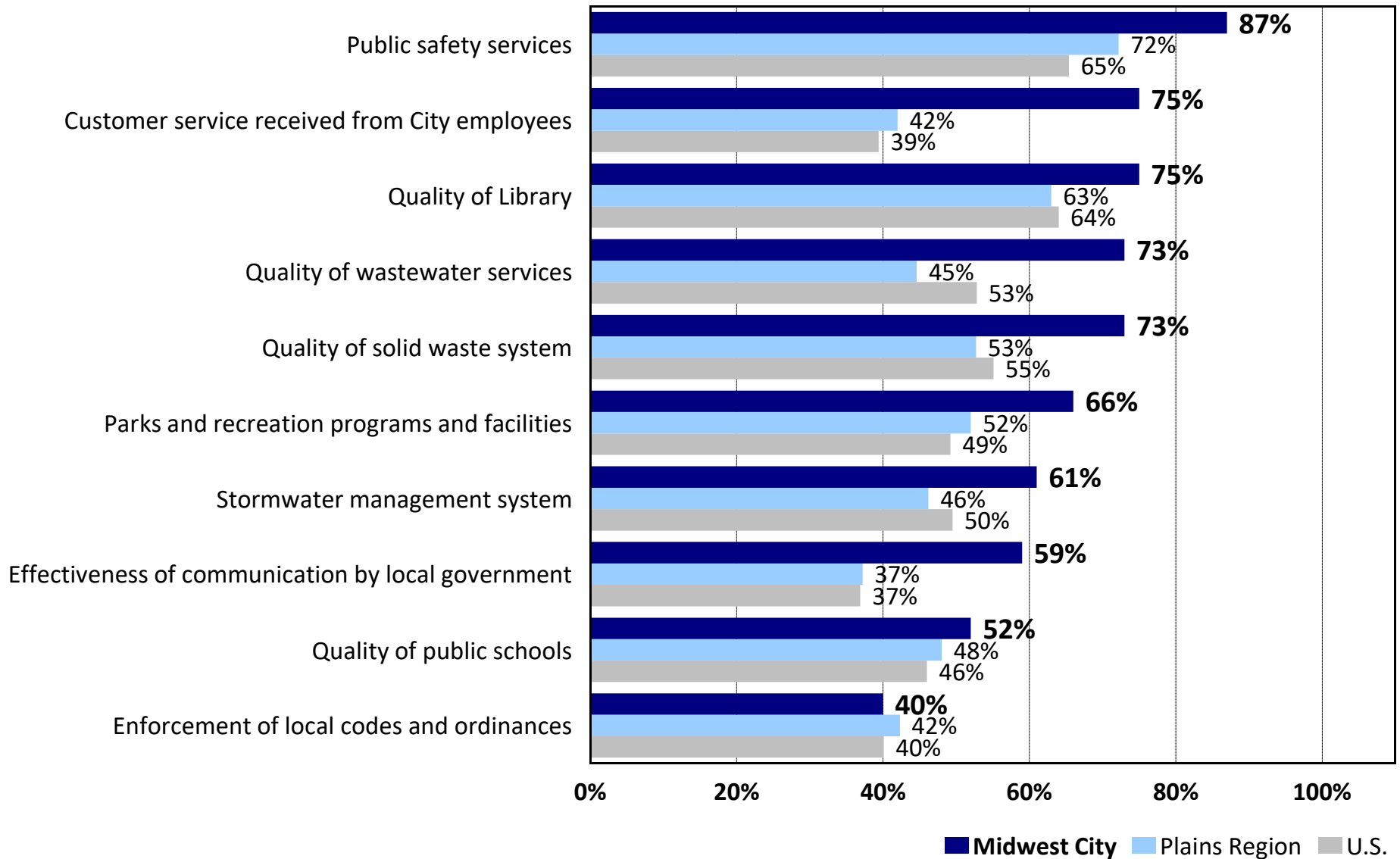
National Benchmarks

Note: The benchmarking data contained in this report is protected intellectual property. Any reproduction of the benchmarking information in this report by persons or organizations not directly affiliated with Midwest City is not authorized without written consent from ETC Institute.

Major City Services

Midwest City vs. Plains Region vs. U.S.

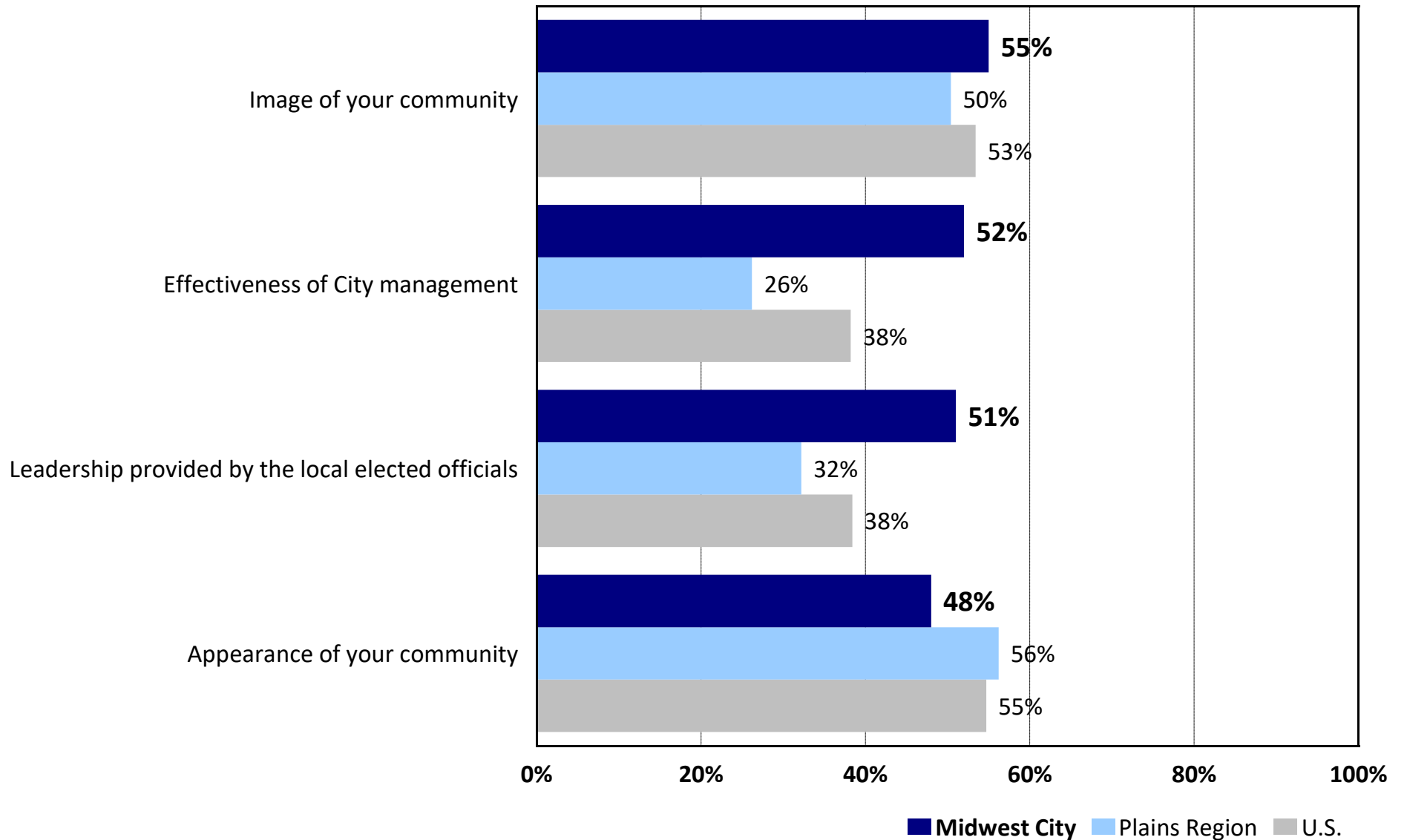
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Perceptions

Midwest City vs. Plains Region vs. U.S.

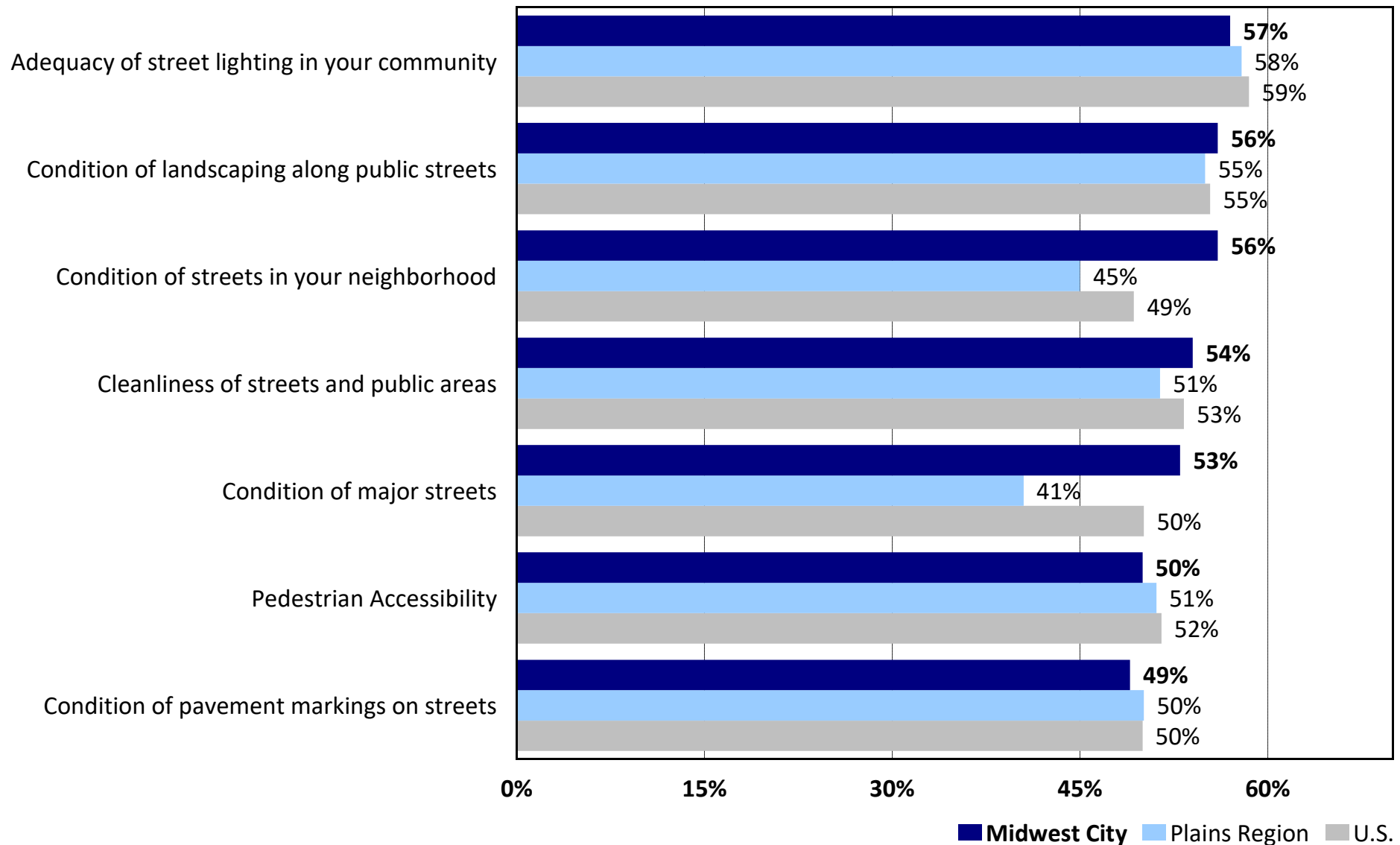
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



City Maintenance

Midwest City vs. Plains Region vs. U.S.

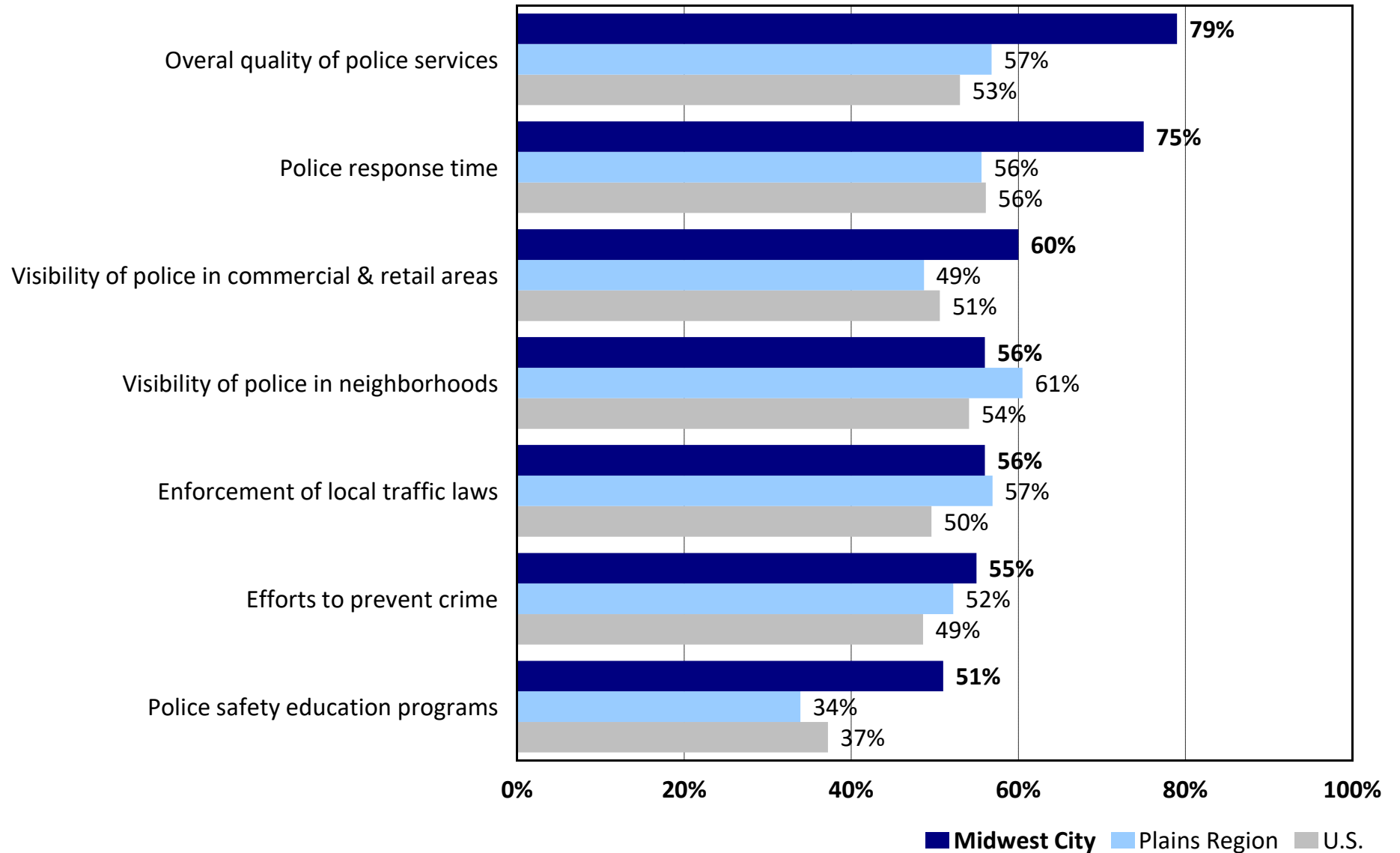
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Police Services

Midwest City vs. Plains Region vs. U.S.

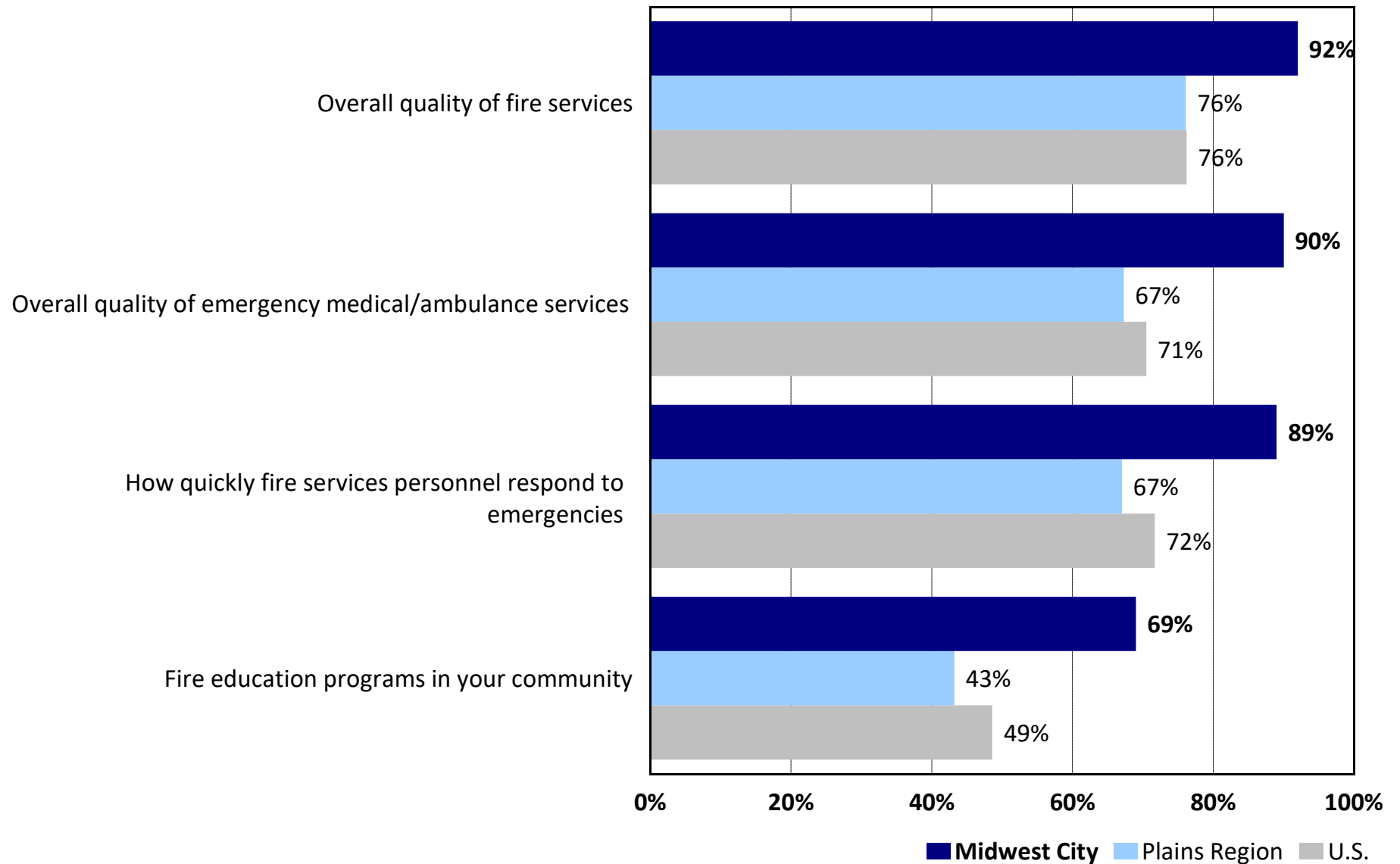
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Police/Fire/Ambulance Services

Midwest City vs. Plains Region vs. U.S.

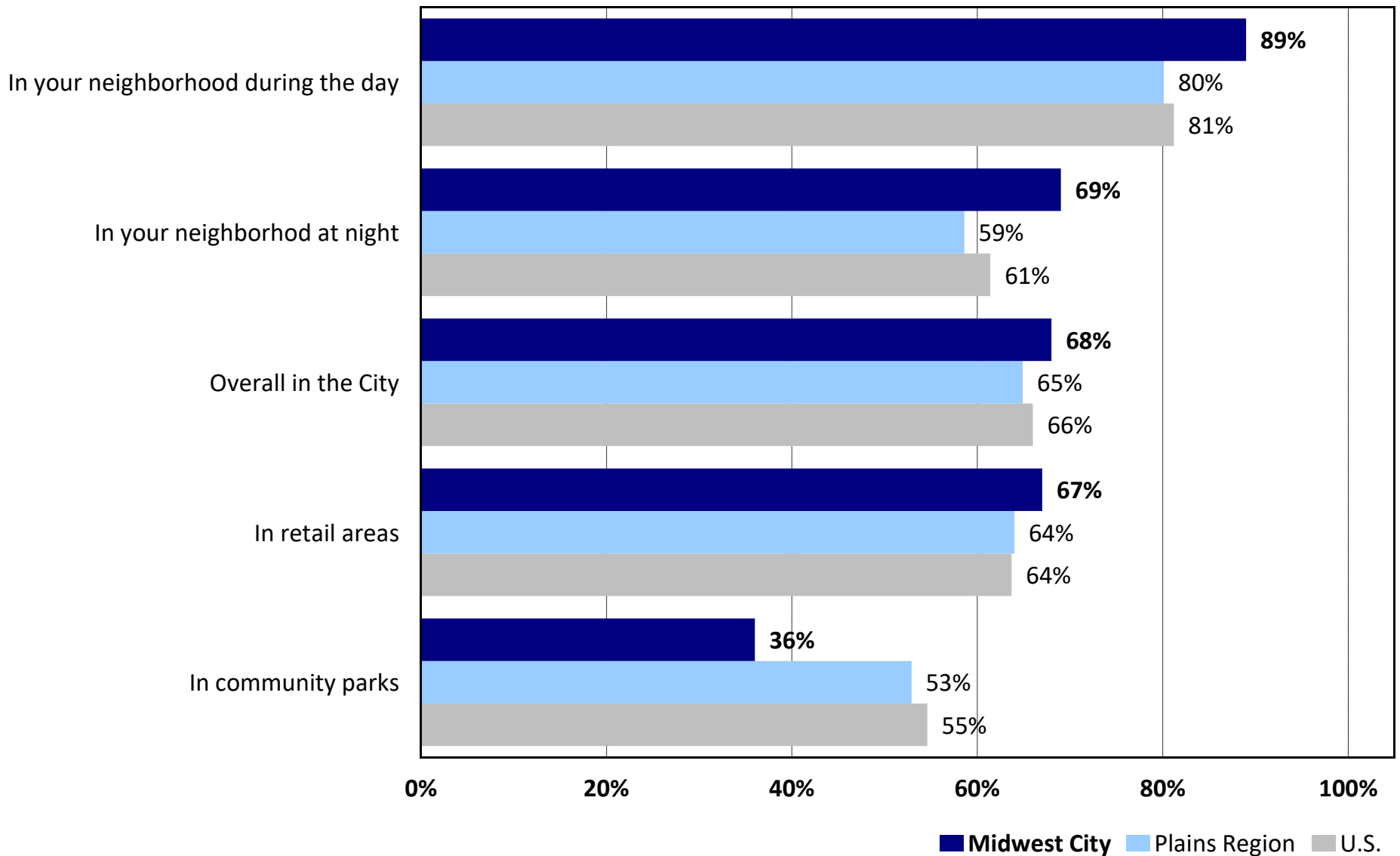
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Feeling of Safety

Midwest City vs. Plains Region vs. U.S.

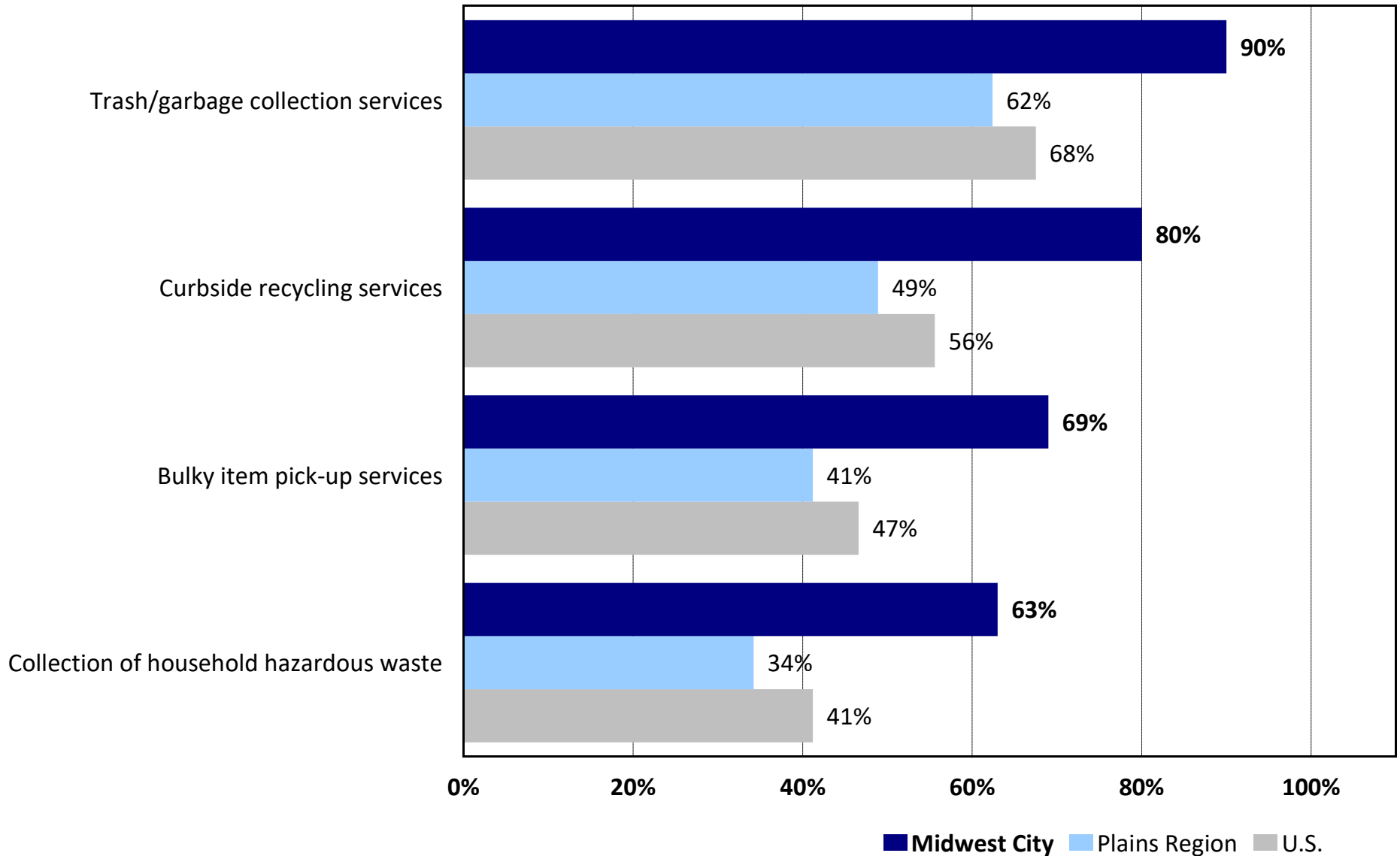
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Sanitation & Public Works Services

Midwest City vs. Plains Region vs. U.S.

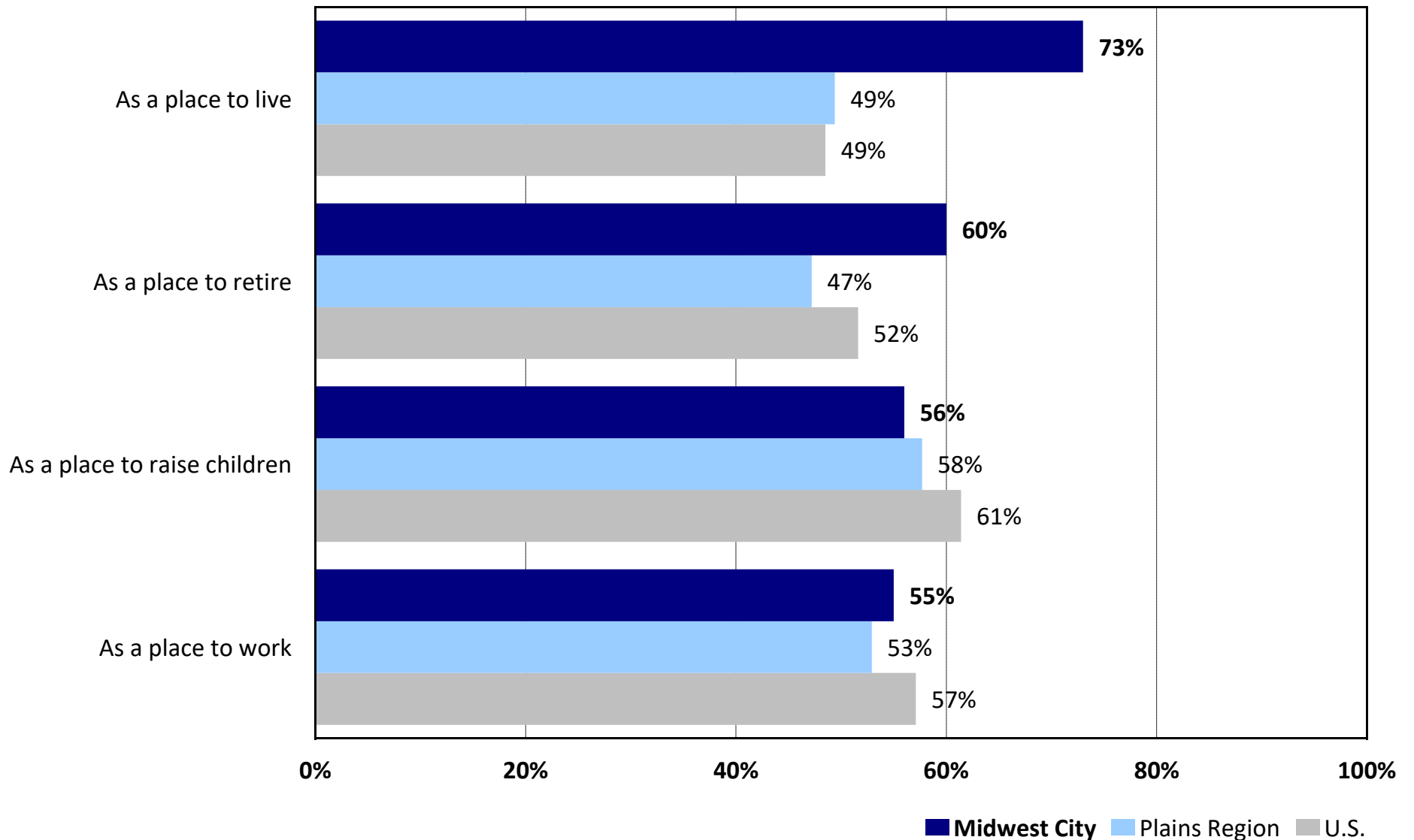
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Overall Ratings

Midwest City vs. Plains Region vs. U.S.

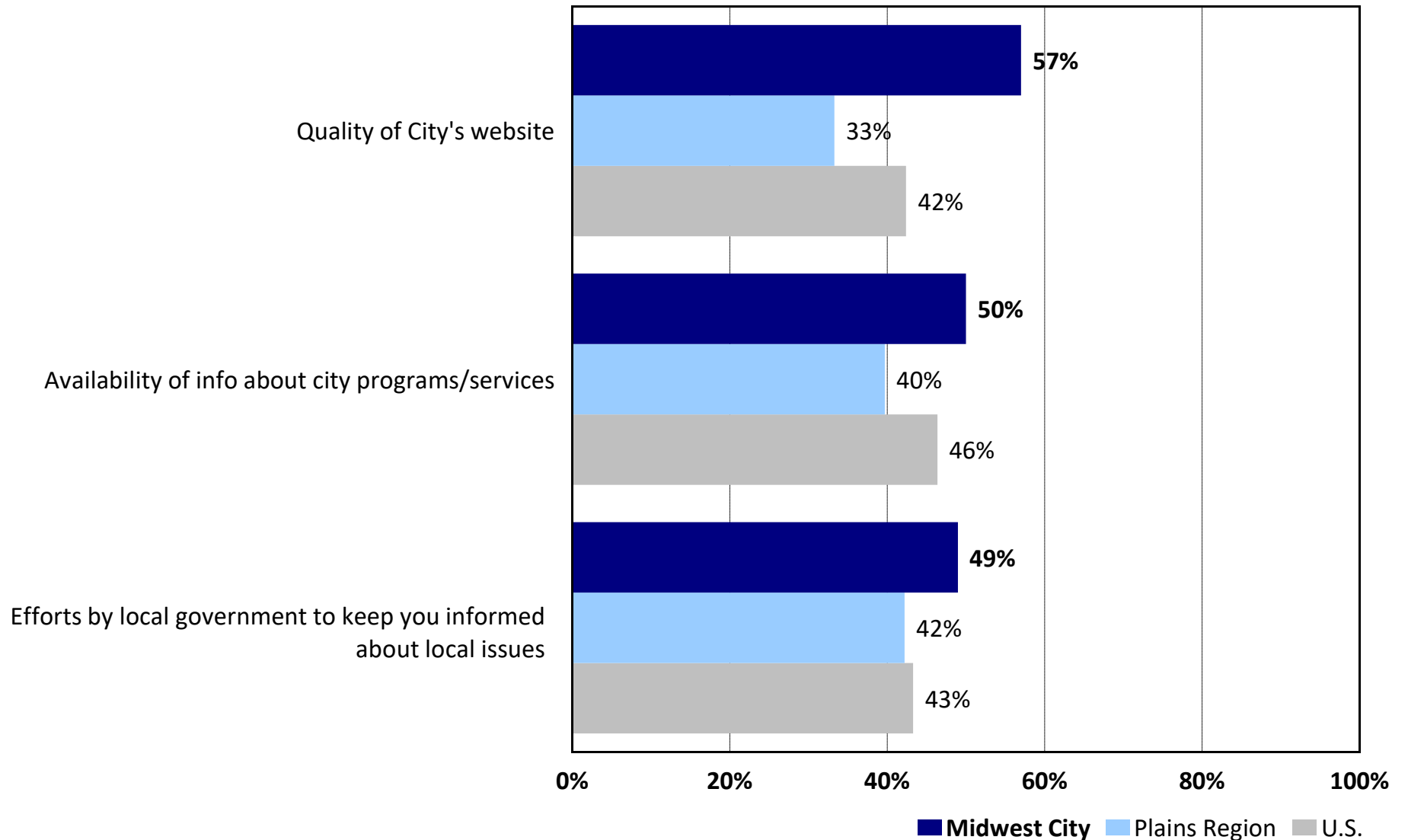
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Communication

Midwest City vs. Plains Region vs. U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



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Tabular Data

Council District:

<u>Council District</u>	<u>Number</u>	<u>Percent</u>
1	79	15.3 %
2	100	19.3 %
3	73	14.1 %
4	96	18.6 %
5	69	13.3 %
6	100	19.3 %
Total	517	100.0 %

Q1. City Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your overall satisfaction with major categories of services provided by Midwest City.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q1-1. Overall quality of police, fire, & emergency medical services	45.6%	37.1%	8.9%	2.9%	1.0%	4.4%
Q1-2. Overall quality of City parks, recreation programs & facilities	17.2%	47.0%	17.2%	12.4%	3.3%	2.9%
Q1-3. Overall maintenance of City streets, buildings & facilities	11.6%	38.1%	21.9%	20.5%	7.0%	1.0%
Q1-4. Overall quality of City water & sewer utilities	20.3%	38.7%	20.5%	13.3%	4.4%	2.7%
Q1-5. Overall enforcement of City codes & ordinances	11.8%	26.3%	28.4%	17.6%	11.6%	4.3%
Q1-6. Overall quality of customer service you receive from City employees	29.4%	41.0%	17.0%	4.4%	1.5%	6.6%
Q1-7. Overall effectiveness of City communication with the public	18.6%	38.7%	25.9%	11.0%	2.7%	3.1%
Q1-8. Overall quality of City's stormwater runoff/stormwater management system	15.1%	41.6%	24.2%	8.9%	3.5%	6.8%
Q1-9. Overall flow of traffic & congestion management in City	11.8%	38.1%	23.2%	18.2%	7.7%	1.0%
Q1-10. Overall quality of City's solid waste system-trash, recycling, yard waste	23.6%	48.5%	16.2%	7.9%	1.9%	1.7%

(WITHOUT "DON'T KNOW")**Q1. City Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your overall satisfaction with major categories of services provided by Midwest City. (without "don't know")**

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q1-1. Overall quality of police, fire, & emergency medical services	47.8%	38.9%	9.3%	3.0%	1.0%
Q1-2. Overall quality of City parks, recreation programs & facilities	17.7%	48.4%	17.7%	12.7%	3.4%
Q1-3. Overall maintenance of City streets, buildings & facilities	11.7%	38.5%	22.1%	20.7%	7.0%
Q1-4. Overall quality of City water & sewer utilities	20.9%	39.8%	21.1%	13.7%	4.6%
Q1-5. Overall enforcement of City codes & ordinances	12.3%	27.5%	29.7%	18.4%	12.1%
Q1-6. Overall quality of customer service you receive from City employees	31.5%	43.9%	18.2%	4.8%	1.7%
Q1-7. Overall effectiveness of City communication with the public	19.2%	39.9%	26.7%	11.4%	2.8%
Q1-8. Overall quality of City's stormwater runoff/stormwater management system	16.2%	44.6%	25.9%	9.5%	3.7%
Q1-9. Overall flow of traffic & congestion management in City	11.9%	38.5%	23.4%	18.4%	7.8%
Q1-10. Overall quality of City's solid waste system-trash, recycling, yard waste	24.0%	49.4%	16.5%	8.1%	2.0%

Q2. Which THREE of the major categories of City Services do you think should receive the most emphasis from City leaders over the next TWO Years?

<u>Q2. Top choice</u>	<u>Number</u>	<u>Percent</u>
Overall quality of police, fire, & emergency medical services	84	16.2 %
Overall quality of City parks, recreation programs & facilities	70	13.5 %
Overall maintenance of City streets, buildings & facilities	107	20.7 %
Overall quality of City water & sewer utilities	53	10.3 %
Overall enforcement of City codes & ordinances	69	13.3 %
Overall quality of customer service you receive from City employees	8	1.5 %
Overall effectiveness of City communication with the public	13	2.5 %
Overall quality of City's stormwater runoff/stormwater management system	19	3.7 %
Overall flow of traffic & congestion management in City	52	10.1 %
Overall quality of City's solid waste system-trash, recycling, yard waste	17	3.3 %
<u>None chosen</u>	<u>25</u>	<u>4.8 %</u>
Total	517	100.0 %

Q2. Which THREE of the major categories of City Services do you think should receive the most emphasis from City leaders over the next TWO Years?

<u>Q2. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Overall quality of police, fire, & emergency medical services	39	7.5 %
Overall quality of City parks, recreation programs & facilities	55	10.6 %
Overall maintenance of City streets, buildings & facilities	114	22.1 %
Overall quality of City water & sewer utilities	51	9.9 %
Overall enforcement of City codes & ordinances	65	12.6 %
Overall quality of customer service you receive from City employees	9	1.7 %
Overall effectiveness of City communication with the public	39	7.5 %
Overall quality of City's stormwater runoff/stormwater management system	22	4.3 %
Overall flow of traffic & congestion management in City	64	12.4 %
Overall quality of City's solid waste system-trash, recycling, yard waste	28	5.4 %
<u>None chosen</u>	<u>31</u>	<u>6.0 %</u>
Total	517	100.0 %

Q2. Which THREE of the major categories of City Services do you think should receive the most emphasis from City leaders over the next TWO Years?

Q2. 3rd choice	Number	Percent
Overall quality of police, fire, & emergency medical services	46	8.9 %
Overall quality of City parks, recreation programs & facilities	67	13.0 %
Overall maintenance of City streets, buildings & facilities	69	13.3 %
Overall quality of City water & sewer utilities	53	10.3 %
Overall enforcement of City codes & ordinances	49	9.5 %
Overall quality of customer service you receive from City employees	12	2.3 %
Overall effectiveness of City communication with the public	46	8.9 %
Overall quality of City's stormwater runoff/stormwater management system	19	3.7 %
Overall flow of traffic & congestion management in City	72	13.9 %
Overall quality of City's solid waste system-trash, recycling, yard waste	34	6.6 %
None chosen	50	9.7 %
Total	517	100.0 %

(SUM OF TOP 3)

Q2. Which THREE of the major categories of City Services do you think should receive the most emphasis from City leaders over the next TWO Years? (top 3)

Q2. Top choice	Number	Percent
Overall quality of police, fire, & emergency medical services	169	32.7 %
Overall quality of City parks, recreation programs & facilities	192	37.1 %
Overall maintenance of City streets, buildings & facilities	290	56.1 %
Overall quality of City water & sewer utilities	157	30.4 %
Overall enforcement of City codes & ordinances	183	35.4 %
Overall quality of customer service you receive from City employees	29	5.6 %
Overall effectiveness of City communication with the public	98	19.0 %
Overall quality of City's stormwater runoff/stormwater management system	60	11.6 %
Overall flow of traffic & congestion management in City	188	36.4 %
Overall quality of City's solid waste system-trash, recycling, yard waste	79	15.3 %
None chosen	25	4.8 %
Total	1470	

Q3. Perceptions. Several items that may influence your perception of Midwest City are listed below. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with each item listed.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q3-1. Midwest City as a place to live	25.1%	47.8%	14.5%	9.1%	2.9%	0.6%
Q3-2. Midwest City as a place to raise children	16.1%	36.6%	25.1%	11.6%	4.6%	6.0%
Q3-3. Midwest City as a place to work	15.9%	32.7%	29.6%	7.0%	2.5%	12.4%
Q3-4. Midwest City as a place to retire	20.1%	36.4%	22.2%	9.9%	6.4%	5.0%
Q3-5. Overall image of Midwest City	14.7%	39.7%	21.5%	15.9%	6.8%	1.5%
Q3-6. Overall quality of life in Midwest City	15.7%	49.9%	21.1%	9.5%	2.7%	1.2%
Q3-7. Overall appearance of Midwest City	10.3%	37.1%	21.7%	23.6%	6.0%	1.4%
Q3-8. City as a welcoming community for people of diverse backgrounds	17.2%	41.8%	25.7%	6.0%	2.5%	6.8%
Q3-9. Overall quality of leadership provided by City's elected officials	12.6%	34.4%	27.1%	11.4%	7.4%	7.2%
Q3-10. Overall effectiveness of City management	13.7%	35.0%	28.2%	12.4%	4.8%	5.8%

(WITHOUT "DON'T KNOW")

Q3. Perceptions. Several items that may influence your perception of Midwest City are listed below. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with each item listed. (without "don't know")

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q3-1. Midwest City as a place to live	25.3%	48.1%	14.6%	9.1%	2.9%
Q3-2. Midwest City as a place to raise children	17.1%	38.9%	26.7%	12.3%	4.9%
Q3-3. Midwest City as a place to work	18.1%	37.3%	33.8%	7.9%	2.9%
Q3-4. Midwest City as a place to retire	21.2%	38.3%	23.4%	10.4%	6.7%
Q3-5. Overall image of Midwest City	14.9%	40.3%	21.8%	16.1%	6.9%
Q3-6. Overall quality of life in Midwest City	15.9%	50.5%	21.3%	9.6%	2.7%
Q3-7. Overall appearance of Midwest City	10.4%	37.6%	22.0%	23.9%	6.1%
Q3-8. City as a welcoming community for people of diverse backgrounds	18.5%	44.8%	27.6%	6.4%	2.7%
Q3-9. Overall quality of leadership provided by City's elected officials	13.5%	37.1%	29.2%	12.3%	7.9%
Q3-10. Overall effectiveness of City management	14.6%	37.2%	30.0%	13.1%	5.1%

Q4. Equal Opportunity. Several statements are listed below regarding the availability of opportunities in Midwest City for residents of different races, cultures, and ethnicities. On a scale of 1 to 5, where 5 means "Strongly Agree" and 1 means "Strongly Disagree," please rate how you feel about each item listed.

(N=517)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Don't know
Q4-1. All residents are afforded same amount of respect	17.2%	37.7%	17.4%	12.0%	4.4%	11.2%
Q4-2. All residents receive same general opportunities	15.5%	39.1%	18.2%	12.0%	3.1%	12.2%
Q4-3. All residents receive same job opportunities	14.7%	28.6%	22.1%	11.2%	3.1%	20.3%
Q4-4. All residents receive same educational opportunities	16.1%	41.0%	14.3%	10.4%	5.0%	13.2%
Q4-5. All residents receive same healthcare options	14.7%	33.7%	19.1%	11.2%	4.1%	17.2%
Q4-6. All residents receive same treatment in justice system	14.1%	25.1%	20.3%	8.7%	6.6%	25.1%

(WITHOUT "DON'T KNOW")

Q4. Equal Opportunity. Several statements are listed below regarding the availability of opportunities in Midwest City for residents of different races, cultures, and ethnicities. On a scale of 1 to 5, where 5 means "Strongly Agree" and 1 means "Strongly Disagree," please rate how you feel about each item listed. (without "don't know")

(N=517)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Q4-1. All residents are afforded same amount of respect	19.4%	42.5%	19.6%	13.5%	5.0%
Q4-2. All residents receive same general opportunities	17.6%	44.5%	20.7%	13.7%	3.5%
Q4-3. All residents receive same job opportunities	18.4%	35.9%	27.7%	14.1%	3.9%
Q4-4. All residents receive same educational opportunities	18.5%	47.2%	16.5%	12.0%	5.8%
Q4-5. All residents receive same healthcare options	17.8%	40.7%	23.1%	13.6%	4.9%
Q4-6. All residents receive same treatment in justice system	18.9%	33.6%	27.1%	11.6%	8.8%

Q5. City Maintenance. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q5-1. Condition of major City streets	8.5%	43.7%	21.3%	19.7%	5.2%	1.5%
Q5-2. Condition of streets in your neighborhood	11.8%	42.9%	19.5%	17.8%	6.4%	1.5%
Q5-3. Condition of sidewalks in your neighborhood	8.3%	22.2%	21.3%	15.9%	14.5%	17.8%
Q5-4. Timing of traffic signals on City streets	7.7%	36.0%	20.7%	20.5%	13.0%	2.1%
Q5-5. Traffic flow on major City streets	8.5%	42.2%	23.2%	17.4%	7.4%	1.4%
Q5-6. Pedestrian accessibility (City sidewalk system/network, number/availability of sidewalks)	10.4%	37.3%	22.1%	15.9%	9.7%	4.6%
Q5-7. Appearance & condition of City medians, rights-of-way & public areas	11.0%	46.0%	24.0%	13.2%	3.5%	2.3%
Q5-8. Adequacy of City street lighting	9.7%	45.8%	19.1%	17.2%	6.0%	2.1%
Q5-9. Condition of pavement markings on City streets	8.1%	40.2%	23.6%	18.4%	7.2%	2.5%
Q5-10. Overall cleanliness of streets & public areas	9.9%	42.9%	25.9%	16.6%	3.1%	1.5%
Q5-11. Condition of landscaping along public streets	10.3%	45.6%	25.0%	14.5%	3.5%	1.2%

(WITHOUT "DON'T KNOW")**Q5. City Maintenance. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following services. (without "don't know")**

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q5-1. Condition of major City streets	8.6%	44.4%	21.6%	20.0%	5.3%
Q5-2. Condition of streets in your neighborhood	12.0%	43.6%	19.8%	18.1%	6.5%
Q5-3. Condition of sidewalks in your neighborhood	10.1%	27.1%	25.9%	19.3%	17.6%
Q5-4. Timing of traffic signals on City streets	7.9%	36.8%	21.1%	20.9%	13.2%
Q5-5. Traffic flow on major City streets	8.6%	42.7%	23.5%	17.6%	7.5%
Q5-6. Pedestrian accessibility (City sidewalk system/network, number/availability of sidewalks)	11.0%	39.1%	23.1%	16.6%	10.1%
Q5-7. Appearance & condition of City medians, rights-of-way & public areas	11.3%	47.1%	24.6%	13.5%	3.6%
Q5-8. Adequacy of City street lighting	9.9%	46.8%	19.6%	17.6%	6.1%
Q5-9. Condition of pavement markings on City streets	8.3%	41.3%	24.2%	18.8%	7.3%
Q5-10. Overall cleanliness of streets & public areas	10.0%	43.6%	26.3%	16.9%	3.1%
Q5-11. Condition of landscaping along public streets	10.4%	46.2%	25.2%	14.7%	3.5%

Q6. Which TWO of the City Maintenance services listed in Question 5 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q6. Top choice	Number	Percent
Condition of major City streets	89	17.2 %
Condition of streets in your neighborhood	53	10.3 %
Condition of sidewalks in your neighborhood	42	8.1 %
Timing of traffic signals on City streets	78	15.1 %
Traffic flow on major City streets	42	8.1 %
Pedestrian accessibility (City sidewalk system/network, number/availability of sidewalks)	54	10.4 %
Appearance & condition of City medians, rights-of-way & public areas	21	4.1 %
Adequacy of City street lighting	28	5.4 %
Condition of pavement markings on City streets	33	6.4 %
Overall cleanliness of streets & public areas	29	5.6 %
Condition of landscaping along public streets	17	3.3 %
None chosen	31	6.0 %
Total	517	100.0 %

Q6. Which TWO of the City Maintenance services listed in Question 5 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q6. 2nd choice	Number	Percent
Condition of major City streets	33	6.4 %
Condition of streets in your neighborhood	40	7.7 %
Condition of sidewalks in your neighborhood	32	6.2 %
Timing of traffic signals on City streets	51	9.9 %
Traffic flow on major City streets	65	12.6 %
Pedestrian accessibility (City sidewalk system/network, number/availability of sidewalks)	54	10.4 %
Appearance & condition of City medians, rights-of-way & public areas	27	5.2 %
Adequacy of City street lighting	49	9.5 %
Condition of pavement markings on City streets	47	9.1 %
Overall cleanliness of streets & public areas	52	10.1 %
Condition of landscaping along public streets	27	5.2 %
None chosen	40	7.7 %
Total	517	100.0 %

(SUM OF TOP 2 CHOICES)**Q6. Which TWO of the City Maintenance services listed in Question 5 do you think should receive the most emphasis from City leaders over the next TWO Years? (top 2)**

Q6. Top choice	Number	Percent
Condition of major City streets	122	23.6 %
Condition of streets in your neighborhood	93	18.0 %
Condition of sidewalks in your neighborhood	74	14.3 %
Timing of traffic signals on City streets	129	25.0 %
Traffic flow on major City streets	107	20.7 %
Pedestrian accessibility (City sidewalk system/network, number/availability of sidewalks)	108	20.9 %
Appearance & condition of City medians, rights-of-way & public areas	48	9.3 %
Adequacy of City street lighting	77	14.9 %
Condition of pavement markings on City streets	80	15.5 %
Overall cleanliness of streets & public areas	81	15.7 %
Condition of landscaping along public streets	44	8.5 %
None chosen	31	6.0 %
Total	994	

Q7. Police Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q7-1. Quality of police protection	30.6%	43.3%	14.1%	3.7%	1.7%	6.6%
Q7-2. Visibility of police in neighborhoods	20.5%	34.2%	24.2%	14.5%	3.9%	2.7%
Q7-3. Visibility of police in retail areas	19.1%	37.5%	26.7%	9.1%	2.5%	5.0%
Q7-4. Police personnel emergency response time	25.3%	32.9%	16.1%	2.5%	0.6%	22.6%
Q7-5. Efforts to prevent crime	15.1%	31.1%	24.2%	9.5%	4.3%	15.9%
Q7-6. Police safety education programs	15.5%	19.1%	27.5%	4.1%	1.5%	32.3%
Q7-7. Enforcement of traffic laws	13.0%	38.1%	21.9%	13.0%	6.2%	7.9%
Q7-8. Quality of juvenile services	5.6%	11.8%	27.9%	6.8%	2.9%	45.1%
Q7-9. Quality & accessibility of municipal court services (i.e., traffic, collection, fines)	10.4%	22.2%	26.5%	1.9%	0.4%	38.5%

(WITHOUT "DON'T KNOW")**Q7. Police Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following services. (without "don't know")**

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q7-1. Quality of police protection	32.7%	46.4%	15.1%	3.9%	1.9%
Q7-2. Visibility of police in neighborhoods	21.1%	35.2%	24.9%	14.9%	4.0%
Q7-3. Visibility of police in retail areas	20.2%	39.5%	28.1%	9.6%	2.6%
Q7-4. Police personnel emergency response time	32.8%	42.5%	20.8%	3.3%	0.8%
Q7-5. Efforts to prevent crime	17.9%	37.0%	28.7%	11.3%	5.1%
Q7-6. Police safety education programs	22.9%	28.3%	40.6%	6.0%	2.3%
Q7-7. Enforcement of traffic laws	14.1%	41.4%	23.7%	14.1%	6.7%
Q7-8. Quality of juvenile services	10.2%	21.5%	50.7%	12.3%	5.3%
Q7-9. Quality & accessibility of municipal court services (i.e., traffic, collection, fines)	17.0%	36.2%	43.1%	3.1%	0.6%

Q8. Which TWO of the Police Services listed in Question 7 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q8. Top choice	Number	Percent
Quality of police protection	47	9.1 %
Visibility of police in neighborhoods	141	27.3 %
Visibility of police in retail areas	42	8.1 %
Police personnel emergency response time	17	3.3 %
Efforts to prevent crime	104	20.1 %
Police safety education programs	22	4.3 %
Enforcement of traffic laws	62	12.0 %
Quality of juvenile services	29	5.6 %
Quality & accessibility of municipal court services (i.e., traffic, collection, fines)	6	1.2 %
<u>None chosen</u>	47	9.1 %
Total	517	100.0 %

Q8. Which TWO of the Police Services listed in Question 7 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q8. 2nd choice	Number	Percent
Quality of police protection	40	7.7 %
Visibility of police in neighborhoods	92	17.8 %
Visibility of police in retail areas	62	12.0 %
Police personnel emergency response time	17	3.3 %
Efforts to prevent crime	103	19.9 %
Police safety education programs	40	7.7 %
Enforcement of traffic laws	50	9.7 %
Quality of juvenile services	41	7.9 %
Quality & accessibility of municipal court services (i.e., traffic, collection, fines)	13	2.5 %
None chosen	59	11.4 %
Total	517	100.0 %

Q8. Which TWO of the Police Services listed in Question 7 do you think should receive the most emphasis from City leaders over the next TWO Years? (top 2)

Q8. Top choice	Number	Percent
Quality of police protection	87	16.8 %
Visibility of police in neighborhoods	233	45.1 %
Visibility of police in retail areas	104	20.1 %
Police personnel emergency response time	34	6.6 %
Efforts to prevent crime	207	40.0 %
Police safety education programs	62	12.0 %
Enforcement of traffic laws	112	21.7 %
Quality of juvenile services	70	13.5 %
Quality & accessibility of municipal court services (i.e., traffic, collection, fines)	19	3.7 %
None chosen	47	9.1 %
Total	975	

Q9. Fire Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q9-1. Quality of fire protection	40.8%	38.3%	6.6%	0.2%	0.2%	13.9%
Q9-2. Quality of fire emergency medical services	38.9%	37.1%	7.5%	0.2%	0.4%	15.9%
Q9-3. Fire personnel emergency response time	39.1%	32.1%	9.1%	0.0%	0.2%	19.5%
Q9-4. Quality of fire safety education programs	21.3%	25.3%	18.8%	1.5%	0.4%	32.7%
Q9-5. Disaster preparedness public education	15.7%	24.4%	24.4%	5.6%	2.3%	27.7%

(WITHOUT "DON'T KNOW")

Q9. Fire Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services. (without "don't know")

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q9-1. Quality of fire protection	47.4%	44.5%	7.6%	0.2%	0.2%
Q9-2. Quality of fire emergency medical services	46.2%	44.1%	9.0%	0.2%	0.5%
Q9-3. Fire personnel emergency response time	48.6%	39.9%	11.3%	0.0%	0.2%
Q9-4. Quality of fire safety education programs	31.6%	37.6%	27.9%	2.3%	0.6%
Q9-5. Disaster preparedness public education	21.7%	33.7%	33.7%	7.8%	3.2%

Q10. Which TWO of the Fire Services items listed in Question 9 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q10. Top choice	Number	Percent
Quality of fire protection	86	16.6 %
Quality of fire emergency medical services	59	11.4 %
Fire personnel emergency response time	42	8.1 %
Quality of fire safety education programs	88	17.0 %
Disaster preparedness public education	164	31.7 %
None chosen	78	15.1 %
Total	517	100.0 %

Q10. Which TWO of the Fire Services items listed in Question 9 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q10. 2nd choice	Number	Percent
Quality of fire protection	27	5.2 %
Quality of fire emergency medical services	93	18.0 %
Fire personnel emergency response time	51	9.9 %
Quality of fire safety education programs	126	24.4 %
Disaster preparedness public education	120	23.2 %
None chosen	100	19.3 %
Total	517	100.0 %

(SUM OF TOP 2 CHOICES)

Q10. Which TWO of the Fire Services items listed in Question 9 do you think should receive the most emphasis from City leaders over the next TWO Years? (top 2)

Q10. Top choice	Number	Percent
Quality of fire protection	113	21.9 %
Quality of fire emergency medical services	152	29.4 %
Fire personnel emergency response time	93	18.0 %
Quality of fire safety education programs	214	41.4 %
Disaster preparedness public education	284	54.9 %
None chosen	78	15.1 %
Total	934	

Q11. 9-1-1 Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q11-1. 9-1-1 call dispatcher response time	25.9%	27.7%	11.0%	1.2%	0.8%	33.5%
Q11-2. 9-1-1 service provided by operators	26.1%	25.5%	12.0%	1.5%	1.0%	33.8%
Q11-3. Are you satisfied that members of your household understand when it is appropriate to call 9-1-1	51.3%	34.2%	6.0%	1.0%	0.4%	7.2%
Q11-4. Are you satisfied that members of your household understand when it is appropriate to call non-emergency dispatch number	49.5%	32.5%	7.9%	1.2%	1.2%	7.7%

(WITHOUT "DON'T KNOW")

Q11. 9-1-1 Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following. (without "don't know")

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q11-1. 9-1-1 call dispatcher response time	39.0%	41.6%	16.6%	1.7%	1.2%
Q11-2. 9-1-1 service provided by operators	39.5%	38.6%	18.1%	2.3%	1.5%
Q11-3. Are you satisfied that members of your household understand when it is appropriate to call 9-1-1	55.2%	36.9%	6.5%	1.0%	0.4%
Q11-4. Are you satisfied that members of your household understand when it is appropriate to call non-emergency dispatch number	53.7%	35.2%	8.6%	1.3%	1.3%

Q12. Ambulance Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q12-1. Ambulance service provided by SSM Health	21.9%	24.0%	15.3%	2.3%	0.6%	36.0%
Q12-2. Ambulance response time from SSM Health	21.1%	22.8%	15.5%	1.0%	1.2%	38.5%
Q12-3. Quality of care from SSM Health personnel	26.1%	25.9%	13.5%	3.7%	1.7%	29.0%

(WITHOUT "DON'T KNOW")

Q12. Ambulance Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services. (without "don't know")

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q12-1. Ambulance service provided by SSM Health	34.1%	37.5%	23.9%	3.6%	0.9%
Q12-2. Ambulance response time from SSM Health	34.3%	37.1%	25.2%	1.6%	1.9%
Q12-3. Quality of care from SSM Health personnel	36.8%	36.5%	19.1%	5.2%	2.5%

Q13. Feeling of Safety. On a scale of 1 to 5, where 5 means "Very Safe" and 1 means "Very Unsafe," please rate how safe you feel in the following situations.

(N=517)

	Very safe	Safe	Neutral	Unsafe	Very unsafe	Don't know
Q13-1. In your neighborhood during the day	44.5%	43.3%	5.6%	4.3%	0.6%	1.7%
Q13-2. In your neighborhood at night	22.4%	45.1%	14.3%	11.8%	4.3%	2.1%
Q13-3. In City park, trail, & recreational areas	5.4%	27.5%	27.5%	23.4%	7.9%	8.3%
Q13-4. In commercial & retail areas	12.6%	52.4%	23.2%	8.3%	0.6%	2.9%
Q13-5. Overall feeling of safety in City	12.4%	54.0%	19.9%	10.3%	1.5%	1.9%

(WITHOUT "DON'T KNOW")

Q13. Feeling of Safety. On a scale of 1 to 5, where 5 means "Very Safe" and 1 means "Very Unsafe," please rate how safe you feel in the following situations. (without "don't know")

(N=517)

	Very safe	Safe	Neutral	Unsafe	Very unsafe
Q13-1. In your neighborhood during the day	45.3%	44.1%	5.7%	4.3%	0.6%
Q13-2. In your neighborhood at night	22.9%	46.0%	14.6%	12.1%	4.3%
Q13-3. In City park, trail, & recreational areas	5.9%	30.0%	30.0%	25.5%	8.6%
Q13-4. In commercial & retail areas	12.9%	54.0%	23.9%	8.6%	0.6%
Q13-5. Overall feeling of safety in City	12.6%	55.0%	20.3%	10.5%	1.6%

Q14. Code Enforcement & Neighborhood Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q14-1. Overall responsiveness of code enforcement staff	10.3%	23.0%	21.5%	13.3%	7.2%	24.8%
Q14-2. City effort to enforce code violations	8.1%	21.1%	22.6%	19.9%	9.5%	18.8%
Q14-3. Efforts to enforce exterior maintenance & upkeep of residential property	7.9%	22.1%	23.6%	21.1%	12.0%	13.3%
Q14-4. Efforts to identify abandoned or unsecured properties	6.2%	14.1%	25.1%	19.1%	11.4%	24.0%
Q14-5. Efforts to remove dilapidated structures	5.4%	13.5%	24.6%	22.1%	13.2%	21.3%
Q14-6. Enforcement of parking on grass in front yard	5.6%	16.8%	26.5%	16.2%	14.1%	20.7%
Q14-7. Enforcement of overgrown lots, abandoned vehicles, graffiti	5.4%	17.2%	25.0%	21.3%	16.6%	14.5%
Q14-8. Cleanliness in your neighborhood	16.2%	42.7%	20.9%	10.1%	7.4%	2.7%
Q14-9. Importance of neighborhood associations	17.2%	26.9%	29.0%	4.6%	5.4%	16.8%
Q14-10. Overall responsiveness of Neighborhood Services staff	12.2%	18.6%	28.8%	4.8%	4.1%	31.5%

(WITHOUT "DON'T KNOW")**Q14. Code Enforcement & Neighborhood Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services. (without "don't know")**

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q14-1. Overall responsiveness of code enforcement staff	13.6%	30.6%	28.5%	17.7%	9.5%
Q14-2. City effort to enforce code violations	10.0%	26.0%	27.9%	24.5%	11.7%
Q14-3. Efforts to enforce exterior maintenance & upkeep of residential property	9.2%	25.4%	27.2%	24.3%	13.8%
Q14-4. Efforts to identify abandoned or unsecured properties	8.1%	18.6%	33.1%	25.2%	15.0%
Q14-5. Efforts to remove dilapidated structures	6.9%	17.2%	31.2%	28.0%	16.7%
Q14-6. Enforcement of parking on grass in front yard	7.1%	21.2%	33.4%	20.5%	17.8%
Q14-7. Enforcement of overgrown lots, abandoned vehicles, graffiti	6.3%	20.1%	29.2%	24.9%	19.5%
Q14-8. Cleanliness in your neighborhood	16.7%	43.9%	21.5%	10.3%	7.6%
Q14-9. Importance of neighborhood associations	20.7%	32.3%	34.9%	5.6%	6.5%
Q14-10. Overall responsiveness of Neighborhood Services staff	17.8%	27.1%	42.1%	7.1%	5.9%

Q15. Which THREE of the services listed in Question 14 do you think should receive the most emphasis from City leaders over the next TWO Years?

<u>Q15. Top choice</u>	<u>Number</u>	<u>Percent</u>
Overall responsiveness of code enforcement staff	32	6.2 %
City effort to enforce code violations	88	17.0 %
Efforts to enforce exterior maintenance & upkeep of residential property	98	19.0 %
Efforts to identify abandoned or unsecured properties	69	13.3 %
Efforts to remove dilapidated structures	46	8.9 %
Enforcement of parking on grass in front yard	24	4.6 %
Enforcement of overgrown lots, abandoned vehicles, graffiti	59	11.4 %
Cleanliness in your neighborhood	26	5.0 %
Importance of neighborhood associations	15	2.9 %
Overall responsiveness of Neighborhood Services staff	10	1.9 %
<u>None chosen</u>	<u>50</u>	<u>9.7 %</u>
Total	517	100.0 %

Q15. Which THREE of the services listed in Question 14 do you think should receive the most emphasis from City leaders over the next TWO Years?

<u>Q15. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Overall responsiveness of code enforcement staff	19	3.7 %
City effort to enforce code violations	42	8.1 %
Efforts to enforce exterior maintenance & upkeep of residential property	72	13.9 %
Efforts to identify abandoned or unsecured properties	76	14.7 %
Efforts to remove dilapidated structures	84	16.2 %
Enforcement of parking on grass in front yard	43	8.3 %
Enforcement of overgrown lots, abandoned vehicles, graffiti	66	12.8 %
Cleanliness in your neighborhood	20	3.9 %
Importance of neighborhood associations	18	3.5 %
Overall responsiveness of Neighborhood Services staff	12	2.3 %
<u>None chosen</u>	<u>65</u>	<u>12.6 %</u>
Total	517	100.0 %

Q15. Which THREE of the services listed in Question 14 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q15. 3rd choice	Number	Percent
Overall responsiveness of code enforcement staff	18	3.5 %
City effort to enforce code violations	47	9.1 %
Efforts to enforce exterior maintenance & upkeep of residential property	65	12.6 %
Efforts to identify abandoned or unsecured properties	51	9.9 %
Efforts to remove dilapidated structures	68	13.2 %
Enforcement of parking on grass in front yard	20	3.9 %
Enforcement of overgrown lots, abandoned vehicles, graffiti	91	17.6 %
Cleanliness in your neighborhood	31	6.0 %
Importance of neighborhood associations	20	3.9 %
Overall responsiveness of Neighborhood Services staff	8	1.5 %
None chosen	98	19.0 %
Total	517	100.0 %

(SUM OF TOP 3)

Q15. Which THREE of the services listed in Question 14 do you think should receive the most emphasis from City leaders over the next TWO Years? (top 3)

Q15. Top choice	Number	Percent
Overall responsiveness of code enforcement staff	69	13.3 %
City effort to enforce code violations	177	34.2 %
Efforts to enforce exterior maintenance & upkeep of residential property	235	45.5 %
Efforts to identify abandoned or unsecured properties	196	37.9 %
Efforts to remove dilapidated structures	198	38.3 %
Enforcement of parking on grass in front yard	87	16.8 %
Enforcement of overgrown lots, abandoned vehicles, graffiti	216	41.8 %
Cleanliness in your neighborhood	77	14.9 %
Importance of neighborhood associations	53	10.3 %
Overall responsiveness of Neighborhood Services staff	30	5.8 %
None chosen	50	9.7 %
Total	1388	

Q16. Animal Welfare Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q16-1. Animal welfare services provided by Midwest City	20.9%	30.0%	18.0%	6.6%	2.7%	21.9%
Q16-2. Response time from Animal Welfare staff	13.3%	22.2%	21.5%	7.2%	3.9%	31.9%
Q16-3. Accessibility of Animal Services Center in Midwest City	20.9%	30.4%	18.0%	4.8%	2.3%	23.6%

(WITHOUT "DON'T KNOW")

Q16. Animal Welfare Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services. (without "don't know")

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q16-1. Animal welfare services provided by Midwest City	26.7%	38.4%	23.0%	8.4%	3.5%
Q16-2. Response time from Animal Welfare staff	19.6%	32.7%	31.5%	10.5%	5.7%
Q16-3. Accessibility of Animal Services Center in Midwest City	27.3%	39.7%	23.5%	6.3%	3.0%

Q17. Which TWO of the Animal Welfare services listed in Question 16 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q17. Top choice	Number	Percent
Animal welfare services provided by Midwest City	227	43.9 %
Response time from Animal Welfare staff	100	19.3 %
Accessibility of Animal Services Center in Midwest City	85	16.4 %
None chosen	105	20.3 %
Total	517	100.0 %

Q17. Which TWO of the Animal Welfare services listed in Question 16 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q17. 2nd choice	Number	Percent
Animal welfare services provided by Midwest City	123	23.8 %
Response time from Animal Welfare staff	137	26.5 %
Accessibility of Animal Services Center in Midwest City	124	24.0 %
None chosen	133	25.7 %
Total	517	100.0 %

(SUM OF TOP 2 CHOICES)

Q17. Which TWO of the Animal Welfare services listed in Question 16 do you think should receive the most emphasis from City leaders over the next TWO Years? (top 2)

Q17. Top choice	Number	Percent
Animal welfare services provided by Midwest City	350	67.7 %
Response time from Animal Welfare staff	237	45.8 %
Accessibility of Animal Services Center in Midwest City	209	40.4 %
None chosen	105	20.3 %
Total	901	

Q18. Sanitation Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q18-1. Quality of residential garbage collection	41.2%	46.6%	6.6%	3.5%	0.2%	1.9%
Q18-2. Quality of residential curbside recycling services	34.6%	42.9%	10.3%	5.8%	3.1%	3.3%
Q18-3. Collection of household hazardous waste	21.9%	26.9%	19.1%	5.8%	3.5%	22.8%
Q18-4. Collection of household bulk waste	29.0%	37.3%	13.9%	11.6%	3.9%	4.3%
Q18-5. Collection of brush & vegetative debris at Compost Facility	20.7%	27.7%	17.2%	4.8%	1.7%	27.9%

(WITHOUT "DON'T KNOW")**Q18. Sanitation Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services. (without "don't know")**

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q18-1. Quality of residential garbage collection	42.0%	47.5%	6.7%	3.6%	0.2%
Q18-2. Quality of residential curbside recycling services	35.8%	44.4%	10.6%	6.0%	3.2%
Q18-3. Collection of household hazardous waste	28.3%	34.8%	24.8%	7.5%	4.5%
Q18-4. Collection of household bulk waste	30.3%	39.0%	14.5%	12.1%	4.0%
Q18-5. Collection of brush & vegetative debris at Compost Facility	28.7%	38.3%	23.9%	6.7%	2.4%

Q19. Public Works Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q19-1. Quality of drinking water	16.8%	34.6%	18.2%	17.2%	6.8%	6.4%
Q19-2. Quality of wastewater (sewage) services	19.1%	47.0%	19.5%	3.9%	1.4%	9.1%
Q19-3. Water & wastewater response time to emergencies	12.2%	22.6%	21.5%	2.9%	1.2%	39.7%
Q19-4. Management of stormwater runoff	9.3%	32.3%	26.3%	9.5%	3.7%	19.0%

(WITHOUT "DON'T KNOW")

Q19. Public Works Services. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services. (without "don't know")

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q19-1. Quality of drinking water	18.0%	37.0%	19.4%	18.4%	7.2%
Q19-2. Quality of wastewater (sewage) services	21.1%	51.7%	21.5%	4.3%	1.5%
Q19-3. Water & wastewater response time to emergencies	20.2%	37.5%	35.6%	4.8%	1.9%
Q19-4. Management of stormwater runoff	11.5%	39.9%	32.5%	11.7%	4.5%

Q20. Parks & Recreation. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q20-1. Quality of City parks	14.1%	45.6%	15.5%	14.9%	3.5%	6.4%
Q20-2. Number & location of City parks	15.7%	49.1%	17.0%	10.3%	1.7%	6.2%
Q20-3. Quality & condition of splash pad	7.4%	20.7%	23.4%	6.8%	2.3%	39.5%
Q20-4. Quality & condition of swimming pool	9.3%	25.9%	21.7%	4.8%	1.9%	36.4%
Q20-5. Quality & condition of John Conrad Golf Course	14.1%	21.1%	16.6%	0.8%	0.2%	47.2%
Q20-6. Quality & condition of Hidden Creek Golf Course	9.1%	17.6%	18.0%	1.7%	0.4%	53.2%
Q20-7. Quality & condition of Nick Harroz Community Center	8.5%	24.2%	21.5%	3.1%	0.6%	42.2%
Q20-8. Quality & condition of Delta Hotels at Reed Conference Center	10.6%	21.5%	17.8%	1.7%	0.8%	47.6%
Q20-9. Quality of customer service at City parks & facilities	9.3%	23.8%	20.9%	5.8%	2.5%	37.7%
Q20-10. Quality of City sponsored events & activities	13.7%	35.8%	21.9%	5.0%	1.2%	22.4%
Q20-11. Quality of youth sports programs	8.1%	18.2%	18.6%	5.6%	2.7%	46.8%
Q20-12. Quality of adult sports programs	6.6%	13.0%	20.9%	5.6%	2.5%	51.5%
Q20-13. Quality of outdoor athletic fields	11.6%	24.2%	20.7%	3.5%	1.9%	38.1%

Q20. Parks & Recreation. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q20-14. Quality of picnic, pavilion areas, playgrounds at City parks	9.3%	35.4%	21.7%	15.1%	4.3%	14.3%
Q20-15. Quality of Senior Center programs & services	10.6%	14.7%	17.2%	4.1%	3.5%	49.9%
Q20-16. Quality of library	25.0%	37.3%	16.8%	2.5%	1.0%	17.4%
Q20-17. Amount of walking & biking trails	17.2%	43.3%	17.4%	8.5%	2.7%	10.8%

(WITHOUT "DON'T KNOW")**Q20. Parks & Recreation. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services. (without "don't know")**

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q20-1. Quality of City parks	15.1%	48.8%	16.5%	15.9%	3.7%
Q20-2. Number & location of City parks	16.7%	52.4%	18.1%	10.9%	1.9%
Q20-3. Quality & condition of splash pad	12.1%	34.2%	38.7%	11.2%	3.8%
Q20-4. Quality & condition of swimming pool	14.6%	40.7%	34.0%	7.6%	3.0%
Q20-5. Quality & condition of John Conrad Golf Course	26.7%	39.9%	31.5%	1.5%	0.4%
Q20-6. Quality & condition of Hidden Creek Golf Course	19.4%	37.6%	38.4%	3.7%	0.8%
Q20-7. Quality & condition of Nick Harroz Community Center	14.7%	41.8%	37.1%	5.4%	1.0%
Q20-8. Quality & condition of Delta Hotels at Reed Conference Center	20.3%	41.0%	33.9%	3.3%	1.5%
Q20-9. Quality of customer service at City parks & facilities	14.9%	38.2%	33.5%	9.3%	4.0%
Q20-10. Quality of City sponsored events & activities	17.7%	46.1%	28.2%	6.5%	1.5%
Q20-11. Quality of youth sports programs	15.3%	34.2%	34.9%	10.5%	5.1%
Q20-12. Quality of adult sports programs	13.5%	26.7%	43.0%	11.6%	5.2%

(WITHOUT "DON'T KNOW")**Q20. Parks & Recreation. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services. (without "don't know")**

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q20-13. Quality of outdoor athletic fields	18.8%	39.1%	33.4%	5.6%	3.1%
Q20-14. Quality of picnic, pavilion areas, playgrounds at City parks	10.8%	41.3%	25.3%	17.6%	5.0%
Q20-15. Quality of Senior Center programs & services	21.2%	29.3%	34.4%	8.1%	6.9%
Q20-16. Quality of library	30.2%	45.2%	20.4%	3.0%	1.2%
Q20-17. Amount of walking & biking trails	19.3%	48.6%	19.5%	9.5%	3.0%

Q21. Which THREE of the Parks and Recreation services listed in Question 20 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q21. Top choice	Number	Percent
Quality of City parks	136	26.3 %
Number & location of City parks	25	4.8 %
Quality & condition of splash pad	20	3.9 %
Quality & condition of swimming pool	23	4.4 %
Quality & condition of John Conrad Golf Course	7	1.4 %
Quality & condition of Hidden Creek Golf Course	10	1.9 %
Quality & condition of Nick Harroz Community Center	8	1.5 %
Quality & condition of Delta Hotels at Reed Conference Center	3	0.6 %
Quality of customer service at City parks & facilities	14	2.7 %
Quality of City sponsored events & activities	19	3.7 %
Quality of youth sports programs	16	3.1 %
Quality of adult sports programs	6	1.2 %
Quality of outdoor athletic fields	3	0.6 %
Quality of picnic, pavilion areas, playgrounds at City parks	35	6.8 %
Quality of Senior Center programs & services	43	8.3 %
Quality of library	22	4.3 %
Amount of walking & biking trails	43	8.3 %
None chosen	84	16.2 %
Total	517	100.0 %

Q21. Which THREE of the Parks and Recreation services listed in Question 20 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q21. 2nd choice	Number	Percent
Quality of City parks	48	9.3 %
Number & location of City parks	43	8.3 %
Quality & condition of splash pad	24	4.6 %
Quality & condition of swimming pool	22	4.3 %
Quality & condition of John Conrad Golf Course	10	1.9 %
Quality & condition of Hidden Creek Golf Course	6	1.2 %
Quality & condition of Nick Harroz Community Center	7	1.4 %
Quality & condition of Delta Hotels at Reed Conference Center	6	1.2 %
Quality of customer service at City parks & facilities	22	4.3 %
Quality of City sponsored events & activities	33	6.4 %
Quality of youth sports programs	29	5.6 %
Quality of adult sports programs	12	2.3 %
Quality of outdoor athletic fields	8	1.5 %
Quality of picnic, pavilion areas, playgrounds at City parks	58	11.2 %
Quality of Senior Center programs & services	29	5.6 %
Quality of library	23	4.4 %
Amount of walking & biking trails	37	7.2 %
None chosen	100	19.3 %
Total	517	100.0 %

Q21. Which THREE of the Parks and Recreation services listed in Question 20 do you think should receive the most emphasis from City leaders over the next TWO Years?

Q21. 3rd choice	Number	Percent
Quality of City parks	47	9.1 %
Number & location of City parks	24	4.6 %
Quality & condition of splash pad	21	4.1 %
Quality & condition of swimming pool	19	3.7 %
Quality & condition of John Conrad Golf Course	5	1.0 %
Quality & condition of Hidden Creek Golf Course	7	1.4 %
Quality & condition of Nick Harroz Community Center	16	3.1 %
Quality & condition of Delta Hotels at Reed Conference Center	7	1.4 %
Quality of customer service at City parks & facilities	25	4.8 %
Quality of City sponsored events & activities	36	7.0 %
Quality of youth sports programs	18	3.5 %
Quality of adult sports programs	8	1.5 %
Quality of outdoor athletic fields	8	1.5 %
Quality of picnic, pavilion areas, playgrounds at City parks	51	9.9 %
Quality of Senior Center programs & services	27	5.2 %
Quality of library	27	5.2 %
Amount of walking & biking trails	41	7.9 %
None chosen	130	25.1 %
Total	517	100.0 %

(SUM OF TOP 3 CHOICES)**Q21. Which THREE of the Parks and Recreation services listed in Question 20 do you think should receive the most emphasis from City leaders over the next TWO Years? (top 3)**

Q21. Top choice	Number	Percent
Quality of City parks	231	44.7 %
Number & location of City parks	92	17.8 %
Quality & condition of splash pad	65	12.6 %
Quality & condition of swimming pool	64	12.4 %
Quality & condition of John Conrad Golf Course	22	4.3 %
Quality & condition of Hidden Creek Golf Course	23	4.4 %
Quality & condition of Nick Harroz Community Center	31	6.0 %
Quality & condition of Delta Hotels at Reed Conference Center	16	3.1 %
Quality of customer service at City parks & facilities	61	11.8 %
Quality of City sponsored events & activities	88	17.0 %
Quality of youth sports programs	63	12.2 %
Quality of adult sports programs	26	5.0 %
Quality of outdoor athletic fields	19	3.7 %
Quality of picnic, pavilion areas, playgrounds at City parks	144	27.9 %
Quality of Senior Center programs & services	99	19.1 %
Quality of library	72	13.9 %
Amount of walking & biking trails	121	23.4 %
None chosen	84	16.2 %
Total	1321	

Q22. Utility Customer Service. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q22-1. Assistance with monthly utility bill payments & questions	16.4%	29.4%	16.4%	5.4%	3.7%	28.6%
Q22-2. Ease of monthly utility bill payment methods	27.9%	41.8%	12.4%	6.6%	3.5%	7.9%
Q22-3. Hours open to public	17.4%	40.4%	17.8%	5.2%	3.1%	16.1%
Q22-4. Overall quality of customer service provided by City	20.9%	42.7%	17.4%	3.7%	2.5%	12.8%

(WITHOUT "DON'T KNOW")**Q22. Utility Customer Service. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services. (without "don't know")**

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q22-1. Assistance with monthly utility bill payments & questions	23.0%	41.2%	23.0%	7.6%	5.1%
Q22-2. Ease of monthly utility bill payment methods	30.3%	45.4%	13.4%	7.1%	3.8%
Q22-3. Hours open to public	20.7%	48.2%	21.2%	6.2%	3.7%
Q22-4. Overall quality of customer service provided by City	23.9%	49.0%	20.0%	4.2%	2.9%

Q23. Do you use the online bill payment option?

Q23. Do you use online bill payment option	Number	Percent
Yes	331	64.0 %
No	179	34.6 %
Not provided	7	1.4 %
Total	517	100.0 %

(WITHOUT "NOT PROVIDED")**Q23. Do you use the online bill payment option? (without "not provided")**

Q23. Do you use online bill payment option	Number	Percent
Yes	331	64.9 %
No	179	35.1 %
Total	510	100.0 %

Q24. Have you called or visited the City with a question, problem, or complaint during the past year?

Q24. Have you called or visited City with a question, problem, or complaint during past year	Number	Percent
Yes	199	38.5 %
No	316	61.1 %
Not provided	2	0.4 %
Total	517	100.0 %

(WITHOUT "NOT PROVIDED")**Q24. Have you called or visited the City with a question, problem, or complaint during the past year? (without "not provided")**

Q24. Have you called or visited City with a question, problem, or complaint during past year	Number	Percent
Yes	199	38.6 %
No	316	61.4 %
Total	515	100.0 %

Q24a. (If YES to Question 24) How did you contact the City?

Q24a. How did you contact City	Number	Percent
Phone	132	66.3 %
Email	15	7.5 %
Social media	2	1.0 %
Website	2	1.0 %
In person	47	23.6 %
Not provided	1	0.5 %
Total	199	100.0 %

(WITHOUT "NOT PROVIDED")**Q24a. (If YES to Question 24) How did you contact the City? (without "not provided")**

Q24a. How did you contact City	Number	Percent
Phone	132	66.7 %
Email	15	7.6 %
Social media	2	1.0 %
Website	2	1.0 %
<u>In person</u>	47	23.7 %
Total	198	100.0 %

Q24b. (If YES to Question 24) How easy or difficult was it to address your issue?

Q24b. How easy or difficult was it to address your issue	Number	Percent
Very easy	83	41.7 %
Somewhat easy	69	34.7 %
Difficult	26	13.1 %
Very difficult	17	8.5 %
Don't know	4	2.0 %
Total	199	100.0 %

(WITHOUT "DON'T KNOW")**Q24b. (If YES to Question 24) How easy or difficult was it to address your issue? (without "don't know")**

Q24b. How easy or difficult was it to address your issue	Number	Percent
Very easy	83	42.6 %
Somewhat easy	69	35.4 %
Difficult	26	13.3 %
Very difficult	17	8.7 %
Total	195	100.0 %

Q24c. (If YES to Question 24) On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the customer service you've received from City employees.

(N=199)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q24c-1. They were polite	51.3%	27.1%	9.0%	7.0%	4.5%	1.0%
Q24c-2. They gave accurate answers to your questions	44.2%	27.6%	11.1%	8.0%	8.5%	0.5%
Q24c-3. They acted or responded in a timely manner	45.2%	25.6%	14.1%	7.5%	7.0%	0.5%
Q24c-4. They helped you resolve an issue to your satisfaction	42.2%	21.6%	11.1%	13.1%	10.1%	2.0%

(WITHOUT "DON'T KNOW")**Q24c. (If YES to Question 24) On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the customer service you've received from City employees. (without "don't know")**

(N=199)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q24c-1. They were polite	51.8%	27.4%	9.1%	7.1%	4.6%
Q24c-2. They gave accurate answers to your questions	44.4%	27.8%	11.1%	8.1%	8.6%
Q24c-3. They acted or responded in a timely manner	45.5%	25.8%	14.1%	7.6%	7.1%
Q24c-4. They helped you resolve an issue to your satisfaction	43.1%	22.1%	11.3%	13.3%	10.3%

Q25. Communication. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q25-1. Overall effectiveness of City communication with public	14.1%	40.8%	22.2%	11.8%	3.1%	7.9%
Q25-2. Availability of information about City programs & services	12.0%	33.7%	23.8%	16.2%	5.0%	9.3%
Q25-3. City efforts to keep you informed about local issues	12.8%	32.3%	23.8%	16.6%	7.2%	7.4%
Q25-4. Overall quality of City's website	11.4%	37.7%	23.0%	10.4%	3.3%	14.1%
Q25-5. Overall quality of City's eNewsletters (email)	11.4%	35.0%	18.2%	6.2%	3.3%	25.9%

(WITHOUT "DON'T KNOW")

Q25. Communication. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services. (without "don't know")

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q25-1. Overall effectiveness of City communication with public	15.3%	44.3%	24.2%	12.8%	3.4%
Q25-2. Availability of information about City programs & services	13.2%	37.1%	26.2%	17.9%	5.5%
Q25-3. City efforts to keep you informed about local issues	13.8%	34.9%	25.7%	18.0%	7.7%
Q25-4. Overall quality of City's website	13.3%	43.9%	26.8%	12.2%	3.8%
Q25-5. Overall quality of City's eNewsletters (email)	15.4%	47.3%	24.5%	8.4%	4.4%

Q26. Which of the following are your primary sources of information about City issues, services and events?

Q26. Your primary sources of information about City issues, services & events	Number	Percent
City website	232	44.9 %
City eNewsletters (email)	178	34.4 %
Facebook social platform	234	45.3 %
Instagram social platform	19	3.7 %
X social platform	5	1.0 %
Nextdoor social platform	86	16.6 %
Stories in newspaper	117	22.6 %
Word of mouth	177	34.2 %
Other	21	4.1 %
Total	1069	

Q27. Education. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q27-1. Overall quality of your local schools	9.1%	30.2%	15.9%	13.2%	6.8%	25.0%
Q27-2. Overall condition of your local schools	7.5%	32.5%	17.6%	13.0%	3.5%	25.9%
Q27-3. Quality of education received at your local elementary schools	9.5%	25.1%	15.9%	10.6%	7.0%	31.9%
Q27-4. Quality of education received at your local middle schools	6.4%	21.9%	16.4%	12.8%	6.6%	36.0%
Q27-5. Quality of education received at your local high schools	6.8%	21.9%	16.8%	11.8%	7.2%	35.6%
Q27-6. Availability of quality preschools & childcare facilities	5.4%	13.3%	20.5%	8.9%	4.6%	47.2%
Q27-7. Overall quality of vocational/technical school opportunities	10.6%	27.5%	17.0%	6.0%	1.9%	36.9%
Q27-8. Overall quality of education at Rose State College	18.6%	34.6%	14.1%	1.4%	0.4%	30.9%

(WITHOUT "DON'T KNOW")**Q27. Education. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following. (without "don't know")**

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q27-1. Overall quality of your local schools	12.1%	40.2%	21.1%	17.5%	9.0%
Q27-2. Overall condition of your local schools	10.2%	43.9%	23.8%	17.5%	4.7%
Q27-3. Quality of education received at your local elementary schools	13.9%	36.9%	23.3%	15.6%	10.2%
Q27-4. Quality of education received at your local middle schools	10.0%	34.1%	25.7%	19.9%	10.3%
Q27-5. Quality of education received at your local high schools	10.5%	33.9%	26.1%	18.3%	11.1%
Q27-6. Availability of quality preschools & childcare facilities	10.3%	25.3%	38.8%	16.8%	8.8%
Q27-7. Overall quality of vocational/technical school opportunities	16.9%	43.6%	27.0%	9.5%	3.1%
Q27-8. Overall quality of education at Rose State College	26.9%	50.1%	20.4%	2.0%	0.6%

Q28. Housing. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following.

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q28-1. Quality of rental housing options in Midwest City	2.9%	11.0%	21.5%	15.1%	9.3%	40.2%
Q28-2. Quality of owner housing options in Midwest City	7.5%	30.8%	25.9%	7.7%	5.0%	23.0%
Q28-3. Availability of homebuyer assistance programs	5.2%	11.6%	21.9%	5.6%	4.8%	50.9%
Q28-4. Availability of home improvement/repair programs	4.3%	10.1%	19.1%	10.8%	7.5%	48.2%
Q28-5. Availability of housing options for seniors	1.9%	10.6%	19.3%	14.3%	8.5%	45.3%
Q28-6. Availability of handicapped accessible housing	2.5%	7.4%	21.3%	9.7%	5.8%	53.4%
Q28-7. Availability of homeless prevention services	2.9%	5.4%	16.1%	13.9%	13.5%	48.2%
Q28-8. Availability of affordable housing in Midwest City	4.6%	18.2%	22.1%	16.1%	10.6%	28.4%

(WITHOUT "DON'T KNOW")**Q28. Housing. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following. (without "don't know")**

(N=517)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q28-1. Quality of rental housing options in Midwest City	4.9%	18.4%	35.9%	25.2%	15.5%
Q28-2. Quality of owner housing options in Midwest City	9.8%	39.9%	33.7%	10.1%	6.5%
Q28-3. Availability of homebuyer assistance programs	10.6%	23.6%	44.5%	11.4%	9.8%
Q28-4. Availability of home improvement/repair programs	8.2%	19.4%	36.9%	20.9%	14.6%
Q28-5. Availability of housing options for seniors	3.5%	19.4%	35.3%	26.1%	15.5%
Q28-6. Availability of handicapped accessible housing	5.4%	15.8%	45.6%	20.7%	12.4%
Q28-7. Availability of homeless prevention services	5.6%	10.4%	31.0%	26.9%	26.1%
Q28-8. Availability of affordable housing in Midwest City	6.5%	25.4%	30.8%	22.4%	14.9%

Q29. Which of the following best describes where you reside?

Q29. Which following best describes where you reside	Number	Percent
Apartment	14	2.7 %
Duplex	7	1.4 %
Condo	1	0.2 %
Mobile home	3	0.6 %
Single family home	482	93.2 %
Not provided	10	1.9 %
Total	517	100.0 %

(WITHOUT "DON'T KNOW")**Q29. Which of the following best describes where you reside? (without "not provided")**

Q29. Which following best describes where you reside	Number	Percent
Apartment	14	2.8 %
Duplex	7	1.4 %
Condo	1	0.2 %
Mobile home	3	0.6 %
Single family home	482	95.1 %
Total	507	100.0 %

Q30. Which of the following best describes your housing situation?

Q30. Which following best describes your housing situation	Number	Percent
Rent	103	19.9 %
Own your home	406	78.5 %
Live with another household	5	1.0 %
Have a roommate	1	0.2 %
Not provided	2	0.4 %
Total	517	100.0 %

(WITHOUT "NOT PROVIDED")**Q30. Which of the following best describes your housing situation? (without "not provided")**

Q30. Which following best describes your housing situation	Number	Percent
Rent	103	20.0 %
Own your home	406	78.8 %
Live with another household	5	1.0 %
Have a roommate	1	0.2 %
Total	515	100.0 %

Q31. How would you describe the general physical condition of your home?

Q31. How would you describe general physical condition of your home	Number	Percent
Excellent	192	37.1 %
Good	260	50.3 %
Fair	52	10.1 %
Poor	7	1.4 %
Not provided	6	1.2 %
Total	517	100.0 %

(WITHOUT "NOT PROVIDED")**Q31. How would you describe the general physical condition of your home? (without "not provided")**

Q31. How would you describe general physical condition of your home	Number	Percent
Excellent	192	37.6 %
Good	260	50.9 %
Fair	52	10.2 %
Poor	7	1.4 %
Total	511	100.0 %

Q32. How many years have you lived in Midwest City?

Q32. How many years have you lived in Midwest City	Number	Percent
0-5	68	13.2 %
6-10	45	8.7 %
11-15	39	7.5 %
16-20	57	11.0 %
21-30	80	15.5 %
31+	216	41.8 %
Not provided	12	2.3 %
Total	517	100.0 %

(WITHOUT "NOT PROVIDED")**Q32. How many years have you lived in Midwest City? (without "not provided")**

Q32. How many years have you lived in Midwest City	Number	Percent
0-5	68	13.5 %
6-10	45	8.9 %
11-15	39	7.7 %
16-20	57	11.3 %
21-30	80	15.8 %
31+	216	42.8 %
Total	505	100.0 %

Q33. What is your age?

<u>Q33. Your age</u>	<u>Number</u>	<u>Percent</u>
18-34	91	17.6 %
35-44	102	19.7 %
45-54	99	19.1 %
55-64	103	19.9 %
65+	108	20.9 %
Not provided	14	2.7 %
Total	517	100.0 %

(WITHOUT "NOT PROVIDED")**Q33. What is your age? (without "not provided")**

<u>Q33. Your age</u>	<u>Number</u>	<u>Percent</u>
18-34	91	18.1 %
35-44	102	20.3 %
45-54	99	19.7 %
55-64	103	20.5 %
65+	108	21.5 %
Total	503	100.0 %

Q34. Please check the statements that apply to members of your household.

<u>Q34. Statements that apply to members of your household</u>	<u>Number</u>	<u>Percent</u>
Attend public school within district	140	27.1 %
Attend public school but with out-of-district transfer	16	3.1 %
Attend private school	13	2.5 %
Home school	13	2.5 %
Not applicable	346	66.9 %
Total	528	

(WITHOUT "NOT APPLICABLE")**Q34. Please check the statements that apply to members of your household. (without "not applicable")**

<u>Q34. Statements that apply to members of your household</u>	<u>Number</u>	<u>Percent</u>
Attend public school within district	140	81.9 %
Attend public school but with out-of-district transfer	16	9.4 %
Attend private school	13	7.6 %
Home school	13	7.6 %
Total	182	

Q35. In what school district do you reside?

<u>Q35. In what school district do you reside</u>	<u>Number</u>	<u>Percent</u>
Mid-Del Public Schools	324	62.7 %
Oklahoma City Public Schools	69	13.3 %
Choctaw Nicoma Park Public Schools	107	20.7 %
Crutcho Public Schools	17	3.3 %
Total	517	100.0 %

Q36. Which of the following best describes your race/ethnicity?

<u>Q36. Your race/ethnicity</u>	<u>Number</u>	<u>Percent</u>
Asian or Asian Indian	8	1.5 %
Black or African American	116	22.4 %
American Indian or Alaska Native	14	2.7 %
White or Caucasian	316	61.1 %
Native Hawaiian or other Pacific Islander	2	0.4 %
Hispanic, Spanish, or Latino/a/x	37	7.2 %
Other	10	1.9 %
Total	503	

Q36-7. Self-describe your race/ethnicity:

<u>Q36-7. Self-describe your race/ethnicity</u>	<u>Number</u>	<u>Percent</u>
Mixed	4	40.0 %
Iranian	2	20.0 %
European	1	10.0 %
Multi-racial	1	10.0 %
European, Irish, German	1	10.0 %
Italian	1	10.0 %
Total	10	100.0 %

Q37. Which of the following best describes your household income?

<u>Q37. Your household income</u>	<u>Number</u>	<u>Percent</u>
Less than \$20K	52	10.1 %
\$20K to \$39,999	84	16.2 %
\$40K to \$59,999	85	16.4 %
\$60K to \$79,999	84	16.2 %
\$80K to \$149,999	118	22.8 %
\$150K+	33	6.4 %
Not provided	61	11.8 %
Total	517	100.0 %

(WITHOUT "NOT PROVIDED")**Q37. Which of the following best describes your household income? (without "not provided")**

Q37. Your household income	Number	Percent
Less than \$20K	52	11.4 %
\$20K to \$39,999	84	18.4 %
\$40K to \$59,999	85	18.6 %
\$60K to \$79,999	84	18.4 %
\$80K to \$149,999	118	25.9 %
\$150K+	33	7.2 %
Total	456	100.0 %

Q38. Please indicate your level of education.

Q38. Your level of education	Number	Percent
High school, no degree	28	5.4 %
High school graduate or GED	63	12.2 %
Some college	168	32.5 %
Associate degree	68	13.2 %
Bachelor's degree	118	22.8 %
Master's degree	52	10.1 %
Professional degree (JD, MD, DDS, etc.)	4	0.8 %
Doctorate degree (PhD, EdD, etc.)	4	0.8 %
Not provided	12	2.3 %
Total	517	100.0 %

(WITHOUT "NOT PROVIDED")**Q38. Please indicate your level of education. (without "not provided")**

Q38. Your level of education	Number	Percent
High school, no degree	28	5.5 %
High school graduate or GED	63	12.5 %
Some college	168	33.3 %
Associate degree	68	13.5 %
Bachelor's degree	118	23.4 %
Master's degree	52	10.3 %
Professional degree (JD, MD, DDS, etc.)	4	0.8 %
Doctorate degree (PhD, EdD, etc.)	4	0.8 %
Total	505	100.0 %

Q39. Your gender:

Q39. Your gender	Number	Percent
Male	249	48.2 %
Female	256	49.5 %
Prefer not to answer	12	2.3 %
Total	517	100.0 %

(WITHOUT "PREFER NOT TO ANSWER")**Q39. Your gender: (without "prefer not to answer")**

Q39. Your gender	Number	Percent
Male	249	49.3 %
Female	256	50.7 %
Total	505	100.0 %

Q40. What is your home zip code?

Q40. Your home zip code	Number	Percent
73110	269	52.0 %
73130	220	42.6 %
73020	15	2.9 %
73141	13	2.5 %
Total	517	100.0 %

Q41. What City ward do you reside in?

Q41. City ward do you reside in	Number	Percent
1	79	15.3 %
2	100	19.3 %
3	73	14.1 %
4	96	18.6 %
5	69	13.3 %
6	100	19.3 %
Total	517	100.0 %

Q42. How many people are in your household?

Q42. How many people are living in your household	Number	Percent
1	122	23.6 %
2	236	45.6 %
3	59	11.4 %
4	57	11.0 %
5+	31	6.0 %
Not provided	12	2.3 %
Total	517	100.0 %

(WITHOUT "NOT PROVIDED")**Q42. How many people are in your household? (without "not provided")**

Q42. How many people are living in your household	Number	Percent
1	122	24.2 %
2	236	46.7 %
3	59	11.7 %
4	57	11.3 %
5+	31	6.1 %
Total	505	100.0 %

6 Survey Instrument



Tim Lyon, City Manager
100 N. Midwest Blvd.
Midwest City, OK 73110
405-739-1204

September 2024

Dear Midwest City Resident,

The City of Midwest City is requesting a few minutes of your time to participate in a community survey designed to gather resident opinions and input on City programs and services. The information gathered from this survey will be used to improve, prioritize and possibly expand existing programs. It can also help us determine future needs of the Midwest City community.

We ask that you complete the survey and return it as soon as possible to ETC Institute. We have provided a postage-paid envelope for your completed survey. ETC Institute, one of the nation's leading governmental research firms, will process your responses and present the results to Midwest City officials.

We appreciate you taking the time to assist us with this project. The time you invest in completing the survey will influence decisions made about our City's future. From essential services, to how you feel about your community, this is your opportunity to help us prioritize what is important to you.

If you have any questions, please contact Josh Ryan, Communications & Recreation Director for the City of Midwest City:

- Call: 405-739-1206
- Email: jryan@midwestcityok.org

Thank you in advance for your participation and help in shaping Midwest City's future!

Sincerely,

Tim Lyon
City Manager



2024 Midwest City Citizen Satisfaction Survey

Please take a few minutes to complete this survey. Your input is an important part of Midwest City's effort to involve residents in long-range planning decisions. If you prefer to complete the survey online, please go to midwestcitysurvey.org. If you have questions, call Josh Ryan at 405-739-1206.

1. **City Services.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your overall satisfaction with major categories of services provided by Midwest City.

Major Categories of City Services		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	Overall quality of police, fire, and emergency medical services	5	4	3	2	1	9
02.	Overall quality of city parks, recreation programs and facilities	5	4	3	2	1	9
03.	Overall maintenance of city streets, buildings and facilities	5	4	3	2	1	9
04.	Overall quality of city water and sewer utilities	5	4	3	2	1	9
05.	Overall enforcement of city codes and ordinances	5	4	3	2	1	9
06.	Overall quality of customer service you receive from city employees	5	4	3	2	1	9
07.	Overall effectiveness of city communication with the public	5	4	3	2	1	9
08.	Overall quality of the city's stormwater runoff/stormwater management system	5	4	3	2	1	9
09.	Overall flow of traffic and congestion management in the city	5	4	3	2	1	9
10.	Overall quality of the city's solid waste system - trash, recycling, yard waste	5	4	3	2	1	9

2. Which **THREE** of the **Major Categories of City Services** do you think should receive the most emphasis from city leaders over the next **TWO** Years? *[Use the numbers from the list in Question 1 above.]*

1st: ____ 2nd: ____ 3rd: ____

3. **Perceptions.** Several items that may influence your perception of Midwest City are listed below. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with each item listed.

Perceptions		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	Midwest City as a place to live	5	4	3	2	1	9
02.	Midwest City as a place to raise children	5	4	3	2	1	9
03.	Midwest City as a place to work	5	4	3	2	1	9
04.	Midwest City as a place to retire	5	4	3	2	1	9
05.	Overall image of Midwest City	5	4	3	2	1	9
06.	Overall quality of life in Midwest City	5	4	3	2	1	9
07.	Overall appearance of Midwest City	5	4	3	2	1	9
08.	The city as a welcoming community for people of diverse backgrounds	5	4	3	2	1	9
09.	The overall quality of leadership provided by the city's elected officials	5	4	3	2	1	9
10.	The overall effectiveness of city management	5	4	3	2	1	9

4. **Equal Opportunity.** Several statements are listed below regarding the availability of opportunities in Midwest City for residents of different races, cultures, and ethnicities. On a scale of 1 to 5, where 5 means "Strongly Agree" and 1 means "Strongly Disagree," please rate how you feel about each item listed.

	Equal Opportunity	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
1.	All residents are afforded the same amount of respect	5	4	3	2	1	9
2.	All residents receive the same general opportunities	5	4	3	2	1	9
3.	All residents receive the same job opportunities	5	4	3	2	1	9
4.	All residents receive the same educational opportunities	5	4	3	2	1	9
5.	All residents receive the same healthcare options	5	4	3	2	1	9
6.	All residents receive the same treatment in the justice system	5	4	3	2	1	9

5. **City Maintenance.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following services.

	City Maintenance	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	Condition of major city streets	5	4	3	2	1	9
02.	Condition of streets in your neighborhood	5	4	3	2	1	9
03.	Condition of sidewalks in your neighborhood	5	4	3	2	1	9
04.	Timing of traffic signals on city streets	5	4	3	2	1	9
05.	Traffic flow on major city streets	5	4	3	2	1	9
06.	Pedestrian accessibility (City sidewalk system/network; number/availability of sidewalks)	5	4	3	2	1	9
07.	Appearance and condition of city medians, rights-of-way and public areas	5	4	3	2	1	9
08.	Adequacy of city street lighting	5	4	3	2	1	9
09.	Condition of pavement markings on city streets	5	4	3	2	1	9
10.	Overall cleanliness of streets and public areas	5	4	3	2	1	9
11.	Condition of landscaping along public streets	5	4	3	2	1	9

6. Which **TWO** of the **City Maintenance** services listed above do you think should receive the most emphasis from city leaders over the next **TWO** Years? [Use the numbers from the list in Question 5 above.]

1st: ____ 2nd: ____

7. **Police Services.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following services.

	Police Services	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Quality of police protection	5	4	3	2	1	9
2.	Visibility of police in neighborhoods	5	4	3	2	1	9
3.	Visibility of police in retail areas	5	4	3	2	1	9
4.	Police personnel emergency response time	5	4	3	2	1	9
5.	Efforts to prevent crime	5	4	3	2	1	9
6.	Police safety education programs	5	4	3	2	1	9
7.	Enforcement of traffic laws	5	4	3	2	1	9
8.	Quality of juvenile services	5	4	3	2	1	9
9.	Quality and accessibility of municipal court services (i.e., traffic, collection, fines)	5	4	3	2	1	9

8. Which TWO of the **Police Services** listed in Question 7 on the previous page do you think should receive the most emphasis from city leaders over the next TWO Years? [Use the numbers from the list in Question 7 on the prior page.]

1st: ____ 2nd: ____

9. **Fire Services.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

	Fire Services	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Quality of fire protection	5	4	3	2	1	9
2.	Quality of fire emergency medical services	5	4	3	2	1	9
3.	Fire personnel emergency response time	5	4	3	2	1	9
4.	Quality of fire safety education programs	5	4	3	2	1	9
5.	Disaster preparedness public education	5	4	3	2	1	9

10. Which TWO of the **Fire Services** items listed above do you think should receive the most emphasis from city leaders over the next TWO Years? [Use the numbers from the list in Question 9 above.]

1st: ____ 2nd: ____

11. **9-1-1 Services.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following.

	9-1-1 Services	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	9-1-1 call dispatcher response time	5	4	3	2	1	9
2.	9-1-1 service provided by operators	5	4	3	2	1	9
3.	Are you satisfied that members of your household understand when it is appropriate to call 9-1-1	5	4	3	2	1	9
4.	Are you satisfied that members of your household understand when it is appropriate to call the non-emergency dispatch number	5	4	3	2	1	9

12. **Ambulance Services.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

	Ambulance Services	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Ambulance service provided by SSM Health	5	4	3	2	1	9
2.	Ambulance response time from SSM Health	5	4	3	2	1	9
3.	Quality of care from SSM Health personnel	5	4	3	2	1	9

13. **Feeling of Safety.** On a scale of 1 to 5, where 5 means "Very Safe" and 1 means "Very Unsafe," rate how safe you feel in the following situations.

	Feeling of Safety	Very Safe	Safe	Neutral	Unsafe	Very Unsafe	Don't Know
1.	In your neighborhood during the day	5	4	3	2	1	9
2.	In your neighborhood at night	5	4	3	2	1	9
3.	In city park, trail, and recreational areas	5	4	3	2	1	9
4.	In commercial and retail areas	5	4	3	2	1	9
5.	Overall feeling of safety in the city	5	4	3	2	1	9

14. **Code Enforcement & Neighborhood Services.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

Code Enforcement & Neighborhood Services		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	Overall responsiveness of code enforcement staff	5	4	3	2	1	9
02.	City effort to enforce code violations	5	4	3	2	1	9
03.	Efforts to enforce exterior maintenance and upkeep of residential property	5	4	3	2	1	9
04.	Efforts to identify abandoned or unsecured properties	5	4	3	2	1	9
05.	Efforts to remove dilapidated structures	5	4	3	2	1	9
06.	Enforcement of parking on grass in front yard	5	4	3	2	1	9
07.	Enforcement of overgrown lots, abandoned vehicles, graffiti	5	4	3	2	1	9
08.	Cleanliness in your neighborhood	5	4	3	2	1	9
09.	Importance of neighborhood associations	5	4	3	2	1	9
10.	Overall responsiveness of Neighborhood Services staff	5	4	3	2	1	9

15. Which **THREE** of the services above do you think should receive the most emphasis from city leaders over the next **TWO** Years? [Use the numbers from the list in Question 14 above.]

1st: ____ 2nd: ____ 3rd: ____

16. **Animal Welfare Services.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

Animal Welfare Services		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Animal welfare services provided by Midwest City	5	4	3	2	1	9
2.	Response time from Animal Welfare staff	5	4	3	2	1	9
3.	Accessibility of Animal Services Center in Midwest City	5	4	3	2	1	9

17. Which **TWO** of the **Animal Welfare** services listed above do you think should receive the most emphasis from city leaders over the next **TWO** Years? [Use the numbers from the list in Question 16 above.]

1st: ____ 2nd: ____

18. **Sanitation Services.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

Sanitation Services (Trash/Recycling)		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Quality of residential garbage collection	5	4	3	2	1	9
2.	Quality of residential curbside recycling services	5	4	3	2	1	9
3.	Collection of household hazardous waste	5	4	3	2	1	9
4.	Collection of household bulk waste	5	4	3	2	1	9
5.	Collection of brush and vegetative debris at Compost Facility	5	4	3	2	1	9

19. **Public Works Services.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

Public Works Services		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Quality of drinking water	5	4	3	2	1	9
2.	Quality of wastewater (sewage) services	5	4	3	2	1	9
3.	Water and wastewater response time to emergencies	5	4	3	2	1	9
4.	Management of stormwater runoff	5	4	3	2	1	9

20. Parks & Recreation. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

	Parks & Recreation	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	Quality of city parks	5	4	3	2	1	9
02.	Number and location of city parks	5	4	3	2	1	9
03.	Quality and condition of splash pad	5	4	3	2	1	9
04.	Quality and condition of swimming pool	5	4	3	2	1	9
05.	Quality and condition of John Conrad Golf Course	5	4	3	2	1	9
06.	Quality and condition of Hidden Creek Golf Course	5	4	3	2	1	9
07.	Quality and condition of Nick Harroz Community Center	5	4	3	2	1	9
08.	Quality and condition of Delta Hotels at Reed Conference Center	5	4	3	2	1	9
09.	Quality of customer service at city parks and facilities	5	4	3	2	1	9
10.	Quality of city sponsored events and activities	5	4	3	2	1	9
11.	Quality of youth sports programs	5	4	3	2	1	9
12.	Quality of adult sports programs	5	4	3	2	1	9
13.	Quality of outdoor athletic fields	5	4	3	2	1	9
14.	Quality of picnic, pavilion areas, playgrounds at city parks	5	4	3	2	1	9
15.	Quality of Senior Center programs and services	5	4	3	2	1	9
16.	Quality of Library	5	4	3	2	1	9
17.	Amount of walking and biking trails	5	4	3	2	1	9

21. Which THREE of the Parks and Recreation services do you think should receive the most emphasis from city leaders over the next TWO Years? [Use the numbers from the list in Question 20 above.]

1st: ____ 2nd: ____ 3rd: ____

22. Utility Customer Service. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

	Utility Customer Service	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Assistance with monthly utility bill payments and questions	5	4	3	2	1	9
2.	Ease of monthly utility bill payment methods	5	4	3	2	1	9
3.	Hours open to public	5	4	3	2	1	9
4.	Overall quality of customer service provided by city	5	4	3	2	1	9

23. Do you use the online bill payment option? ____ (1) Yes ____ (2) No

24. Have you called or visited the City with a question, problem, or complaint during the past year? ____ (1) Yes [Answer Q24a-c.] ____ (2) No [Go to Q25.]

24a. [If YES to Q24.] How did you contact the City?

____ (1) Phone ____ (3) Social media ____ (5) In person
 ____ (2) Email ____ (4) Website

24b. [If YES to Q24.] How easy or difficult was it to address your issue?

____ (4) Very easy ____ (2) Difficult ____ (9) Don't know
 ____ (3) Somewhat easy ____ (1) Very difficult

24c. [If YES to Q24.] On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the customer service you've received from city employees.

Utility Customer Service		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	They were polite	5	4	3	2	1	9
2.	They gave accurate answers to your questions	5	4	3	2	1	9
3.	They acted or responded in a timely manner	5	4	3	2	1	9
4.	They helped you resolve an issue to your satisfaction	5	4	3	2	1	9

25. Communication. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following services.

Communication		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Overall effectiveness of city communication with public	5	4	3	2	1	9
2.	Availability of information about city programs and services	5	4	3	2	1	9
3.	City efforts to keep you informed about local issues	5	4	3	2	1	9
4.	Overall quality of city's website	5	4	3	2	1	9
5.	Overall quality of city's e-newsletters (email)	5	4	3	2	1	9

26. Which of the following are your primary sources of information about City issues, services and events? [Check all that apply.]

- ___(1) City website
- ___(2) City e-newsletters (email)
- ___(3) Facebook social platform
- ___(4) Instagram social platform
- ___(5) X social platform
- ___(6) Nextdoor social platform
- ___(7) Stories in newspaper
- ___(8) Word of mouth
- ___(9) Other: _____

27. Education. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following.

Education		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Overall quality of your local schools	5	4	3	2	1	9
2.	Overall condition of your local schools	5	4	3	2	1	9
3.	Quality of education received at your local elementary schools	5	4	3	2	1	9
4.	Quality of education received at your local middle schools	5	4	3	2	1	9
5.	Quality of education received at your local high schools	5	4	3	2	1	9
6.	Availability of quality preschools and childcare facilities	5	4	3	2	1	9
7.	Overall quality of vocational/technical school opportunities	5	4	3	2	1	9
8.	Overall quality of education at Rose State College	5	4	3	2	1	9

28. Housing. On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate the following.

Housing		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Quality of rental housing options in Midwest City	5	4	3	2	1	9
2.	Quality of owner housing options in Midwest City	5	4	3	2	1	9
3.	Availability of homebuyer assistance programs	5	4	3	2	1	9
4.	Availability of home improvement/repair programs	5	4	3	2	1	9
5.	Availability of housing options for seniors	5	4	3	2	1	9
6.	Availability of handicapped accessible housing	5	4	3	2	1	9
7.	Availability of homeless prevention services	5	4	3	2	1	9
8.	Availability of affordable housing in Midwest City	5	4	3	2	1	9

29. Which of the following best describes where you reside?

- (1) Apartment (3) Condo (5) Single family home
 (2) Duplex (4) Mobile home

30. Which of the following best describes your housing situation?

- (1) Rent (2) Own your home (3) Live with another household (4) Have a roommate

31. How would you describe the general physical condition of your home?

- (4) Excellent (3) Good (2) Fair (1) Poor

DEMOGRAPHICS**32. How many years have you lived in Midwest City? _____ years****33. What is your age? _____ years****34. Please check the statement(s) that applies to members of your household. [Check all that apply.]**

- (1) Attend public school within district (4) Home school
 (2) Attend public school but with out-of-district transfer (5) Not applicable
 (3) Attend private school

35. In what school district do you reside?

- (1) Mid-Del Public Schools (3) Choctaw Nicoma Park Public Schools
 (2) Oklahoma City Public Schools (4) Crutchfield Public Schools

36. Which of the following best describes your race/ethnicity? [Check all that apply.]

- (01) Asian or Asian Indian (05) Native Hawaiian or other Pacific Islander
 (02) Black or African American (06) Hispanic, Spanish, or Latino/a/x
 (03) American Indian or Alaska Native (99) Other: _____
 (04) White or Caucasian

37. Which of the following best describes your household income?

- (1) Less than \$20,000 (3) \$40,000 to \$59,999 (5) \$80,000 to \$149,999
 (2) \$20,000 to \$39,999 (4) \$60,000 to \$79,999 (6) \$150,000+ or more

38. Please indicate your level of education. [The highest level of education you have obtained.]

- (1) High School, no degree (5) Bachelor's Degree
 (2) High School graduate or GED (6) Master's Degree
 (3) Some college (7) Professional Degree (JD, MD, DDS, etc.)
 (4) Associate Degree (8) Doctorate Degree (PhD, EdD, etc.)

39. Your gender: _____ (1) Male _____ (2) Female _____ (3) Prefer not to answer**40. What is your home zip code? _____****41. What city ward do you reside in? _____****42. How many people are in your household? _____**

43. Please list the top 3 things you would like to recommend or suggest to the City for future consideration.

(1) _____

(2) _____

(3) _____

44. Would you be willing to participate in future surveys sponsored by Midwest City?

____(1) Yes *[Please answer Question 44a.]* ____ (2) No

44a. Please provide your contact information.

Mobile Phone Number: _____

Email Address: _____

This concludes the survey. Thank you for your time!

Please Return Your Completed Survey in the Enclosed Postage Paid Envelope Addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain Completely Confidential. The information printed to the right will ONLY be used to help identify which areas of the City are having problems with city services. If your address is not correct, please provide the correct information. Thank you.



2024
Midwest City, OK
Community Survey
Appendix A:
Open-Ended Comments

Open-Ended Question Responses

Q26—“Other”: Which of the following are your primary sources of information about City issues, services, and events?

- BEACON
- BILL INSERT
- City is poorly manage
- City YouTube channel
- Digital board on Air Depot and 29th.
- First hand observation.
- HOA meeting at city building
- HOA meetings
- I always " accidentally hear about" whatever events or notices.
- Information in Water/Sewer/Sanitation bill
- local news
- MONTHLY BILL
- Neighborhood association meetings
- NextDoor app
- see it on the street
- Street sign
- WALK IN
- Water bill inserts
- Water bill inserts
- Word of mouth
- YouTube to see the council meetings. Through friends that work at The City

Q43—“Please list the top 3 things you would like to recommend or suggest to the City for future consideration.”

1st Answers:

- A safer environment. For neighborhoods and parks
- Add a right turn lane on Marshall Ave. at 29th street. The shopping center is busy and traffic backs up there.
- Adding curbs and sidewalks in all neighborhoods
- Adding lighting to neighborhood streets
- Address the homelessness issue. Feels unsafe to walk the streets or be out at night between the homeless population and the shootings

- Additional police presence at Regional Park in the mornings
- Adult community wellness center - like the OKC MAPS
- Affordable housing
- AFTER LIVING HERE OVER 40 YEARS, WE WONDER WHY NO EFFORT HAS BEEN MADE TO IMPROVE THE ACCESS TO THE NEIGHBORHOOD FROM RENO-BAR DITCHES DIRTY AND FULL OF JUNK, REPAIRED AND PATCHES BUT NEVER FULLY REFURBISHED AS WE'VE OBSERVED IN OTHER SIMILAR NEIGHBORHOODS
- Allow residents to access their water usage like Del City
- Although there are national efforts to eliminate DEI programs, the reality is those programs are necessary to attract and retain talent.
- An image marketing program
- Animal shelter actually taking in strays instead of saying they are full having stray dogs run loose is a safety issue for all people and children.
- assistance with rental property that is a dump
- Attention to detail cleanliness. trash mitigation
- BEAUTIFICATION-IMPROVEMENT OF MEDIANS ON MAJOR STREETS-IF YOU NEED REFERENCE, LOOK AT PURCELL ALONG GREEN AVE-MANY FLORAL/PLANTS AND ORNATE STREET PLANTS
- Beautify/modernize Parks & Recs
- Better code enforcement
- Better code enforcement on mowing
- Better communication of city events
- Better control of gangs zero tolerance
- Better education
- Better enforcement of residential speed and stop signs.
- Better instructions how to get hold of water department, etc., when problems occur at night
- Better lighting in neighborhoods
- Better park maintenance
- Better parks
- Better pick up of removal of items
- Better residential sidewalks
- Better restaurant options
- Better schools
- Better special education
- Better stop lights
- Better street maintenance

- Better tasting water
- Better traffic flows and signaling
- Better upkeep of roads and general street cleanliness.
- Better water quality. We have to buy water to drink.
- Better website. It's hard to find anything on it.
- Bicycle lanes, trails, and paths
- Big items out for months, code enforcement violations
- Bike trail to connect with Del City.
- Big trash day once a month
- Bring in more quality retail
- BRING RETAIL STORE INTO MWC.
- Build a new YMCA ours was built for a population of 10,000 residents in 1940!! It's 80 years old and there's 6X the population now
- Bulk day people do not need to put their items out 2 months ahead of time
- Bulk pickup allow for more things picked up.
- Cap on amount of houses going into rentals.
- Cater more to younger residents, everything is geared toward older adults/retirees
- Citywide ban on leaf blowers. They are noisy, they pollute and they blow debris into the street that clogs the storm drains.
- Citizens Fire Academy similar to the Citizens Police Academy
- City lights, the streets are dark
- CITY RAN EMS REQUIRE MORE AMBULANCES
- Clean up around NE 10th and Midwest Blvd more police presence in that area
- Clean up the City and bring better businesses to area. The crappy ones that are coming in now make our City cheap and only lowlife would want to move here!!!
- Clean up the water and remove the fluoride from the water system
- Clean up trash on the side of the road
- Cleanliness
- Closer access to public transportation and residential areas for senior citizens who don't drive.
- Code enforcement
- Code enforcement
- Code enforcement
- Code enforcement
- Code enforcement
- Code Enforcement actually being enforced within ward 3 and 2
- Code enforcement needs to do a better at their job! my neighbors house is awful.

- Code enforcement of trash and junk in yard and on porch
- Code enforcement on east side of city
- Coming from living in Norman for 14 years, stay on top of the homeless population. Its so bad there now since 2022.
- COMMUNITY YOUTH PROGRAMS/ENCOURAGING TINKER TO GET INVOLVED WITH YOUTH LEADERSHIP AND VOLUNTEER PROGRAMS
- Connect bike/walking trails to those of Oklahoma City
- connecting bike paths to OKC river paths
- Consider lowering our water bills
- Continued growth of the Town Center and Sooner Rose shopping areas
- Correct traffic problems directly created by MWC at Soldier Creek elementary. Traffic backed up into traffic lanes on both 15th and Douglas sides..
- Country Estates Area could use speed humps, not speed bumps.
- Crime
- Crime is out of control
- Crosswalk at Reno and Sooner
- Decent rental prices. The rent is too high for small outdated homes. Hold apartments accountable for providing maintenance.
- Decrease the homeless population
- DEFINITELY IMPROVE TIMING OF TRAFFIC LIGHTS AND TRAFFIC FLOW ON SOONER RD- SOUTH OF 15TH ST
- DEMOLISH OR CLEAN UP THE WWII HOUSING IN THE CENTRAL PART OF THE CITY
- Dense apartment complex too close to residential housing
- Dilapidated and empty properties
- Diverse city council members
- DO NOT Put WALKING PATH next to railroad from Reno an Sooner rd to the park.
- Do recruit current MWC businesses to new development, only from outside the city!
- Do something about Heritage Park Mall
- Do something about the homeless on the streets. MWC is starting to look like downtown.
- Do something that is positive for the old heritage park mall
- Do something with Heritage Mall
- Do something with Heritage Park
- Don't demolish a sports complex that has thousands upon thousands of peoples memories attached to it and then leave it as an empty field. You all made a Lot of people very upset with that move.
- Drinkable water

- Email city of finance again
- Education
- Efforts to reduce the prevalence of sandburs in parks, yards, green areas, and side walks. They make it very painful for people and pets to use green spaces and sidewalks
- Employment opportunities
- Encourage building of an active senior living community
- Enforce city codes equally and fairly for ALL people and areas of the city
- Enforce people to clean up their yards. The renters in my neighborhood trash out the yards. Does not take care of grass and shrubs
- Enforce speed limits. Most people go five or more MPH over limit.
- ENFORCE THE LAWS ON ALLOWING CATS FROM RUNNING LOOSE
- Enforcement of exterior cleanliness of houses. Such as yards. Junk in yards. Grass too high
- Enforcement of neighborhood noise ordinance
- Enforcement of roaming animals
- Ensure contractors are properly licensed to operate.
- ENSURE SOUND INFRASTRUCTURE
- Expanding the Midwest City Senior Center
- Expansion of better city services East.
- Extend lunch hour for seniors at the senior center
- Facility for young handicapped adults
- Feral cat and stray/overcrowding dogs. There are 6 to 8 feral cats in my neighborhood. Several of my neighbors have more than 2 dogs.
- FIND A MAJOR TENANT FOR HERITAGE PARK MALL
- Finish new street lights and roads in OM
- Fix landscaping at Joe Barnes Regional Park to remove burs
- FIX PARKS
- Fix the city streets and roads
- FIX THE DRAINAGE ISSUE IN THE CREEK BEHIND OUR ADDITION-SOLDIER CREEK
- Fix the tornado sirens. You replaced the old ones with barely audible sirens. You should be able to hear them inside like you used to. Even outside they are not audible or able to warn people unless they live under them. Whoever spent money on those needs to learn to research.
- Focus on civility at council meetings and eliminate special interest/conflict of interests
- FOLLOW THROUGH ON ORDINANCES
- Free Public Music Concerts
- Get people to keep their front AND BACK YARDS mowed and clean.

- Get rid of Heritage Park Mall
- Get rid of Recycling program, almost all goes to dump anyway, and the money is better spent to keep raising water/sewer cost under control
- Get rid of the slum lords' dilapidated properties.
- Get the Y rebuilt.
- Getting rid of the goat heads in all of these parks.
- Growth
- Hang banners along the city streets emphasizing the city
- Have the residents mow their yards to make the city nicer.
- Having the option on bulk pick up days to put out more varied stuff. Lot of people do not have the ability to transport big bulky stuff off their property.
- HELP FOR HOME BUYERS TO BUY A HOME
- Help for the unhoused
- HERITAGE PARK MALL PROPERTY IMPROVEMENT
- Higher pay increases for city employees not just firefighters and police.
- Hire more police officers
- Homeless
- Homeless
- Homelessness is out of control there is no services in mwc - why are the homeless allowed in mwc?
- I LOVE THE WORK DONE ON THE ROADS ON MIDWEST BLVD-IT HAS BEEN DONE EFFICIENTLY BUT THE EXTRA STOPLIGHTS AROUND TAFB ARE DUMB
- I want to see better quality police presence at night
- I would like to see more outreach programs aimed at helping those struggling to maintain their homes and yards
- I would like an outdoor roller hockey rink at one of the parks
- I would like more home ownership and less rentals
- I would like to see better playground equipment, in the parks with more trees and landscaping.
- I would like to see more sidewalks, bike paths, and public transit options become available.
- I would like to see Parks and Recreation look at adding something for senior citizens. My top choice would be a warm water swimming pool adjacent to the senior center where classes for arthritis and water aerobics could be offered.
- I'm tired of people speeding and running stop signs on my street!
- I'm not sure what you are looking for here
- Improve and promote (be PRO-active) communication and not sit back and wait

- Improve City Council Personnel
- Improve economic development -this program needs a complete overhaul as it is very ineffective - make the City business friendly.
- Improve housing
- Improve ordinance reporting. The link was removed from the website, therefore, making it harder to report which will create more ongoing violations in the end. Easy reporting keeps violations adequately addressed.
- Improve parks
- Improve parks and outdoor area for children
- Improve police presence in neighborhoods
- Improve quality of public schools
- Improve response times for emergency services
- Improve the Reno swimming pool to a more modern style of aquatic center like the other cities in the metro.
- Improved school security
- Improvement on fighting crime
- incentivize the development of income and age diversified home and rentals properties.
- increase safety on city trails (homeless people sleeping on trails)
- Infrastructure
- Intersection of 29th and I 40
- it is hard to contact city departments, bring back the person at the front desk
- Keep The City clean and enforce business owners to do the same....especially their landscaping
- Keep the City cleaner
- Less apartments
- Less apartment complexes
- Less city debt that residents did not vote on
- Less economic development. More community development.
- LESS SALES TAX
- Less vacant strip mall spaces
- Lighted more visible stop signs
- Longer times for the stop lights
- Looking forward to the city retaking the mall and making better use of it
- LOWER RENTS
- Lower taxes
- Lower the city utilities bill two much BS on it.
- LOWER UTILITY BILLS

- Make Code Enforcement drive around once in a while.
- Make it easier for me to get a permit to build a barn.
- Make neighbors keep their yards mowed.
- Make people clean up houses and lawns, they are ruining our neighborhoods
- Make permanent decision about the former Heritage Park Mall
- MAKE THE CITY WATER TASTE BETTER.
- Making people keep there property clean and maintained
- Mall demolish
- MAYBE HELP WITH GETTING SOMETHING DONE WITH MY APARTMENT-ITS IN HORRIBLE CONDITION AND I NEED HELP WITH THAT-BETTER HELP WITH ANIMAL THINGS
- monitor & address homelessness and addiction vagrancy
- Monthly Farmers Market and Arts Festival in mall parking lot
- More affordable housing for people on disability
- More biking and walking trails. Make it easier to get around town without having to use a car
- more bulk pick up
- more bulk trash pick ups
- More care for safe public spaces. I don't always feel comfortable alone at the city parks
- More Civil leadership on the City Council
- More code enforcements
- More firefighters and stations
- more firefighters on shift
- More flashing yellow arrows at intersections with minor streets
- More frequent bulk trash pickup
- MORE FREQUENT BULK TRASH PICKUP/HAZARDOUS WASTE AND GLASS RECYCLE PICKUP. BRUSH PICKUP-SOME OF US ARE UNABLE TO DO THESE
- More house improvement programs
- More neighborhood parks
- More opportunities for seniors
- More parks
- More pickle ball courts.
- more police
- More police presence
- More police presence for traffic control near the base! The cops are only ever in Ward 5.
- More police presence through out the day AND night in the parks.
- More Police presents
- More PR for Midwest City

- More proactive police enforcement
- More programs for seniors.
- More public awareness of Adult sporting activities
- More quality homes/condos
- More senior awareness of programs or services
- More senior housing options
- More sidewalks
- More sidewalks
- More sidewalks in eastern mwc to ride bikes to regional.
- More sidewalks in residential areas
- MORE STREET LIGHTING
- MORE THINGS FOR SENIORS TO DO
- More things for young families—recreation center or better YMCA
- MORE TREES
- MORE TURNING LANES
- MORE WALKABLE AREAS. THERE ARE NEXT TO NO SIDEWALKS BESIDES ON MAJOR ROADS-SOMETIMES NOT EVEN THEN
- More homes in the \$150,000- \$175,000 range for those that cannot afford the higher prices
- Move traffic light sensors to the proper side of sidewalks. I should never be forced to drive across the sidewalk to trip the light.
- NATURE PARK EAST OF 29TH & DOUGLAS, WITH NATIVE PLANT EMPHASIS
- NEED MORE AFFORDABLE HOUSING
- Need to do something about violent crime and the black eye it gives MWC
- NEED TO PICK UP MORE TRASH AROUND THE CITY
- Neighborhood property is horrendous
- Nets at the golf course
- New YMCA
- New YMCA
- No additional Apartments built
- No more apartments, condos, duplexes. Need more homes if anything already so many people and run down buildings
- No more cannabis shops
- NO stop lights on timers, please.
- Notify residents when water/sewage bill is changing
- Occupying vacant buildings

- Only have timers on traffic signals at high traffic times. The rest of the time use the trips. Majorly frustrating to sit at a traffic signal for what seems like 3 or 4 minutes on a Saturday morning with no traffic in sight.
- Our water/sewage bill has doubled in the last six months
- Outdoor market
- Overall appearance. Too many areas on some of the major streets look unkept, dirty and unattractive.
- OVERALL ENFORCEMENT OF CITY CODES AND ORDINANCES
- PAINT lines on MAJOR roads MORE OFTEN!!!! Air Depot is never done hardly done and it's hard to see in the rain when turning at corners.
- PAINTING STREET MARKINGS IS THE BEST THING DONE IN A LONG TIME.
- parents are responsible for teaching morals not the schools. Parents are responsible for helping with homework, religion, etc.
- PARK IMPROVEMENTS INCLUDING BETTER PARKING
- Park with pond lake for kayaking.
- Parks and trails upkeep and additions
- PARKS FOR CHILDREN
- Parks need trees replaced after storm
- Patrol neighborhoods more frequently. (Speeding and fireworks on 4th July)
- Please consider updating the Meadowood sign and landscaping on the median of Sun Valley and Reno. The sign is dilapidated, the landscaping is overgrown and it is a very poor representation of the neighborhood and its residents. I would be happy to volunteer to help with this effort.
- Please continue to beautify 29th St and then let's show some love to 15th St. retail spots.
- PLEASE FIX THE DITCHES THAT FLOOD MY HOUSE.
- Please improve the pavilions and picnic tables in the parks and widen the sidewalk along Douglas.
- Please paint lines on streets so I can drive at night
- Police in neighborhoods between hours 11pm to 5am - Too many car break-ins going on in Midwest City
- Police need to enforce traffic laws everywhere around mwc and also follow them
- Police ticketing red light runners.
- POTHOLE PATROL
- price on water bill for seniors has gone up and up and up, paying for storm water and other items that we have no control over,
- Pro-active code enforcement

- Programs for Help with Home Repairs
- PROVIDE A REAL CHOICE. CITY SAID IN NEWSLETTER SALES TAX MUST BE APPROVED OR CITY WOULD RAISE REVENUE BY INCREASING WATER BILLS, FEES AND PERMITS. THAT ACTION DISENFRANCHISED ME AS AN ACTIVE CITIZEN AS MY VOICE IS OBVIOUSLY NOT LISTENED TO.
- PROVIDE PAPER MAPS OF AREA
- Public safety in schools, parks, neighborhoods & other public areas.
- Public tornado shelter
- PUBLIC TRANSPORTATION WOULD BE NICE
- Put an exhibit in a park that is unique to draw in visitors, not military
- Put the traffic lights back on the embedded pads take them off timers this will eliminate traffic jams
- Quality of homes
- Quality of neighborhood parks
- quality of roads
- Quit building new buildings when there are PLENTY of vacant buildings
- Quit building sidewalks. I didn't pay for people to quit new driveways. Build me a new driveway
- rain water run off in East Midwest City (ditches and drains not handling rain and run off)
- Real food at the golf course. Burgers and normal golf course food.
- Reconstruction of E. Reno and Westminster intersection.
- Recreation center
- Recruit and upscale grocery store like sprouts or uptown grocer
- Reduce the water rate
- Reducing the noon whistle on Saturday
- renovation of library building
- REPAVE ROADS
- replace badly damaged roadways in neighborhoods
- replace city manager & permitting staff to falsifying permits
- Replace the city manager
- Replacing the ugly city-owned fence at Town Center.
- Report the City Water Infrastructure status.
- review of available resources to homeowners at least 2x per year
- review taxes- they should be lower than OKC
- Road improvement
- Road improvements
- road work i.e.- 15th from Midwest Blvd. to Douglas. Se 15th from Anderson to Hiwassee

- Safer parks
- School resources
- Section 8 housing
- SECURITY, LIGHTING AT TOM POORE PARK
- shootings at city parks
- Sidewalks
- Sidewalks
- Sidewalks EVERYWHERE (Post Road, Douglas, Midwest Blvd, Air Depot, 29th, 15th, Reno
- Sidewalks in our neighborhood are horrendous
- Sidewalks on North side of SE15 by Soldier Creek School
- SIDEWALKS-BECAUSE WHY IN THE WORLD DO WE NEED PEOPLE WALKING AROUND ON MAIN ROADS
- Smart traffic lights
- Spend the money you have more wisely.
- Start planning for a solid waste disposal system. The days of landfill pollution are long over.
- Stop adding more parks and trails and repair and maintain current ones
- Stop doing construction everywhere at once. I had to drive all the way from 10th to 15th with it one lane going both ways.
- STOP LIGHTS HAVE BEEN TERRIBLE SINCE THE SPRING RESET.
- Stop putting multi family dwellings and invest in home ownership
- Storm shelters
- Storm water drainage in my neighborhood
- Street Maintenance
- TAKE CARE OF SENIOR CITIZENS
- Take into consideration traffic patterns when doing maintenance
- Texting while driving
- The city of Midwest City bills due date is on the 2nd of every month. As a disabled person always gets paid on the 3rd of each month. This is an issue for me
- The former heritage park mall
- The homeless population. I have lived in Midwest City 27 yrs & never experienced what we currently are. MWC has some great walking paths & bike trails & even with the lights & emergency call buttons. I don't feel safe using these paths because of the homeless that frequent the paths & reside nearby in the woods. Children use these paths, as well. It isn't safe!
- The mix of commercial and residential along major thoroughfares needs to be addressed. Junky mix of rental houses, cars parking everywhere and hap hazard

commercial development is not a good look when trying to attract people to this community.

- There are dozens of homes with grass up to the knee in Original Mile & other neighborhoods. There is waist high grass near Felix & Bike trail that blocks vision of car and biker that could result in a collision.
- there seems to be a problem with renters dumping their junk at the curb without any consequences
- Too many timed signal lights
- Too picky. Less codes & enforcement. You treat seniors terribly.
- Tornado shelters
- Toughen and enforce ordinances about keeping homes clean and without junked cars parked in the driveways.
- Traffic
- Traffic control
- Traffic light at sea 29th and Westminster
- Traffic signal calibration
- TRASH TRUCKS SPILL TRASH ON ROADS ON TRASH DAY
- Turn Jarman into a parking lot.
- Updating Playground Equipment and Sidewalks at the parks that need it.
- Upgrade the city enforcement of codes
- Water and sewage improvements
- Water quality: too hard & too much chlorine. poor taste
- We are an aging community & emergency responders may be added as needed
- We have to do something about heritage mall
- WE PAY A FEE ON OUR OG&E BILL EVERY MONTH, FOR A STREET LIGHT BUT ITS SO DARK DOWN OUR STREET YOU CANT SEE
- When paying your utility bill electronically, we should have until midnight of the due date.
- WHEN YOU HAVE A MWC ADDRESS, YOUR CHILDREN GET TO GO TO A MWC SCHOOL AND YOU PAY FOR MWC WATER AND OTHER ACTIVITIES.
- Whole Food or Sprouts
- Widening Davidson Road
- Work with OKC to clean up SE 29 from Douglas Blvd to Westminster.
- Working with the drug addicted and homeless walking around
- would like more info on Senior activities & exercise
- Would like to see a map of Wards so I knew which one lived!!

2nd Answers:

- Midwest city middle school, is awful and unsafe for children. They are bullied by peers and teachers and staff. Principal doesn't care
- Stop adding high density housing to the original mile
- Adding more street lights
- Juvenile after school programs or center to help prosper children that come from rough homes. Investing in youth will reduce crime (theft and violence) and improve economy (more kids going to college). Make schools better (less trouble makers).
- All for upgrading city streets and highways, but way too many construction projects going on at the same time without finishing projects at a decent time.
- stricter code enforcement for residential violations
- Filling all the empty retail spaces
- More police patrol in apartments
- NEIGHBORHOOD ASSOCIATION FELL BY THE WAYSIDE IN OUR NEIGHBORHOOD-VERY DISAPPOINTING
- Publicize access to the newsletter
- Please consider beefing up your recycling program to include curbside pickup of compostable items in a separate bin or at least a drop off area for compostable items.
- Beautification of main roads and entrances
- We have too many rental properties and too many apartments. Please stop allowing that. We don't have the infrastructure on city streets to add more people. 15th street with no turn lanes is a nightmare.
- clean up all streets and over grown trees
- Removal of dilapidated, abandoned signs
- INCREASED EFFORTS TO GENTRIFY THE 10TH ST CORRIDOR, DETER/DECREASE CRIME ALONG 10TH ST, OFFER INCENTIVES FOR BUSINESSES TO LOCATE TO 10TH ST
- Facilities for developmentally disabled adults
- Better street scapes
- Better enforcement of speeding in neighborhoods
- Monthly news letter mailed to residents
- Better park for east side of city
- Better streets
- code enforcement and the nighttime meth heads breaking into cars in the OM.
- Post payments quicker so there is no late charge when you sent payment on time but not a week early
- Better updating of upcoming events on the city calendar on the city website

- better economic development
- better roads
- More police in neighborhoods
- speed bumps in neighborhoods
- Park improvement
- More police patrols in neighborhoods
- Cost of utilities
- Better road maintenance
- Police presence in my neighborhood
- More crosswalks and sidewalks
- Better youth sports programs. Baseball is a mess.
- Public transit wait time
- Parking in yards and left wheel to curb, tall grass
- Pedestrian light at Sooner/Reno
- no charges for trash pick up
- Bring in more quality restaurants
- REPAIR ONE SECTION OF STREET BEFORE GOING TO THE NEXT ONE
- Most of the city streets need paved and striped traffic lights need to be in sync with traffic.
- Some of the streets need the lines painted
- City code enforcements should up their game.
- Bring in more non chain business
- Programs/shelter for the homeless. Have been seeing more homeless due to the terrible economy.
- New improved and more modern Municipal Complex
- Street lane markings
- BETTER MENTAL HEALTH CARE
- We travel to Choctaw or okc to parks ...Midwest city parks are no longer an option. To much gang violence and teenagers hanging around the parks
- Clean up the business areas and present a descent looking city that we can be proud of!
- Make the lease payments affordable for the town center plaza so we stop losing business
- Keep paint on the roads fresh
- Landscaping
- install more sidewalks
- Law enforcement
- Water

- Safer parks
- Code enforcement
- Cleaning multiple family homes and apartments up
- Parking in yards
- Road condition on east side
- Keep up re-doing the roads, super happy to see!
- HOME BUYER ASSISTANCE PROGRAMS FOR THOSE WHO ARE IN MIDDLE CLASS
- Do something about Heritage Park Mall
- more sidewalks
- Code enforcement treat everyone the same
- Addition of luxury home/living options within the city
- South bound on Douglas to east turn lanes are blocked unnecessarily to east bound 15th. 5 cars is all takes to block traffic. Absolute failure, no reason to have an 8 foot divider blocking normal traffic unrelated to school.
- Neighborhoods could use sidewalks to keep kids off the streets while walking to and from school to avoid the cars speeding and failing to stop at stop signs.
- Drinking water
- rents too high for what you get
- City park in ward 4 ...the only ward in MWC without a park
- More Art, performing arts in the schools, and teachers with the knowledge to teach those classes.
- A new police department and City Hall building
- TRAFFIC LIGHT IS NEEDED AT SOONER AND NE 36TH ST-TOO MANY ACCIDENTS THERE.
- UPGRADE STRIPING ON MAJOR STREETS IE SE 29TH
- water pressure issues for over development of housing in east MWC
- Homeless people loitering at Family Dollar
- New mayor
- Get a place for homeless folks to they are out of our neighborhoods.
- TIF transparency in funding
- Dedicate funds and attention to the area around Reno and Air Depot. The city doesn't end at 15th street.
- Do something with the old Steed elementary and Heritage park mall
- Accountability for Police officers. I have seen motorcycle police officers riding side by side on city streets in front of the public which is against the law. It saddens me to see law officials get commissioned and then show the public that they may think they are above the law.
- Have more city events

- Develop a senior citizens housing complex
- We need more police officers. We need to see them a lot in the public. We have quality officers, but we need more.
- Codes regarding camper trailers in driveway long term
- Creating Jobs
- Walking/biking trails
- Get rid of the old, ugly buildings along SE 29th street and Air Depot
- Please hire more police officers and have their presence known throughout the city. Our crime/shootings are getting out of control.
- More transparency and information from city to residents. This should include more than sports.
- Quality of streets on main roads
- Patrolling in city neighborhoods
- More sidewalks
- Let us use fireworks
- ENSURE SAFETY THROUGH FIRE, POLICE, AND EMS
- Make our parks safer.
- Better control of homeless population
- Have a lazy river at the pool
- Less sirens & crime
- Roadway/lane markings: please bring back reflective lane lines
- FIND BUSINESSES TO REPLACE CLOSED RETAIL ON AIR DEPOT CORRIDOR-KFC, GOLDEN PALACE, ETC
- Better education in mid-del schools
- Invest in home ownership assistance
- FIX ROADS
- way too many unnecessary stop lights seems only traffic management plan is to install another traffic light and bring it to a halt
- ENFORCE EARLY PLACEMENT RULES ON BIG TRASH PICKUP SO THINGS AREN'T SITTING OUT ON CURBSIDE TOO EARLY
- Fire the light timing coordinator. I have spent so much time and gas watching lights cycle for cars that aren't there. It's all over the city. So much wasted time and fuel, so much extra car exhaust because of the lights. Someone fix these or train the people doing them better.
- Invest in quality of life projects such as the sports fields, trails, parks, water feature etc.
- Progress on the old Heritage Park Mall
- More police presence on my street.

- Get New YMCA
- Emphasis on gang control. Seems like we are in the news every day for a shooting.
- Find a way to create sidewalks in the Original Mile.
- Take possession of Steed and incorporate the property into Regional Park
- Community still matters. Outside of church and PTA. We still need the "3rd place" in society.
- Parks
- Have the recycling service take all recycling (not just some) or have access to more than one household bin
- Have the residents keep the outside of their houses looking nice.
- Let's get rid of all the new "fees" that have popped up on our utility bill. When we moved here 20 years ago the bill was pretty straightforward. Now "fees" have become a way to increase the cost of living here all under the guise of "fees."
- MORE EDUCATION ON HOME UPKEEP-INSIDE, OUTSIDE AND THE YARD
- Water quality
- CONSISTENT CITY WIDE CODE ENFORCEMENT
- Maintenance of streets and drainage.
- Enforcement of Code
- Recycling
- Juvenile problems
- Better maintenance on parks
- I LIVE IN MIDWEST CITY BECAUSE I DONT WANT AN HOA. HOA'S ARE EXPENSIVE AND ANNOYING AND IT IS ALREADY EXPENSIVE TO LIVE
- I want to see better up kept parks for our children
- I would like it if the city also picked up glass recycling
- Get slum lords out. Cite them for unkept houses and yards. Front and back
- More parks and recreational areas along with improving the quality of existing parks in ward 5.
- The city's web site is often confusing and difficult to navigate. I would also love to see a list of building projects under way, their locations and future use. For instance, an address and what is going in there (restaurant, clinic, car wash). As much detail as possible will let us know what to look forward to.
- MWC is dirty!
- Synchronize and establish intersection lighting standards. Hold contractor accountable. Remember there are more streets in MWC than just around City Hall
- Bring More Businesses into Midwest City

- Insure residential development mirrors the surrounding neighborhood. The look of the Original Mile has been destroyed due to style of new houses.
- Improve schools
- As far as youth fields I love what we did with REED and MAC. However, youth have to practice on sticker infested fields which is nearly impossible for little kids.
- Make city safer
- Improve schools and quality of education in MWC
- Slow the growth of multiple family dwellings
- Clean up the old, rundown parts of the city (residential and commercial along main roads).
- Improve financial planning abilities
- Revive Air Depot it's looks like an eyesore for the city. It does not look very inviting to potential citizens looking for a city to live in.
- Less teenagers out past 10 pm
- Address erosion and flooding issues
- encourage the building of retirement homes for middle and low income senior citizens.
- increase police patrol on streets
- Infrastructure
- Intersection of 29th and I 40
- publish phone# so people can call and can get transferred to the dept they need
- Mi Del schools need to improve the exterior appearance of all their schools. Especially landscaping. Very irresponsible
- Create a structure to keep the commercial properties and the schools to maintain there landscaping and buildings
- Encourage new business with any kind of incentive required
- More help revitalizing older homes and parts of town.
- Fees on water, sewer, sanitation bill that hurt people on fixed income. Increases that were not approved by a vote of the people.
- Fix major intersections.
- FILL EMPTY COMMERCIAL SPACES
- More green spaces
- Fines for over grown yards and having trash in the yards
- Would love to see transit options from the tinker/shopping area to Bricktown or midtown, OKANA
- DON'T LET AIRPORT DIE
- Do something with Heritage Park Mall
- Stop taking money from departments to fund pet projects

- POLICE NEED TO MONITOR REDLIGHTS AT ROSE AND 15TH. PEOPLE RUN IT.
- Bring back the City Dump site....curbside pickup is ridiculous.
- Work with Mid-Del Schools to help them improve
- increase more retail businesses
- Get rid of parking in front yards
- New YMCA
- add decorative LED lighting to I-40 bridges to make MWC an attractive gateway
- Bringing a major bookstore to town.
- Bring back more local community events
- Too much congestion on the streets. It takes too long to run across town.
- more sidewalks in the neighborhoods
- Better enforcement of traffic laws. WMCH has a speeding and red light running problem.
- Better upkeep of the landscaping of businesses
- More police patrol
- Increase funding to the fire department
- More enforcement of red light runners, especially at west end
- PROGRAMS FOR SENIORS/DISABLED WITHOUT TRANSPORTATION OR THE FINANCES TO GET THE THINGS THEY NEED
- More dog parks
- Remediation to prevent flooding
- More sidewalks
- More family events
- Sidewalks and bike trails
- better code enforcement
- More crime prevention
- Please do something with the old Jarman middle school.
- Enforcing traffic violations/and ticketing expired tags
- Get crime under control
- Do something about the mall. It is a disgrace that it had sat for so long empty.
- Upgrade the parks
- Enforce appearance rental home lawns.
- More enforcement on city codes
- Quality grocery store
- Senior home owner grant programs
- Road way markings
- retail book store

- Better drinking water
- BETTER CODE ENFORCEMENT
- New splash pad/playground like Moore's Little River Park
- PAINT ALL STREET MARKINGS THAT ARE FADED
- DISBURSE TRAFFIC AND MAKE IT HARDER FOR PEOPLE COMMUTING THROUGH MIDWEST CITY-FUNNEL COMMUTERS TO HIGHWAYS. LESS LANES ON MAJOR STREETS
- Sync the traffic lights at major intersections
- Correct the traffic problems this city created in pickup/ drop-off entrances. Daily cars are prevented from traveling due to backed up into the road ways.
- SOLDIER CREEK TRAIL AND BEAUTIFICATION PROJECT
- BETTER QUALITY FOOD OPTIONS
- Need activity facilities for retirement aged people
- GET RID OF A LOT OF OLD BUILDINGS
- Golf course responsibility
- Nicer splash pads
- vacant school bldgs.
- Focus on reviving Heritage Park Mall
- More entertainment for kids like arcade, etc.
- No more cannabis shops
- Revamp the parks. Newer equipment? Incorporate water features? Have you seen Moore's parks?
- continue working to improve street surfaces
- Bringing in business
- John Conrad needs another upgrade to the large playground. We take our grandkids to the parks in Moore and Norman with the updated play structures.
- transparency in city government
- More police patrolling neighborhoods and parks
- As one who is now required to use handicap parking I often can not find any. I realize that only a certain number is required, but often it's just not adequate.
- STORMWATER RUNOFF
- Keep roads paved and all of the chipped/hunks broke off along the sides of the roads fixed--if you ever veer off in ice, that will be major! Anderson road is the worse!
- POLICE NEED TO SLOW DRIVERS DOWN.
- Entice more people to move here, it is a lovely place
- FOR THE CITY TO STOP RAISING SERVICE RATES EVERY THREE MONTHS
- Additional dirt hiking/biking trails
- Street and sidewalks improvements and maintenance

- RENTALS ARE OVERPRICED
- Replace the toys that was removed in the park on Oak Tree Lane
- Patrol traffic speeding on Douglas Blvd, between SE29 and SE15th St.
- Please do something positive with the mall. It is an extreme eye sore to it's neighbors and has the potential to be a host for more crime and unwanted activities.
- We need more food options at 15th and Post.
- Please support your code enforcement officers and the tickets that they issue.
- Consider freezing utility costs foe those on fixed incomes.
- More funding to end homeless population or more attention to it.
- To many houses getting away with not upkeeping anymore
- Higher paying jobs
- PERMEABLE PAVEMENT
- making sure all lines on roads are painted well and can be seen, some are almost gone
- Police stopping vehicles with expired paper tags
- Code Enforcement to not pick and choose who to target. Same rules for everyone.
- WATER TASTES HORRIBLE. WE FILTER OR WE WOULD NOT BE ABLE TO DRINK IT. CITY RESTAURANTS DO NOT FILTER AND WATER IS UNDRINKABLE
- LESS CONFUSING MEDICAL SERVICES
- Separate right hand turn lane at Southbound Douglas BLVD. & 29th St., improved pick up & drop off access at Soldier Creek elementary school at SE15th & Douglas Blvd to prevent traffic backups & improve safety, & motion sensing traffic lights to improve traffic flow
- No kill shelter
- HANDICAPPED ACCESSIBLE SIDEWALKS BOTH IN NEIGHBORHOODS AND COMMERCIAL AREAS WOULD ALSO BE NICE
- More pickleball courts! They are a hit in Lion's park
- Get some other recycling service. My recycling doesn't get picked up sometimes & there's no one to inform until Monday AM
- Quality and safety of parks
- road markings
- Stop light at SE 15th and Windsong. Should not have to wait for more accidents
- Quit trading up entirely roads at once, do it in smaller sections
- upgrade the smaller parks
- Stock the golf course like all of the other courses in
- Parks with shaded structures
- Help crest build an modern grocery store
- Reducing hours when noon whistle is activated

- shelter/resources for increasing unhoused population
- EDUCATION
- separate recycled materials prior to pick up in neighborhoods by separate receptacles
- remove/repair old buildings on 10th Street
- Become more competitive with the top cities in the state that are similar in size
- Clean up Orig Mile.
- review of available resources for seniors at least 2x per year
- update & work on all schools and provide better teachers
- Street lighting
- More shopping options
- Another YMCA. Renov is from 1966, no upgrades
- Sidewalks that connect with downtown
- Clean up
- Slum lords
- SUN PROTECTION COVERINGS FOR CITY PLAYGROUNDS
- maybe more patrols in my neighborhoods
- Less apartments!!!
- Police more visible
- Better quality and clean parks (Shawnee's space park is incredible)
- Curbs in the neighborhoods are terrible
- Upscale Senior Living facilities
- SOMEBODY NEEDS TO TRIM TREES THAT ARE ON THE MAIN ROADS
- Sewer improvements
- Stop buying new trucks for people who don't actually carry things in the bed
- Become a model in education in education for the rest Oklahoma. Being 49th in education in the country is not acceptable,
- Do a better job of street repair and construction timing and flow of traffic.
- Addressing mega schools behavior
- KEEP ROADS IN BETTER SHAPE.
- Improving traffic flow with better syncing of traffic signals
- Lower tax and utilities for seniors
- Waste disposal
- Do something with the mall
- Traffic
- The city pool
- The homeless. I have lived in Midwest City 27 yrs & never experienced what we currently are. MWC has some great walking paths & bike trails & even with the lights &

emergency call buttons, I don't feel safe using these paths because of the homeless that frequent the paths & reside nearby in the woods. Children use these paths, as well. It isn't safe!

- Keep investing in parks, trails, green spaces, landscaping and public facilities in the community.
- Street repair in residential areas
- no respect from other drivers blocking others driveways
- Need lights at the I40 off ramp at Hruskocy gate
- Reno Sidewalks from Westminster to post
- Affordable fresh foods
- Fine rental property owners who will do nothing about bad tenants. I.e. when they won't mow the lawn.
- Police Presences in neighborhoods
- Road maintenance
- Traffic light and road repair at Reno and Westminster.
- E-Waste disposal availability
- NO SIDEWALKS ON SOME STREETS
- Help with homeless in neighborhoods
- Heavy police presence in high crime neighborhoods and parks
- Enforce juvenile curfews
- Complete road construction
- MWC website for bill pay- improve GUI
- We need more community driven spaces and events
- LOCAL ROADS ARE IN DISREPAIR
- I hate bulk pick up, we work during the week and for us it typically falls on drill weekend so we rarely can participate due to rules around when you can put things out. We liked the refuge station
- Bookstore
- Consenting Zoning for residential and commercial
- Widening SE 29th east of Douglas Blvd.
- Safety in residential areas
- pool where water exercise could be taken-the Y is dirty & too expensive
- It would be nice to know who my ward representative is
- It would be great to have more public events or festivals in MWC.

3rd Answers:

- A backup 911 center in the event of emergency disaster
- a new YMCA. MWC has the worst YMCA I have ever attended
- Add something unique to our town. We have nothing that makes Midwest City stand out.
- Adding "districts" to the city.
- Adult only swim nights at Reno pool
- Affordable housing, better restaurants
- Air depot looks horrible between Reno and 29th.
- All intersections need the lines(white and yellow) painted clearly. All main streets need to have clear white and yellow lines
- Allow residents to walk at school tracks! We paid for them!
- Anything to improve biking and walking infrastructure . The paved trails are nice, but just not long enough.
- As always, improving road conditions
- Attract more business and try to keep them
- AWARENESS OF HOMELESS POPULATION AROUND NEIGHBORHOODS
- Banana Republic
- Be consistent in all your enforcements. Equally apply signage ordinances
- Better and clearer laws on mobile homes
- better code enforcement
- BETTER COMMUNICATION OF CITY EVENTS
- Better lighting throughout the city, neighborhoods, and community.
- Better mix of Hospital trust funds to help MWC businesses, not just city projects
- Better option for eating out
- BETTER POLICE RESPONSE OVERALL
- Better retail, restaurants.
- Better road management
- Better safety at retail shops
- Better schools with stricter discipline for unruly children
- Better traffic control
- BIG TRASH PICK UP
- Bring more different businesses in
- Bring more high class businesses to the area and clean up our gang problem! Residents are afraid to go out after dark!!!
- Build a part for the children in the only ward that does not have a park or playground

- City beautification
- City budget all going toward police and fire. Other departments not funded appropriately. Where is fiscal responsibility?.
- City Events
- City water taste like we are drinking from the toilet. Its gross.
- City-supported school safety measures
- Clean up “forgotten” areas
- CLEAN UP OVERGROWTH
- Clean up the gangs getting bad
- Clean up the mall and other run down areas, bring in better shopping and restaurants
- Clean up the parks
- Cleaner parks
- Cleanliness of neighborhoods
- Code enforcement
- Code enforcement
- Code enforcement enforce even after hours
- Code enforcement on cars parked on both sides of neighborhood streets & make law can only one side of street have parked car!
- Communication
- Community outreach events that provide resources for families in need
- CONDEMN THE MALL BUILDING
- CONTINUE TO PROVIDE QUALITY OUTDOOR SPACES.
- Continued enforcement of unhoused residents to shelters
- Continued road improvements
- Crime down
- Crime prevention
- crime prevention
- crime rate
- Criminal justice reform
- Dedicate funds to making the west side of Midwest City the great place it was in the ‘80s and 90s.
- demolish condemned and vacated apartment complex North of 10th and Air Depot
- Do like the rest of the country and add synchronized timers to allow traffic to continue flowing. Simple software fix.
- DO SOMETHING ABOUT INSECTS.
- Do something about the gang bangers, make it hard for them to be here. We're know throughout the metro as being a ghetto.

- Do something with the mall and other dilapidated buildings
- dogs without collars and running around out of peoples yards, or strays and cats, are abundant in sewer lines, I know its hard to catch them
- During winter storms, it would be nice if the neighborhood streets were cleaned off as well, so emergency vehicles can get to people and get out again
- Education about programs and resources
- Elimination of signs , sign frames of closed businesses
- Empty buildings
- Encourage people to have pride in their city and do their part- like picking up litter
- enforce noise ordinance & traffic rules
- Enforce parking regulations in residential neighborhoods
- Enforce people who don't allow bikes to ride on the road
- Enforce red light runners.
- Enforcement of expired or delinquency car tags
- equal enforcement of codes
- expand/improve walking trails/parks/natural recreation areas (e.g., planting more native trees/bushes/flowers)
- Farmers markets
- Fewer stoplights
- Figure out a way to keep businesses here
- FIGURE OUT HOMELESS
- find a way to equalize the quality of education between the multiple districts in our city
- Find creative ways to keep our parks and community areas safe for families and children. It's getting embarking to say I'm a resident of MWC as we have been mentioned multiple times on the news for murders occurring in our parks and public spaces.
- Finish sidewalks on major streets and complete more neighborhood sidewalks.
- Finish the Disc Golf park that the voters funded!
- Fix the sidewalks.
- Fix tornado sirens. They do not all work.
- Focusing commercial growth on Douglas and Post
- Future consideration of increased flood water management.
- General upkeep
- Get rid of heritage park mall
- Get rid of the shopping mall!
- Get some good shopping and an alternative grocery store
- Give citations for tags, loud car music, traffic violations
- Give priority to businesses that want to use existing buildings to move into Midwest City!

- Have "Town Hall" type meeting with residents
- Have a free indoor playground.
- Have city do what it can to make the city more beautiful and appealing.
- Have law enforcement enforce all traffic citations, not just speeding, Handicap Parking enforcement is non existent. Most drivers are rude because there is no enforcement in driving standards.
- Having to pay extra to pay my city bill online, because the office is closed early on Fridays
- Heritage Park Mall
- Hire more people for city cleanup efforts. The nickname "Midwest Shitty" (pardon the language) is here for a reason, but we are able to change that with more effort.
- Hire more police officers
- HOME OWNER UPKEEP AND MAINTENANCE INCENTIVES
- Homeless community
- Homeless in the city
- Hopefully progress in the Heritage Park Mall situation and other dilapidated structures around the city. Like to see Police and Fire with more personnel to make situations safer for them and the community
- Hoping the mall problem gets solved soon
- Housing
- I have watched the Midwest City schools go from top notch in the late 80s and early 90s to a terrible place to send children. We pulled our kids out after being bullied by Highschool coaches. They get away with it because I was told that the list of applicants for Coaching jobs for MWC High is Very short! Our kids go to CHA now. Best decision we could have made.
- I want to see better local business focus within the city.
- I wish city leaders would consider the issue of light pollution in the city. I live a half mile as the crow flies from the movie theater and business complex at SE 15th and Sooner. I'm grateful for all that the businesses there bring to the city in quality of life and tax revenue. But it's never dark at night in my backyard. The horizon is light blue even in the dead of night, and I am no longer able to see the stars. Is it really necessary to have those lights on full brightness 24 hours a day?
- I would like to see better water quality where I live.
- Ideas to improve north of 10th Street
- If the city is paying rent at the old Dick's store...turn off the lights.
- Improve City streets
- Improve low income housing
- improve main roads

- Improve the streets
- Improve training of water/sewer clerks so they understand every element of a water bill.
- improvement in overall appearance of city
- Improvements to the parks
- Improving storm drainage systems on older major streets
- incentives to fill vacant businesses
- Increase funding for the fire department
- Increase the Christmas lights and events
- Increased traffic enforcement, red lights, expired tags.
- Infrastructure
- interconnect traffic lights on main city streets
- Intersection of 29th and I 40
- Invest in local business
- Invest in the Original Mile.
- IVE HEARD THE LOCAL HOSPITAL IS TERRIBLE BUT IVE NEVER USED IT. IVE HEARD THE SCHOOLS ARE TERRIBLE BUT I DONT HAVE KIDS
- JOB INCOME SHOULD BE HIGHER
- Keep current businesses and bring new ones
- Keep including more parks and recreation programs for all ages
- Keep streets restricted before they get so bad they cause wrecks
- Keep trees trimmed!!!! Mowing along sides of roads need desperately upkept. Stop planting trees in meridians and along fences where trees--stop wasting tax payer money on trees that don't need to be planted in meridians and along fences! will grow into electric lines.
- Keep up the great work!
- Keeping golf balls within the golf course
- Landscape
- Less city codes for people wanting to improve their property.
- Less empty storefronts
- Less traffic citations and more policing. It feels the goal in mwc is revenue generation, not civil service.
- Less vacant retail spaces
- LOOK INTO THESE NOW EMPTY BUSINESS BUILDINGS
- MAILOUTS OF CITY COUNCIL MEETINGS AND AGENDA
- Maintain a top shelf police and fire service.
- Make sure sidewalks are wheelchair accessible
- Make your City Council meetings more transparent, you guys are hiding s***

- Maybe a new dog park
- More activity for the community to participate in
- More Christmas activities and events!!!!
- More city beautification, not just near the City offices
- More community engagement
- More enforcement of traffic laws
- More family entertainment
- More frequent big trash pick up and improved to include more items
- More grocery options
- More neighborhood policing
- more people roaming the streets all hours at night & loud music after midnight
- MORE POLICE
- more police on 29th Street stores
- More police patrolling
- MORE PROGRAMS TO HELP SENIORS/DISABLED PEOPLE GET REPAIRS TO THEIR HOMES IF THEY CANT AFFORD IT
- More public bus routes
- More restaurants (not fast food)
- More retail / grocery options on the East side
- More sidewalks
- more sidewalks in neighborhoods
- More sidewalks!
- MORE SIT DOWN RESTAURANTS
- More street maintenance,
- more things to do for children under 18
- More traffic enforcement
- More upscale business or restaurant
- More youth activities, like youth centers
- Morw police presence during school bus routes to enforce vehicles to stop when school bus has stop sign extended and lights flashing.
- MOTION SENSITIVE LED TRAFFIC LIGHTS
- MWC is a healthy food desert no Sprouts no Natural grocers No Whole Foods or Trader Joe's I have to drive out of town to buy groceries what a joke
- Need better leadership!
- Need to hold landlords accountable for their tenants.
- Neighborhood speed limits 25 too fast they go 45
- New and improved YMCA

- Nice grocery story on the corner of Post and SE 15
- No more apartments
- NO MORE CANNIBIS SHOPS
- No more fast food. Restaurants would be better
- no streetlight tax or stormwater tax for upgrades
- no taxes
- noise from Tinker
- Noise generated by people waiting in traffic
- OFFER INCENTIVES TO MAJOR CORPORATIONS TO LOCATE TO MWC (IE TECH COMPANIES, ETC) SUCH EFFORTS ARE NEEDED TO SPUR ECONOMIC GROWTH
- Open up the bulk waste facility once or twice a month. I want to be able to get rid of my bulk waste more than 4 times a year.
- Our library is massively outdated. We could use a modern facility.
- Outdoor store like REI
- OVERALL APPEARANCE OF ALL SECTIONS OF MWC
- Overall appearance of common areas to look nice. Not just on 29th. But thru out the city. The neatness reflects to the citizens I believe.
- Park activities
- park maintenance
- Patrol around apartment complexes.
- Patrol homes in neighborhoods for overgrown lawns in front and backyard and homes needing maintenance and upkeep.
- Pay attention to senior population
- Pay your police more. They risk their lives for us. They deserve more.
- place more smaller neighborhood parks for children (and seniors) to play sports in, so they can walk to them - all around the city.
- Please improve the directional signs when working on city Street.
- Police actually do something
- Police and fire upkeep, maintenance and improvements
- Police patrolling neighborhoods and quit sitting in empty parking lots looking for speeders.
- Portions of Midwest city around E Reno is struggling compared to 29th and 15th
- PROGRAMS FOR NEIGHBORHOODS TO HELP EACH OTHER LEARN TO MAINTAIN THEIR HOMES, YARDS AND NATIVE PLANT LIFE
- Programs for youth
- Promote the "pony" program for all commercial property's.
- Promotion of upcoming events

- PRORAMMIING OF TRAFFIC SIGNALS
- provide better police security at all parks in MWC 8a-7pm
- PROVIDE POLICE AT SCHOOLS
- Public awareness on programs in general
- Public vehicle maintenance space
- Quality of schools
- reduce the amount of cbd businesses
- Remain true to the American way of life our Founding Fathers set up, fought and died for as well as many of our military personnel died for. Don't become woke and leftist. Allow Midwest City citizens proud to live in a commons sense and morally upright city.
- Remove old mall; build new commercial area there, perhaps Top Golf.
- Repair and widen SE 29th between Post and Westminster. Add turn lane at SE 29th & Westminster to help back up
- Revamp Regional pool area. Have you seen Norman's Westwood Family Aquatic Center?
1017 Fairway Dr Norman, OK 73069 United States
- REVAMP THE CHRISTMAS LIGHTS AND PARADE WITH SANTA ON FIRE ENGINE
- review of available overall at least once a year
- REVIVE NEIGHBORHOOD INITIATIVE
- Road maintenance
- Road resurfacing
- Roads and curb appeal. Making the streets nicer with trees and side walks makes people feel more safe. More people will want to live here = more money to pour into something else. We need to bring more jobs out here. Midwest City has great potential. Thank you for asking for our opinion.
- Run down/unsafe houses. (That landlords charge way too much for)
- Safer parks
- Safety
- Sale of unused City properties and proceeds by used for improvement of infrastructure. Stop increases of fees and taxes to residents.
- Senior living like they have in western part of the metro
- Services for homeowners
- Shop Midwest City but you can't buy a golf club at Conrad!
- Sidewalks in my neighborhood
- Sidewalks in the OM
- Speaking of OKANA, an area of the city pool that is for adults specifically would be amazing

- Start taking better care of Tom Poore Park. Kids can't play in the sand boxes because of rampant growing stickers
- Stop taking money from departments to fund Police and Fire Benefits make them pay more of their way
- Stop the increase of water and sewer.
- street lights
- Street maintenance
- Street repair
- Street sign lights and white lines clearly marked on streets
- Strom warning sirens have changed hard to hear.
- Strong code enforcement, and continued city beautification on public streets and areas
- Stronger enforcement of code enforcement
- Support economic development initiatives
- Tables and trees installed on the old ballpark on 15th Street
- Take better care of common areas beside streets
- tear down mall or put something new in place of what is there
- The homeless. I have lived in Midwest City 27 yrs & never experienced what we currently are. MWC has some great walking paths & bike trails & even with the lights & emergency call buttons, I don't feel safe using these paths because of the homeless that frequent the paths & reside nearby in the woods. Children use these paths, as well. It isn't safe!
- The length of time the noon whistle goes off. The length is ridiculous
- The mall has been an issue as well, but I know the city has been trying to resolve that situation.
- There are no sidewalks in my neighborhood. Maybe it should be a requirement for new construction to include that? I think sidewalks encourage people to get outside, improving health, neighborhood watch and livability.
- THIS IS A SUBARB OF OKC BUT WE WANT PEOPLE TO LIVE AND WORK HERE-INCENTIVES TO PEOPLE WHO DO BOTH IN MIDWEST CITY
- Those of us who live east of Post tell Code Enforcement to Bugger OFF! We don't live in gated communities we are semi rural.
- Time traffic signals.
- Tinker traffic is horrible!
- Too many stop lights, it's the worst town in the entire metro for stop lights.
- Traffic block up on 15th for turning into school on Douglas side. This eliminates people from making a proper right turn from right lane. We should never be forced to make a right turn from left lanes due to school pickup traffic.

- Traffic control east side
- Traffic enforcement
- traffic flow
- Traffic flow
- Traffic flow
- Trashcans that don't dump the water into the bin every time we open the lid
- tree trimming
- TURN HERITAGE PARK MALL INTO AN INDOOR PARK OR THE LIKE
- UPDATE RUNDOWN NEIGHBORHOODS
- Upgrade of city streets and sidewalks
- Upgrade our city buildings on Reno and MW Blvd
- Waste bulk pickup or be able to take it somewhere like there use to be.
- Water line maintenance. There are multiple areas of broken water pipes in my area. One of them was a stream of water that ran constantly for 6 weeks before it was fixed.
- WATER RUN OFF
- water runoff disruption due to housing development changing natural water runoff or natural water catch basins
- Water situation. Prepare for impending water shortages by updating infrastructure, storing water or allowing "gray water" irrigation.
- We could greatly benefit from another grocery store option at 15th and Post
- We had one of my husbands soldiers car while he saved up for repairs (it was on the road wrong way admittedly), when my husband called to speak to the officer about it he was extremely rude and my husband was home at the time we were ticketed and the officer told my husband "yea I saw you were home just didn't care and was too busy"
- Who is responsible for making sure that stop signs in the various neighborhoods are visible and not covered by trees and bushes?
- Widening Post Rd south of SE 29th
- Work to reduce the number of empty privately owned commercial properties especially with Douglas Development.
- Youth sports programs for all ages of kids not just travel teams



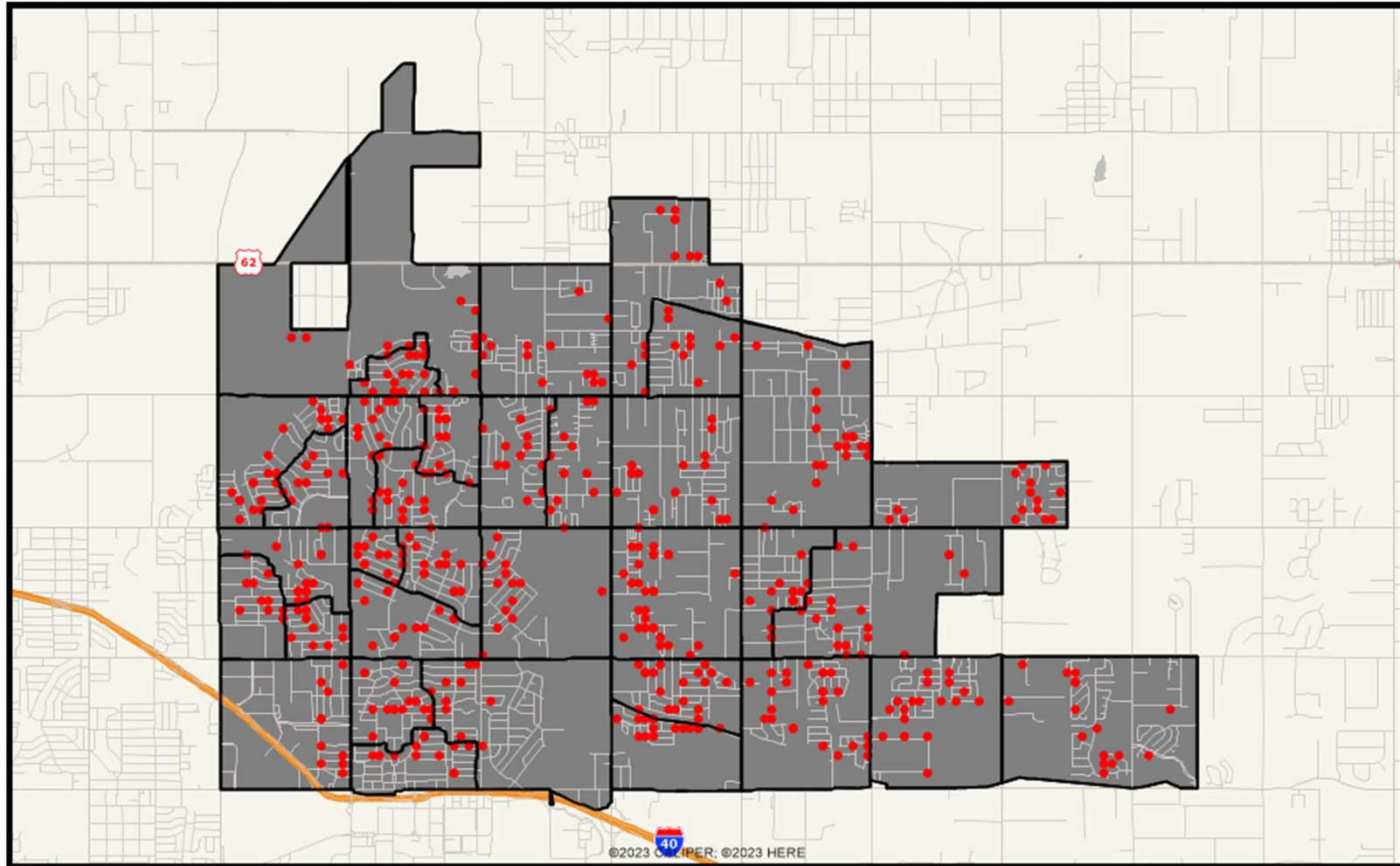
2024
Midwest City, OK
Community Survey
Appendix B:
GIS Maps



ETC
INSTITUTE

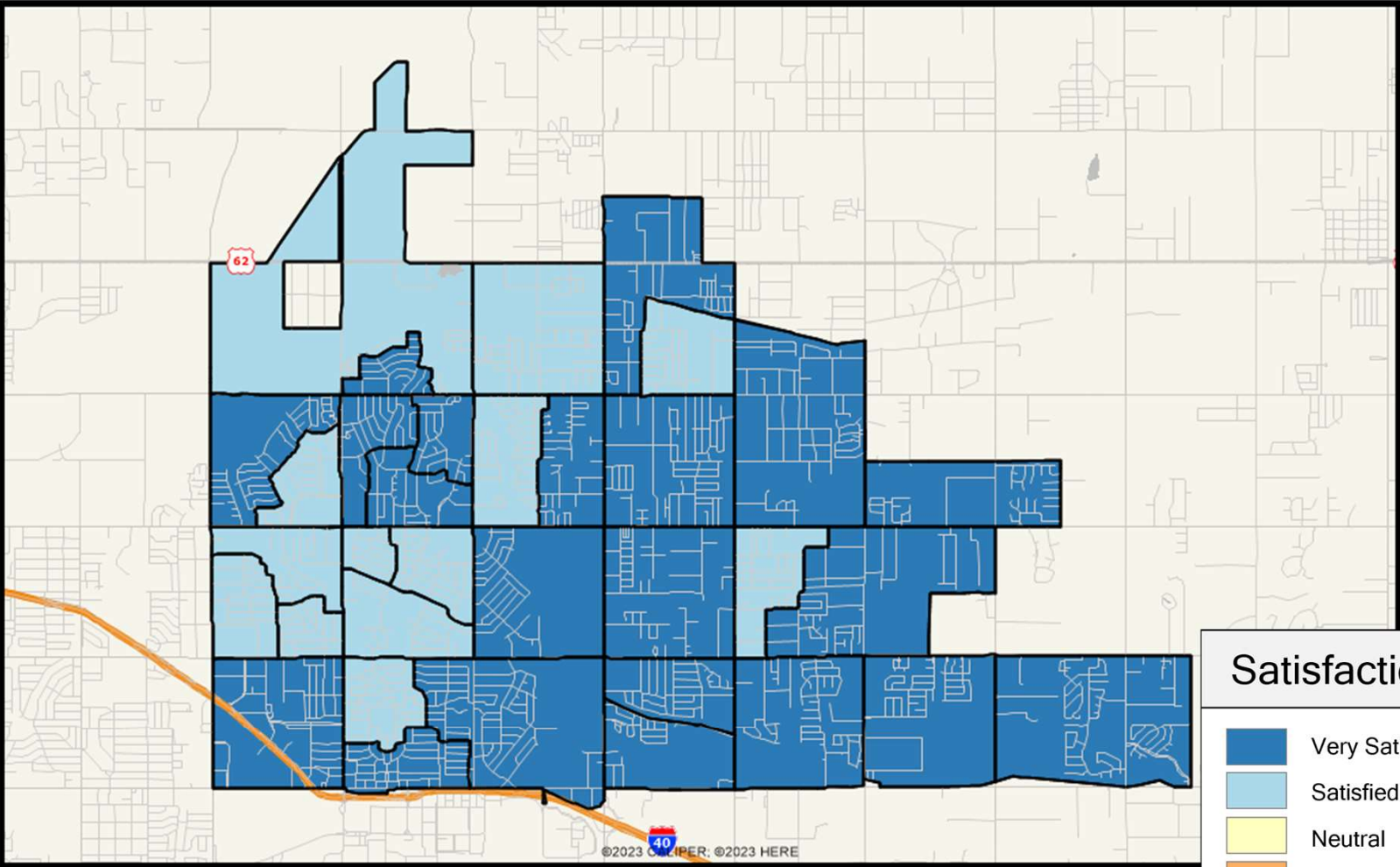
Location of Respondents

(Boundaries by Census Block Group)



Q1-01. Overall quality of police, fire, and emergency medical services

Mean: 4.29



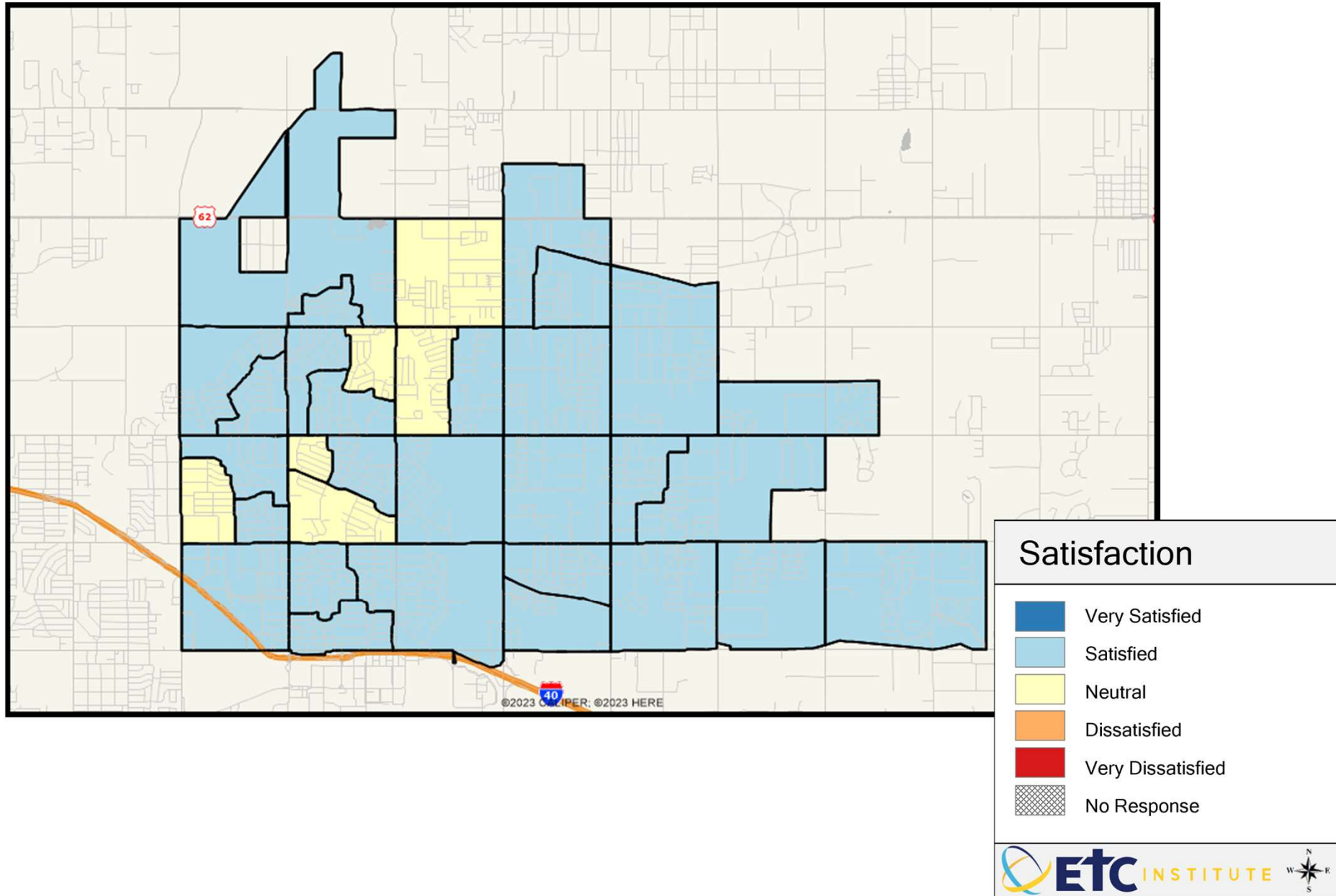
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

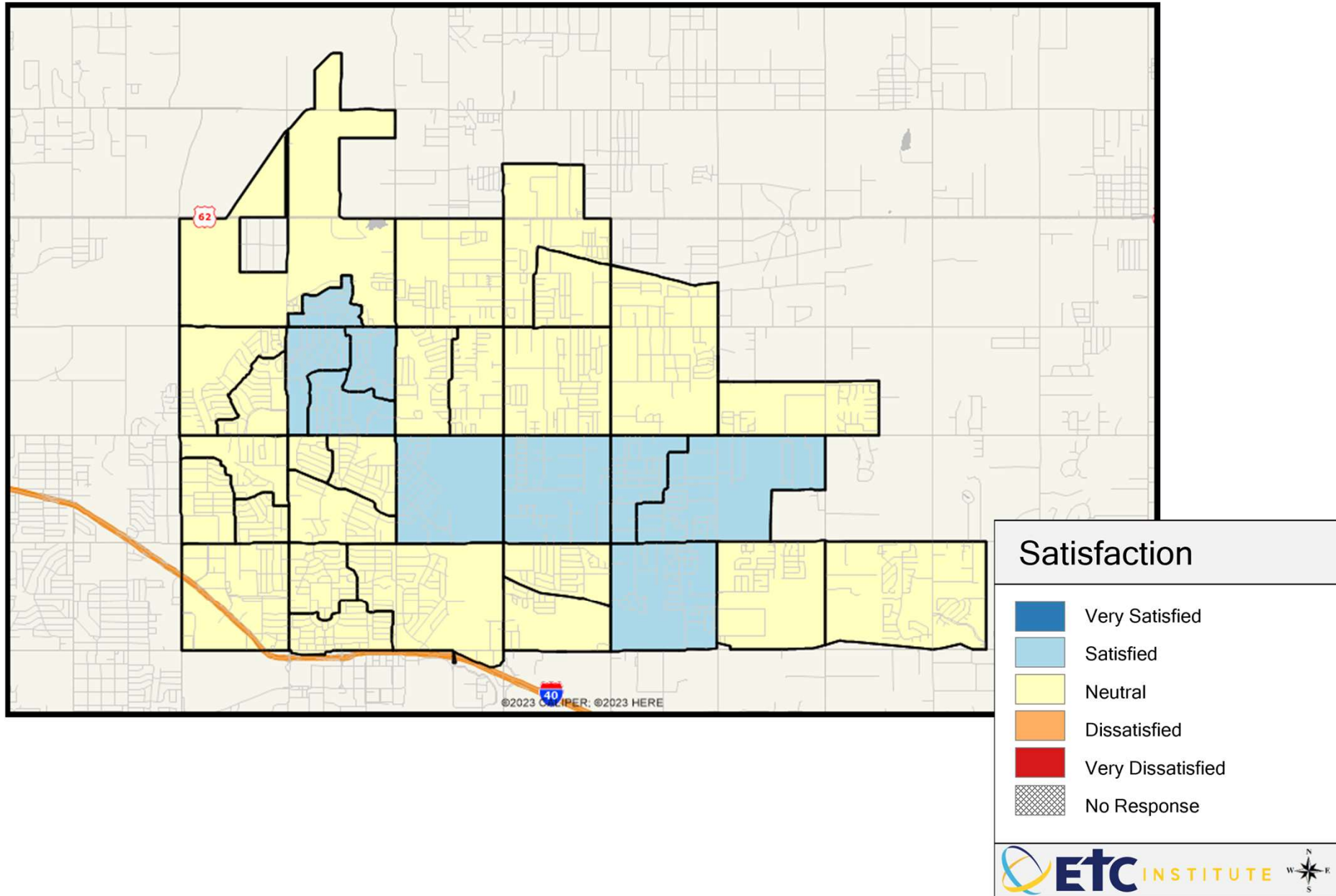
Q1-02. Overall quality of city parks, recreation programs and facilities

Mean: 3.64



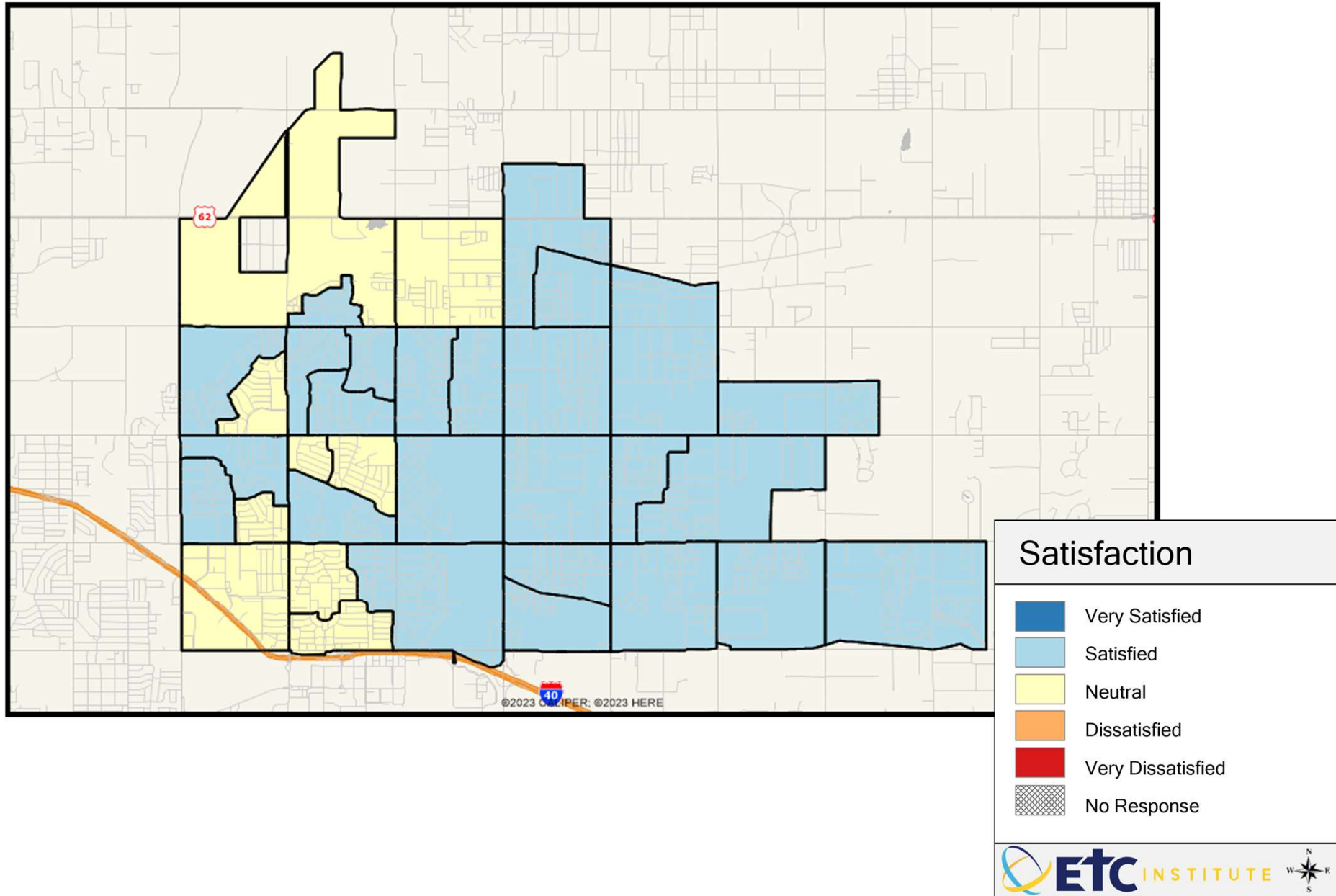
Q1-03. Overall maintenance of city streets, buildings and facilities

Mean: 3.27



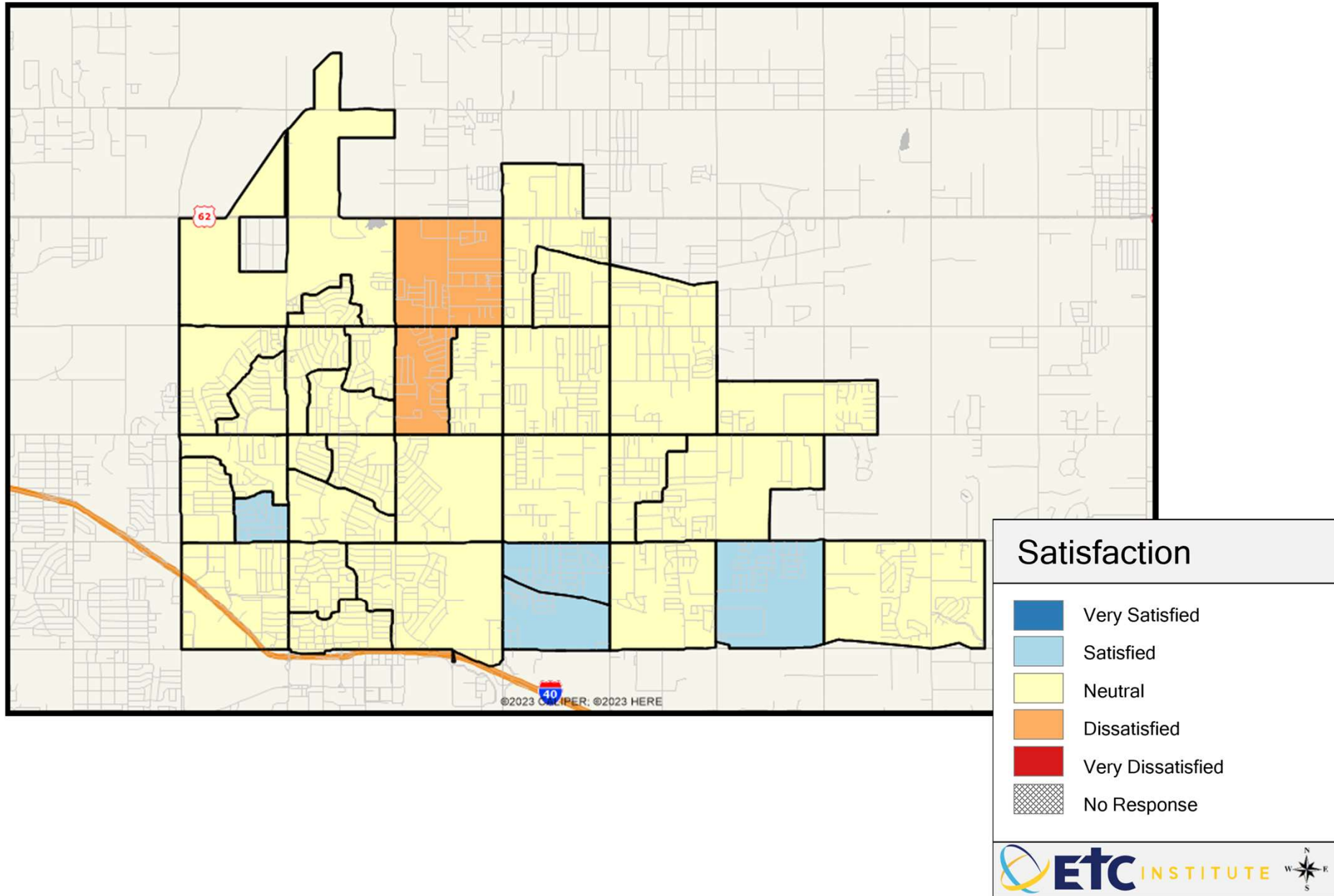
Q1-04. Overall quality of city water and sewer utilities

Mean: 3.59



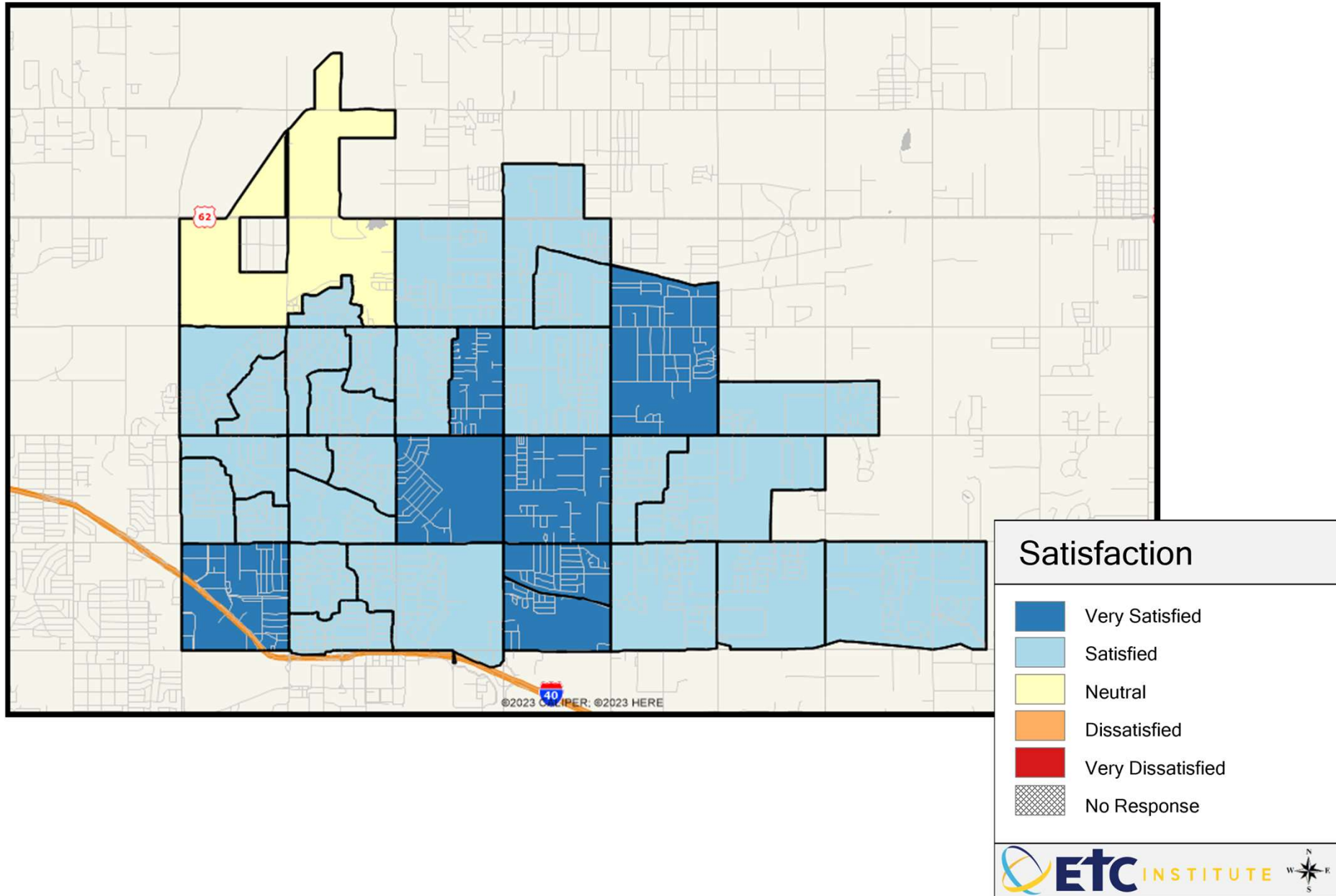
Q1-05. Overall enforcement of city codes and ordinances

Mean: 3.09



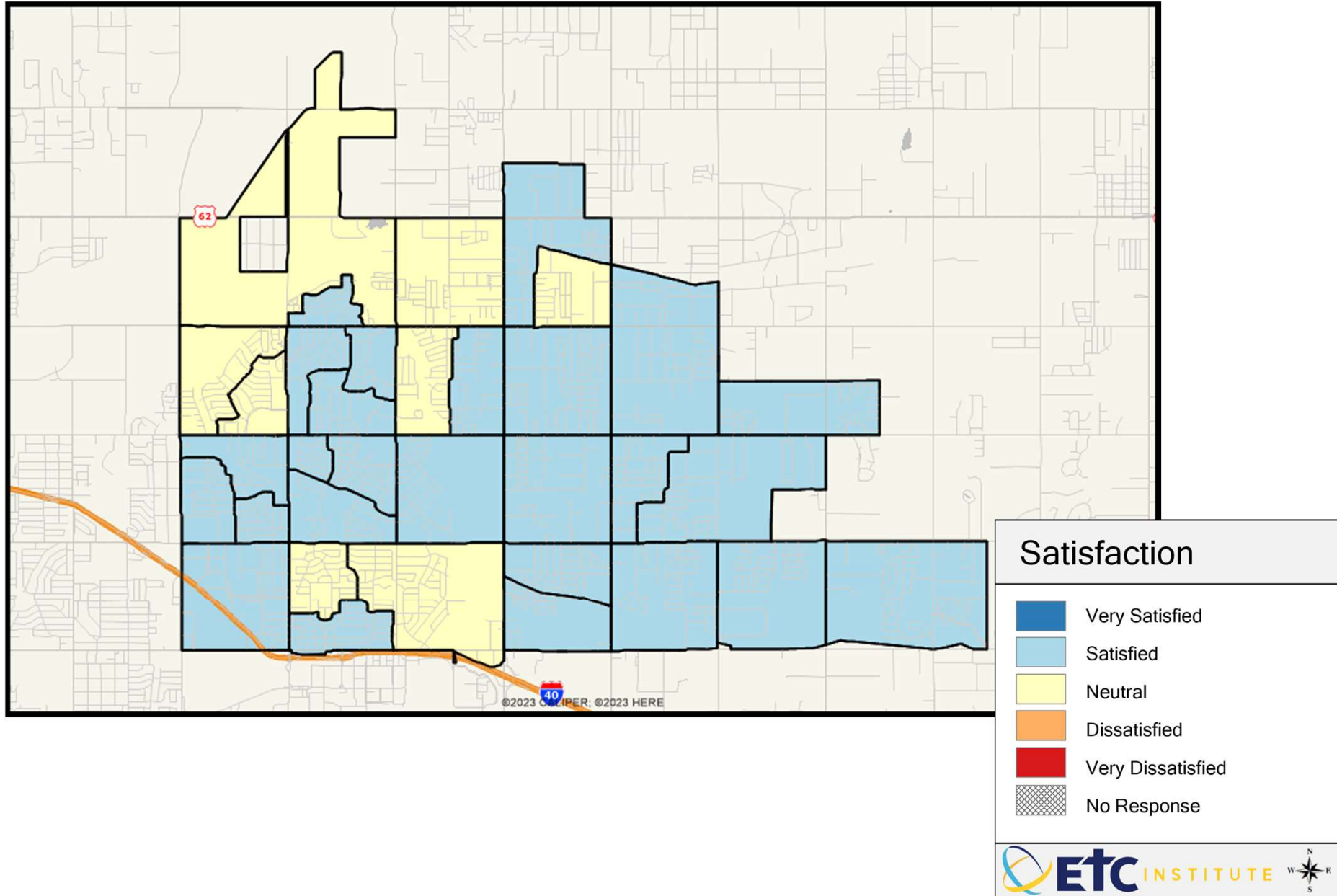
Q1-06. Overall quality of customer service you receive from city employees

Mean: 3.99



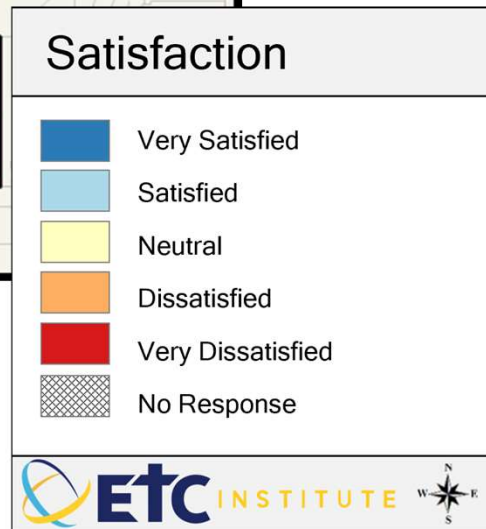
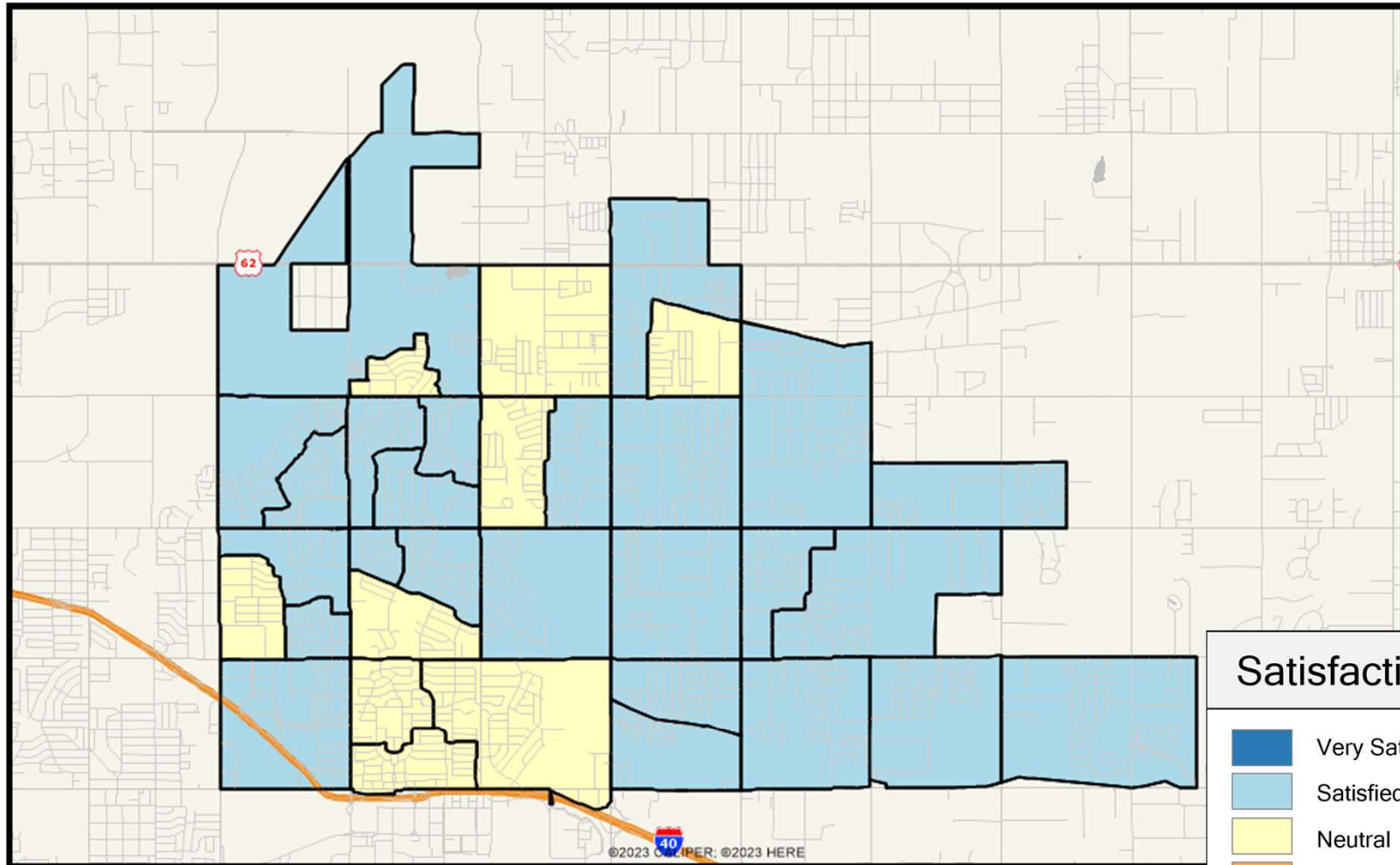
Q1-07. Overall effectiveness of city communication with the public

Mean: 3.61



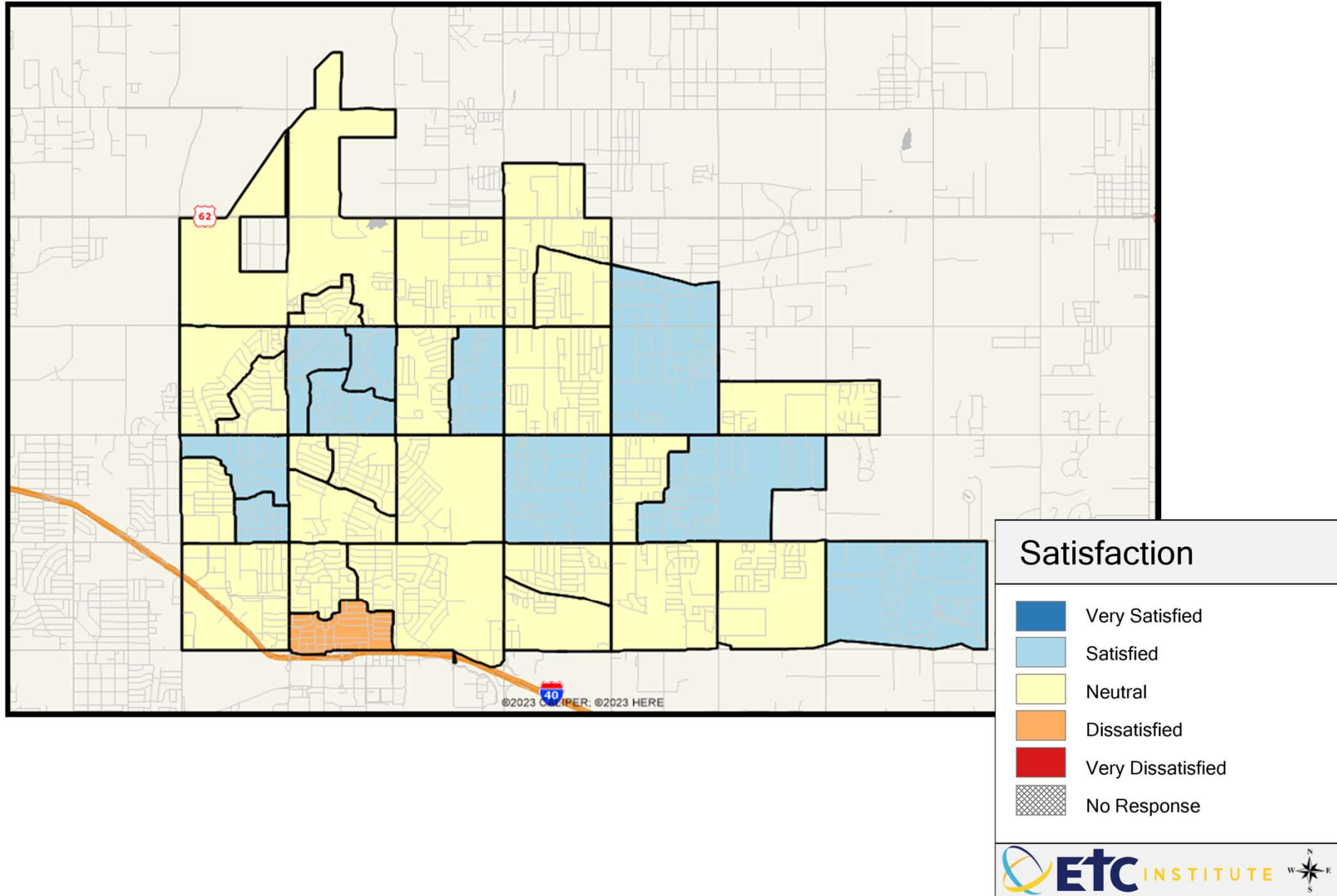
Q1-08. Overall quality of the city's stormwater runoff/stormwater management system

Mean: 3.6



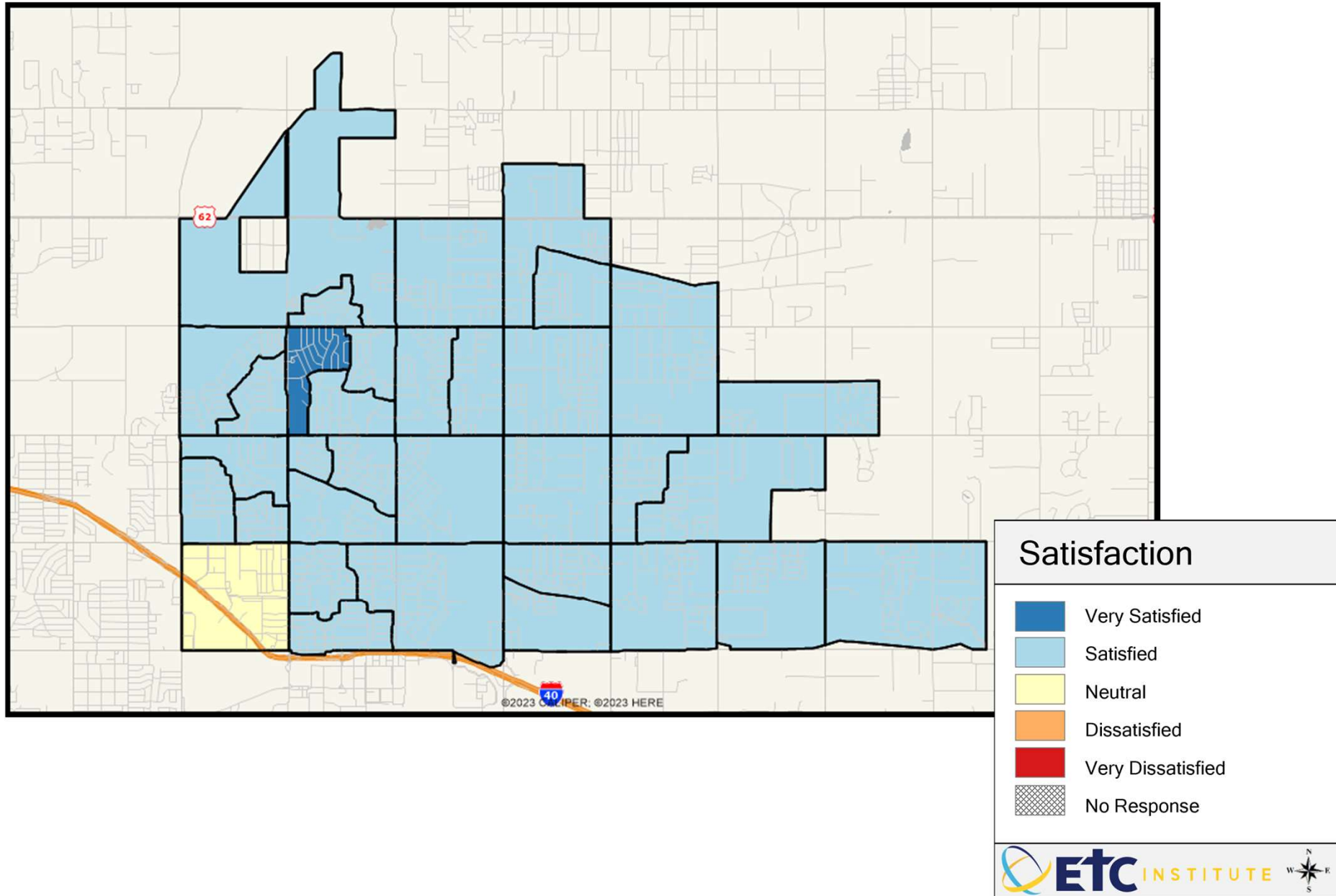
Q1-09. Overall flow of traffic and congestion management in the city

Mean: 3.28



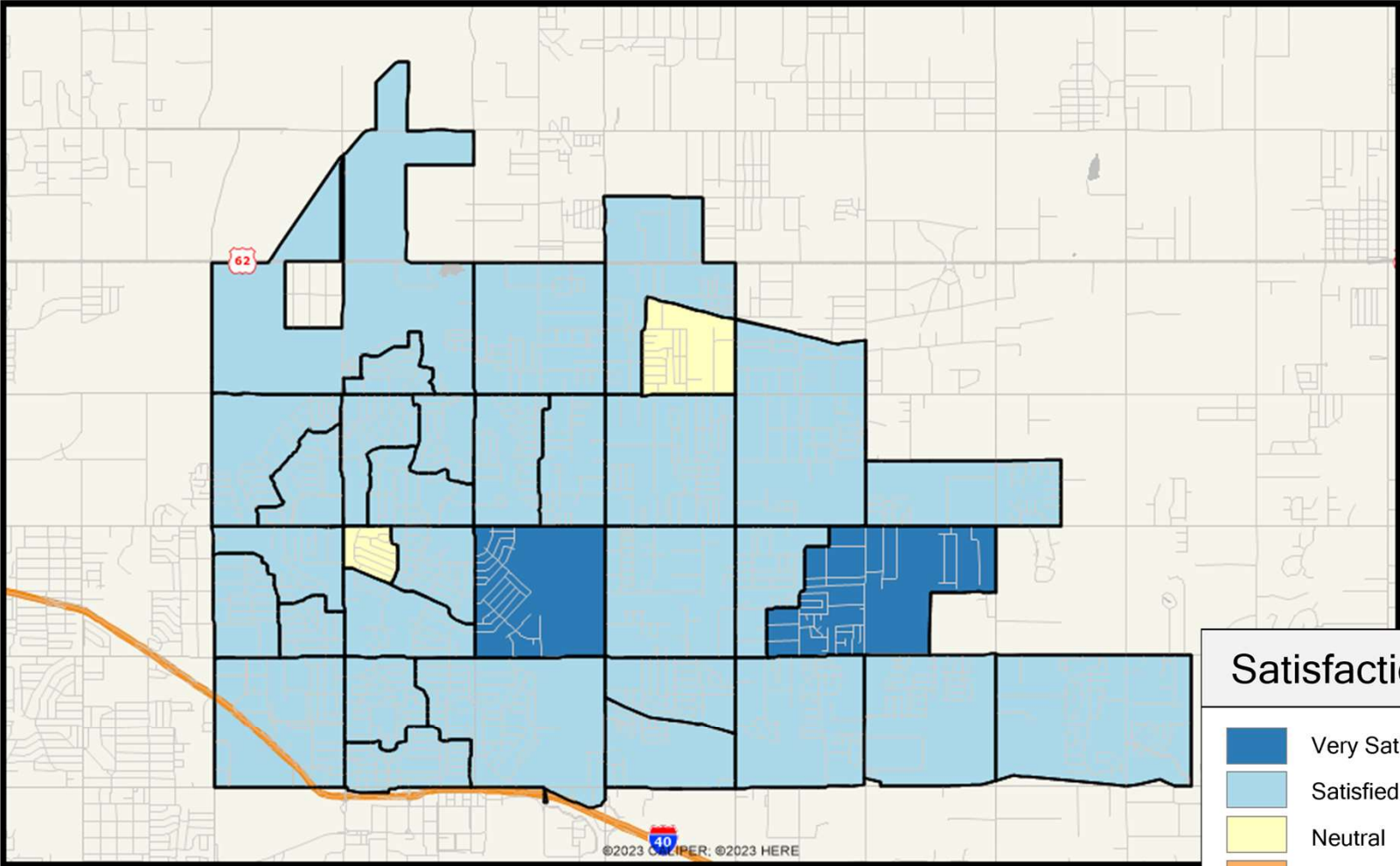
Q1-10. Overall quality of the city's solid waste system - trash, recycling, yard waste







Mean: 3.85




Q3-01. Midwest City as a place to live

Mean: 3.84

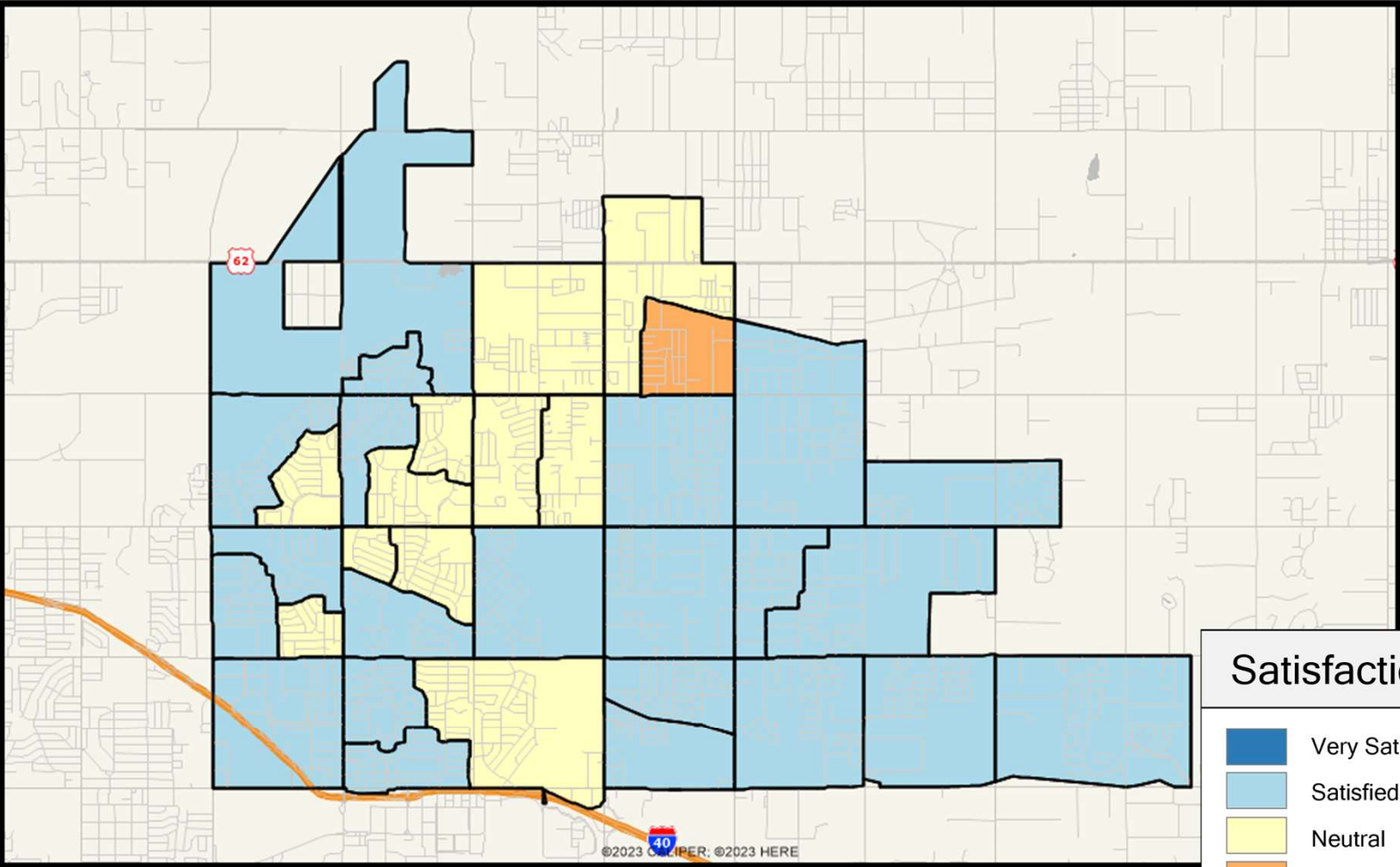


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

Q3-02. Midwest City as a place to raise children

Mean: 3.51



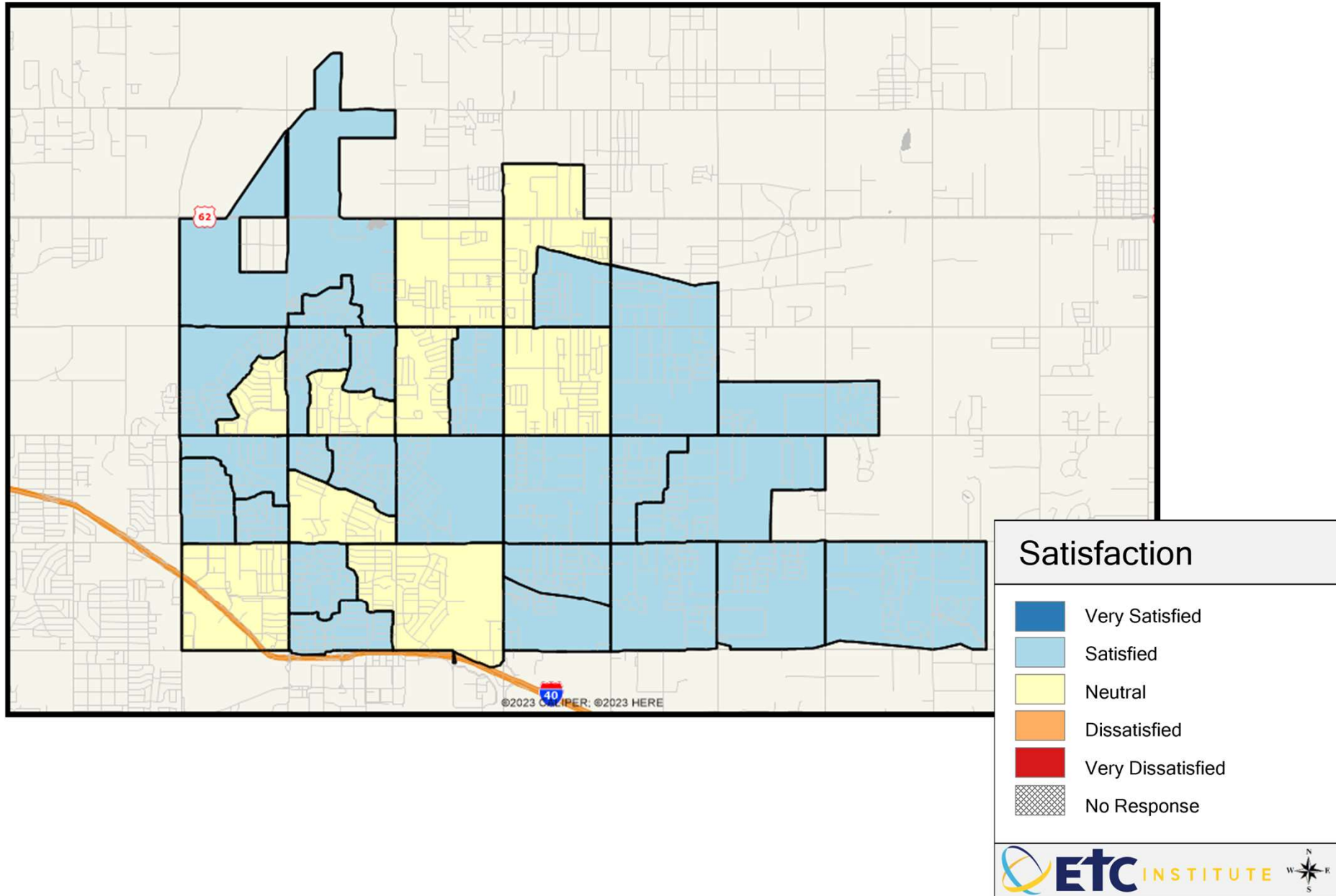
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

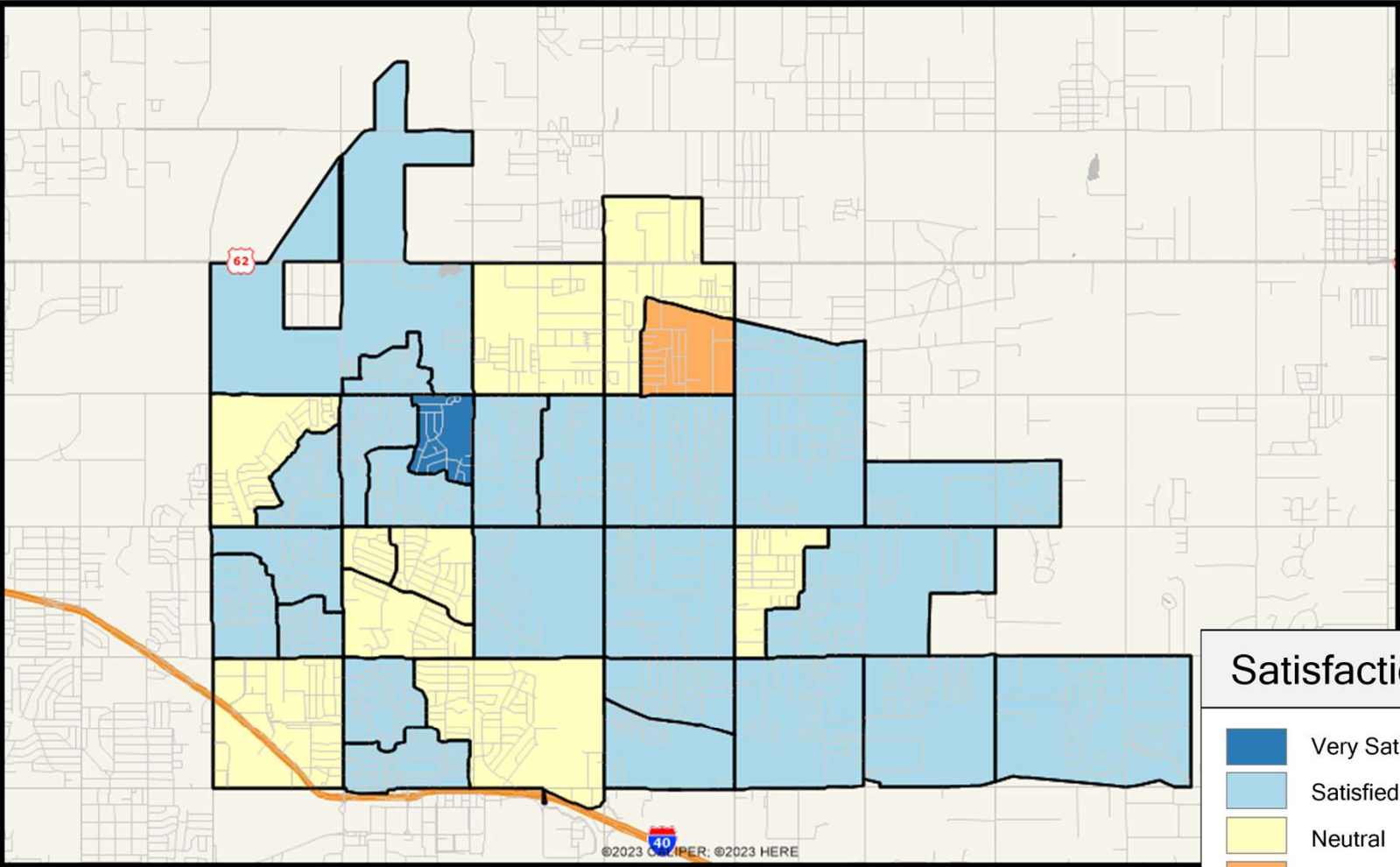
Q3-03. Midwest City as a place to work

Mean: 3.6



Q3-04. Midwest City as a place to retire

Mean: 3.57



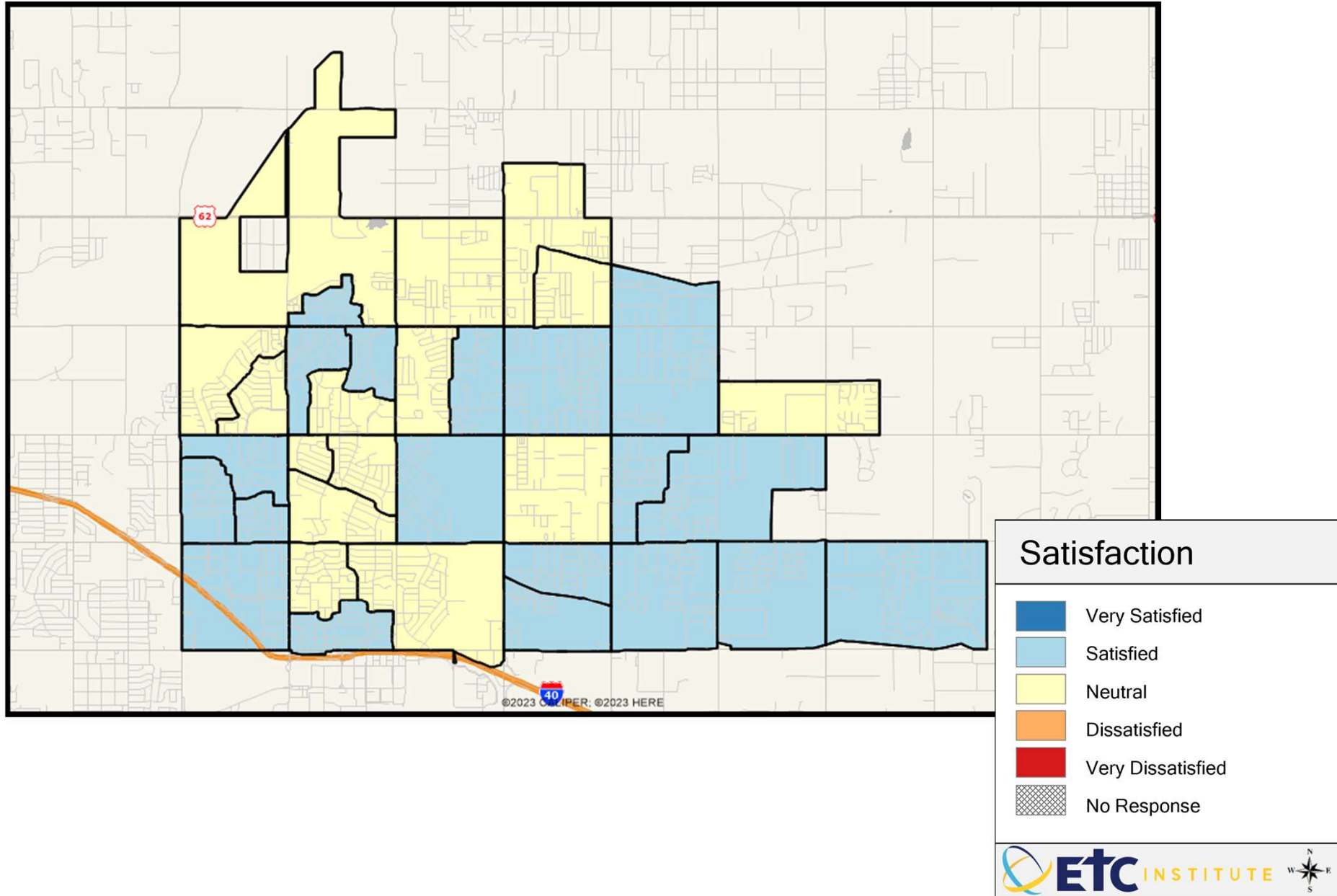
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

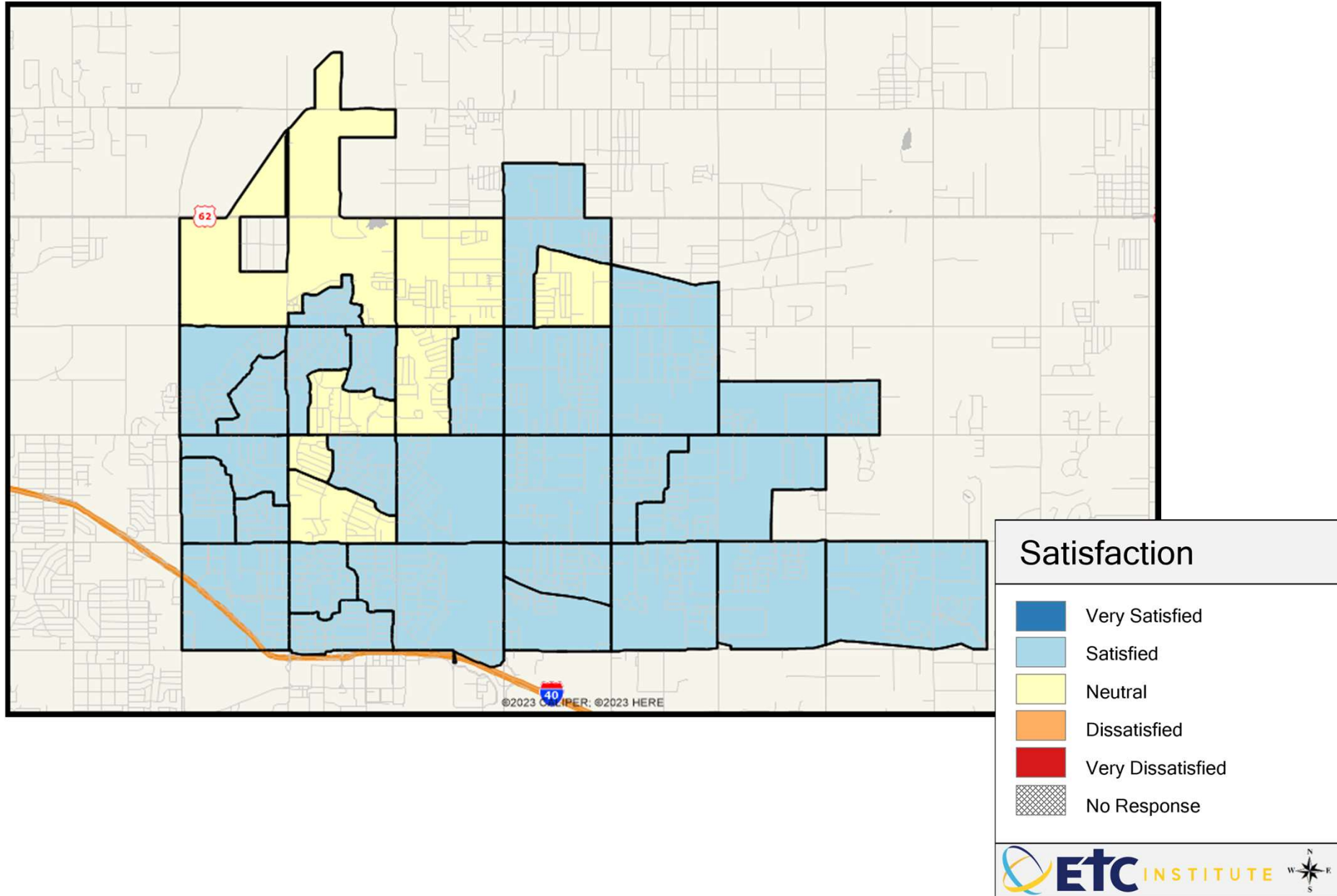
Q3-05. Overall image of Midwest City

Mean: 3.4



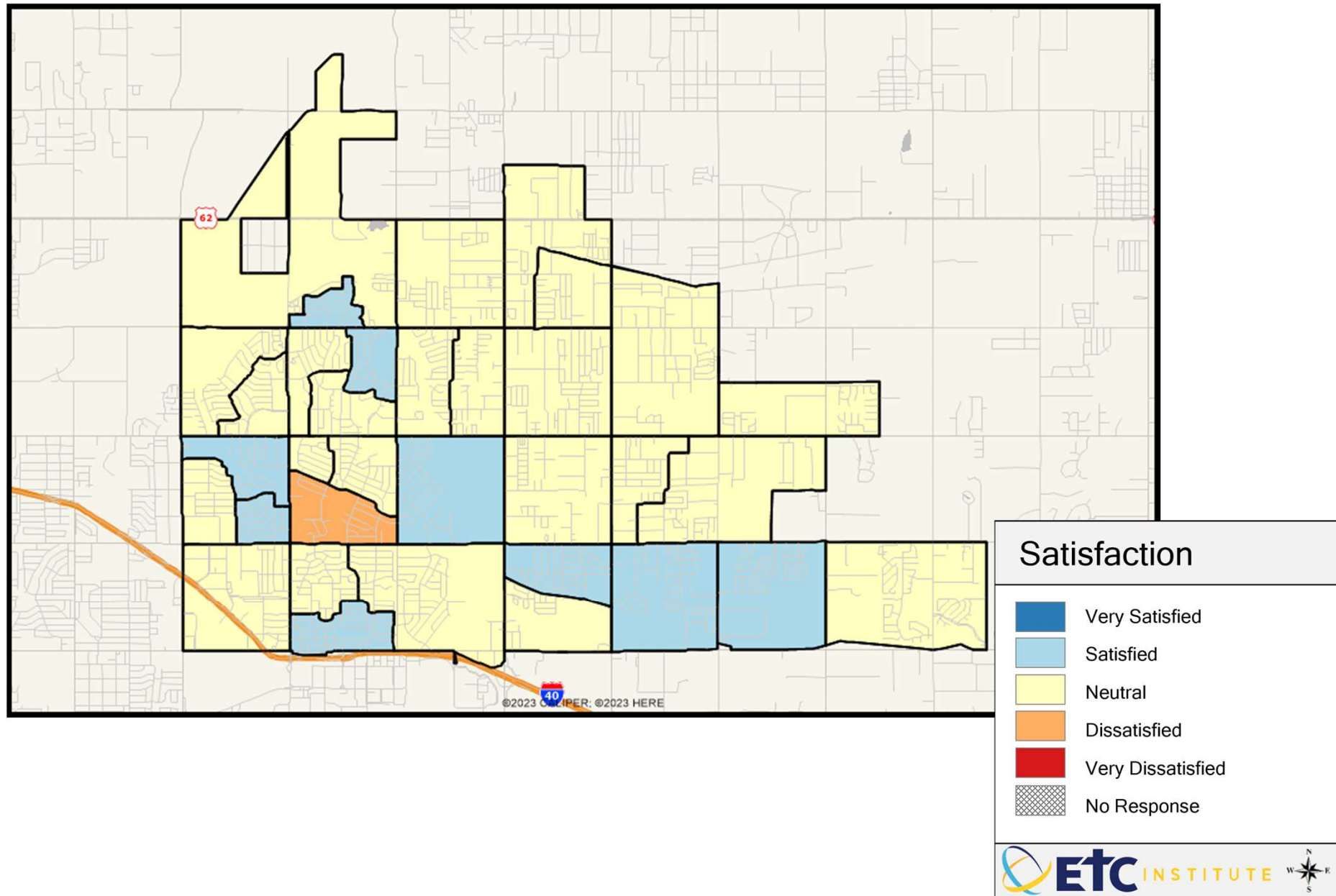
Q3-06. Overall quality of life in Midwest City

Mean: 3.67



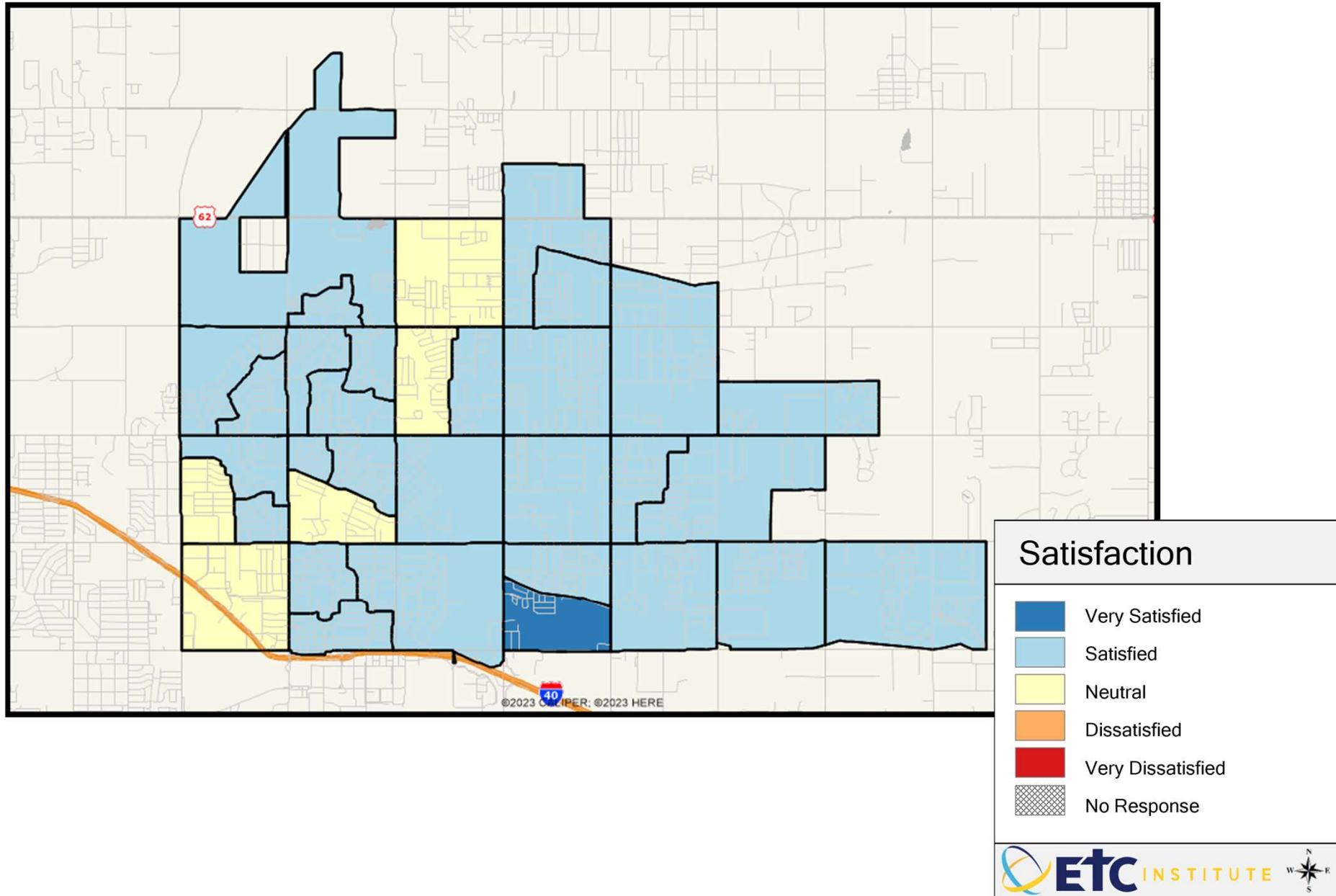
Q3-07. Overall appearance of Midwest City

Mean: 3.22



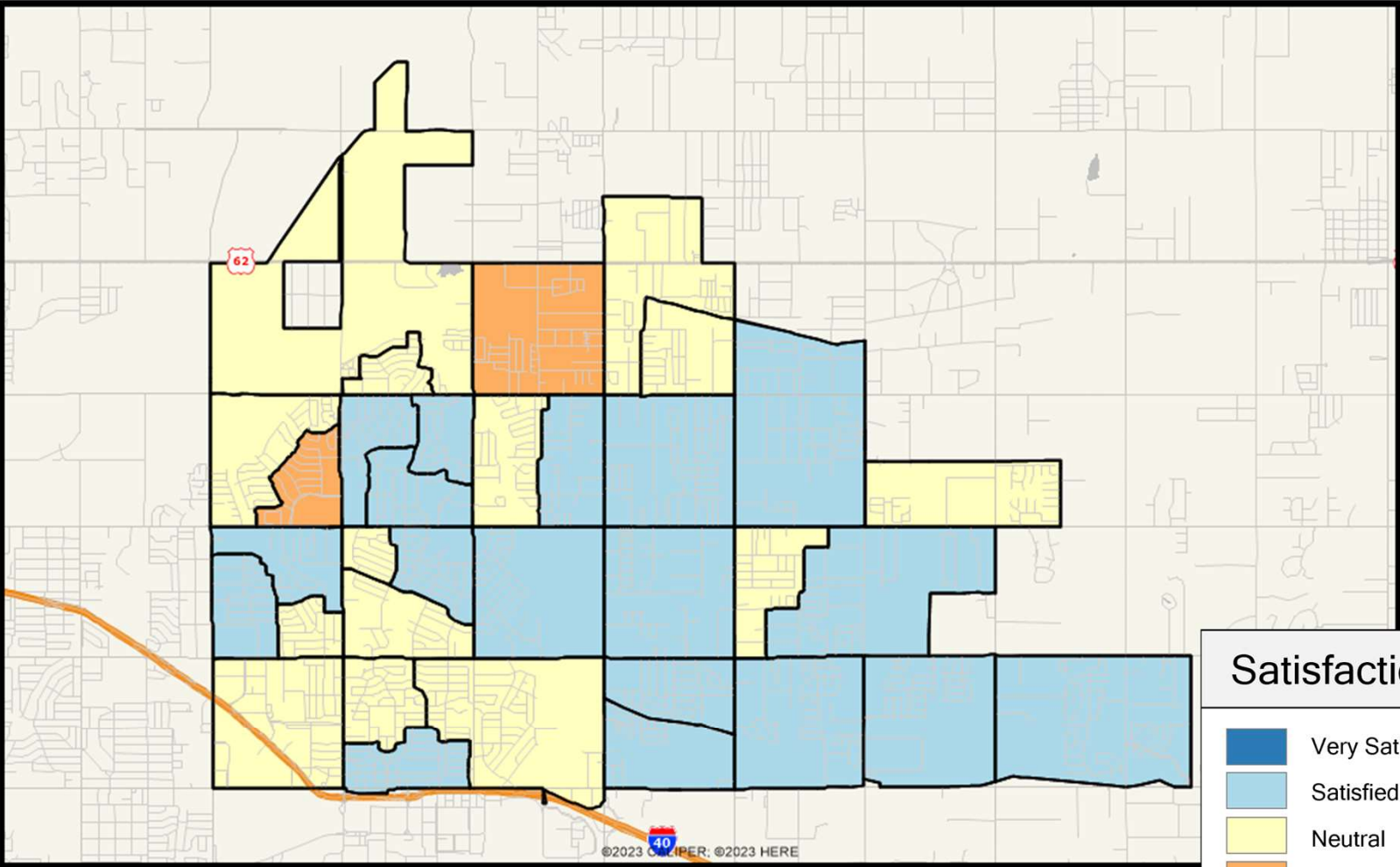
Q3-08. The city as a welcoming community for people of diverse backgrounds

Mean: 3.7



Q3-09. The overall quality of leadership provided by the city's elected officials

Mean: 3.36



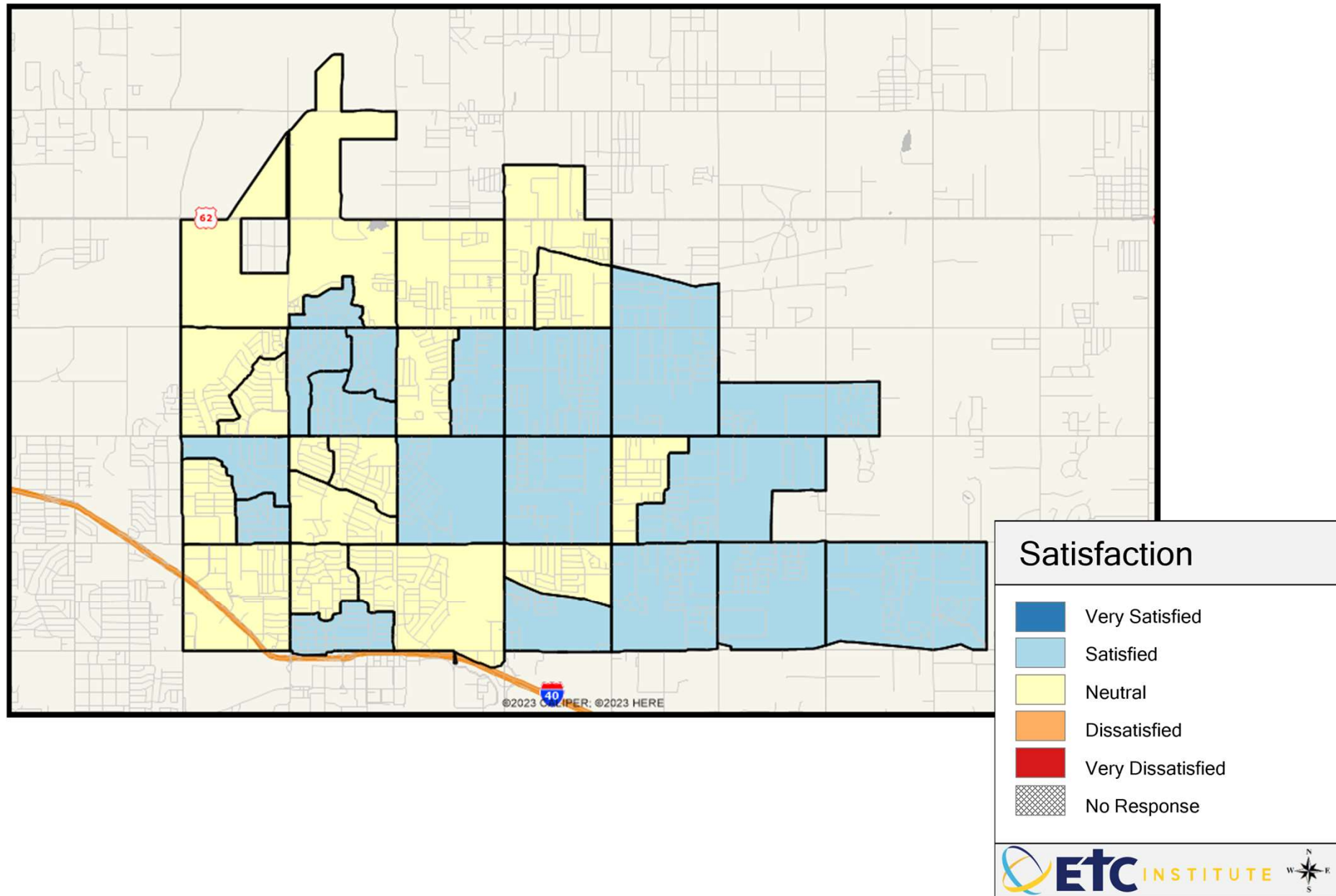
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

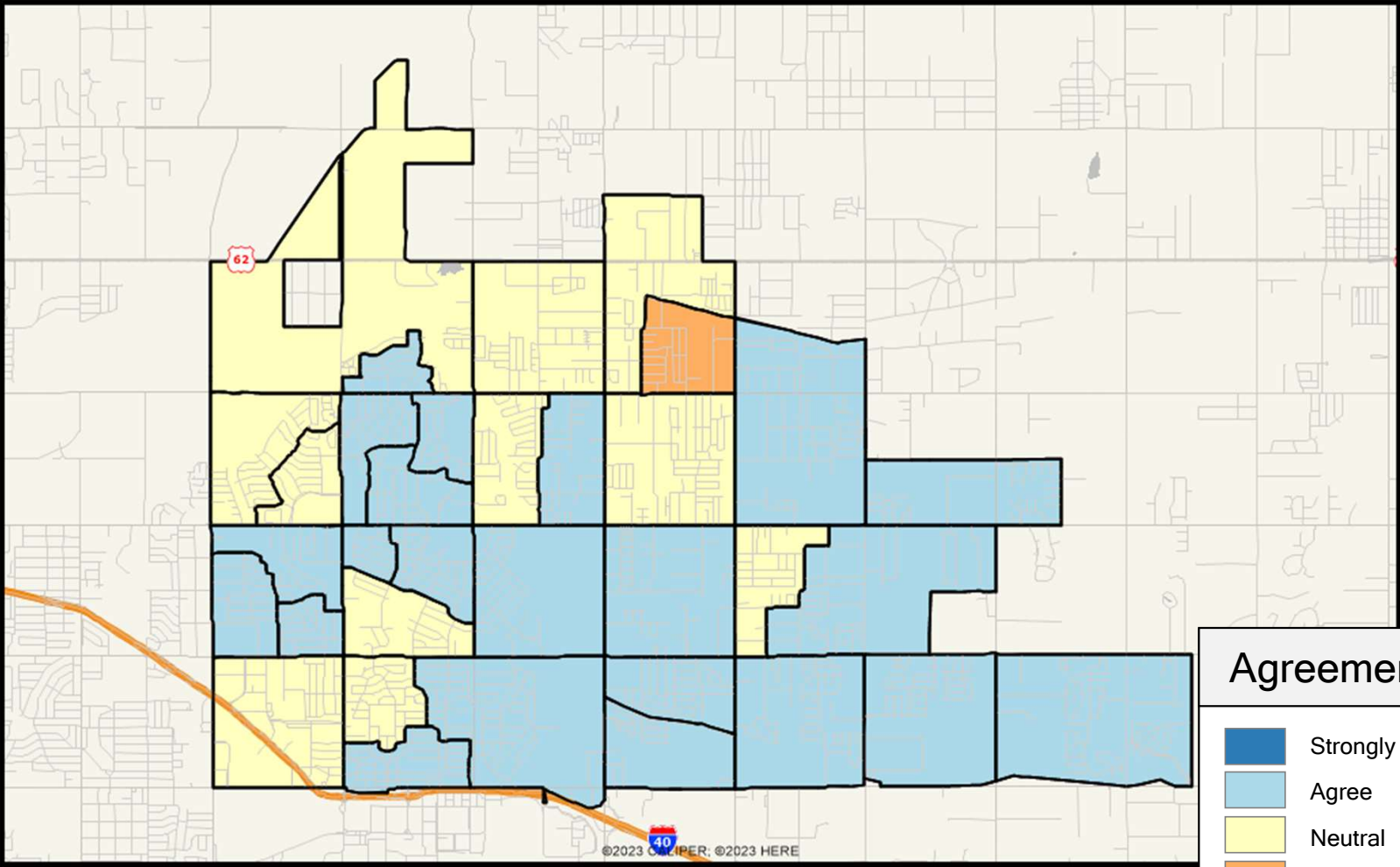
Q3-10. The overall effectiveness of city management

Mean: 3.43



Q4-01. All residents are afforded the same amount of respect

Mean: 3.58

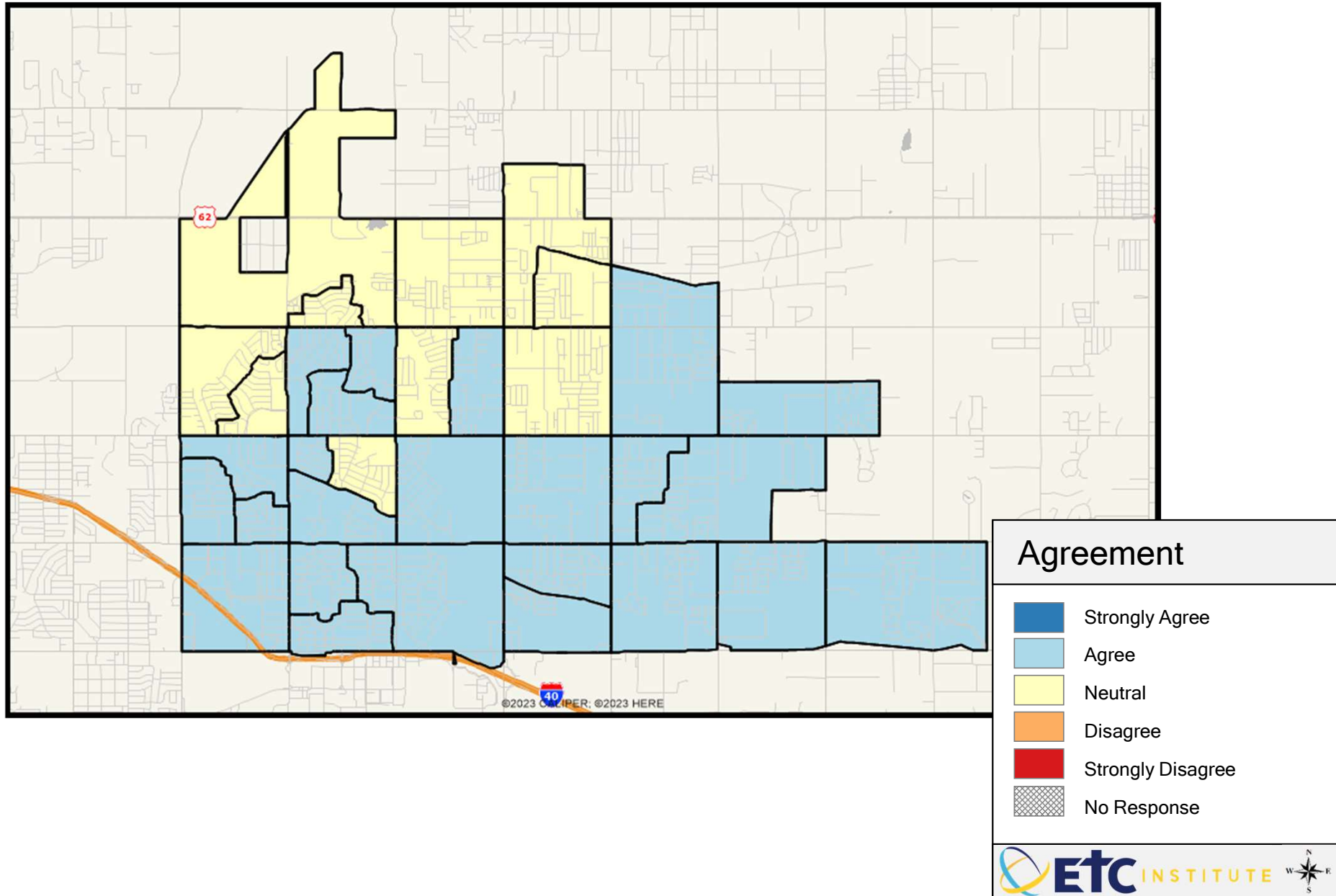


Agreement	
	Strongly Agree
	Agree
	Neutral
	Disagree
	Strongly Disagree
	No Response

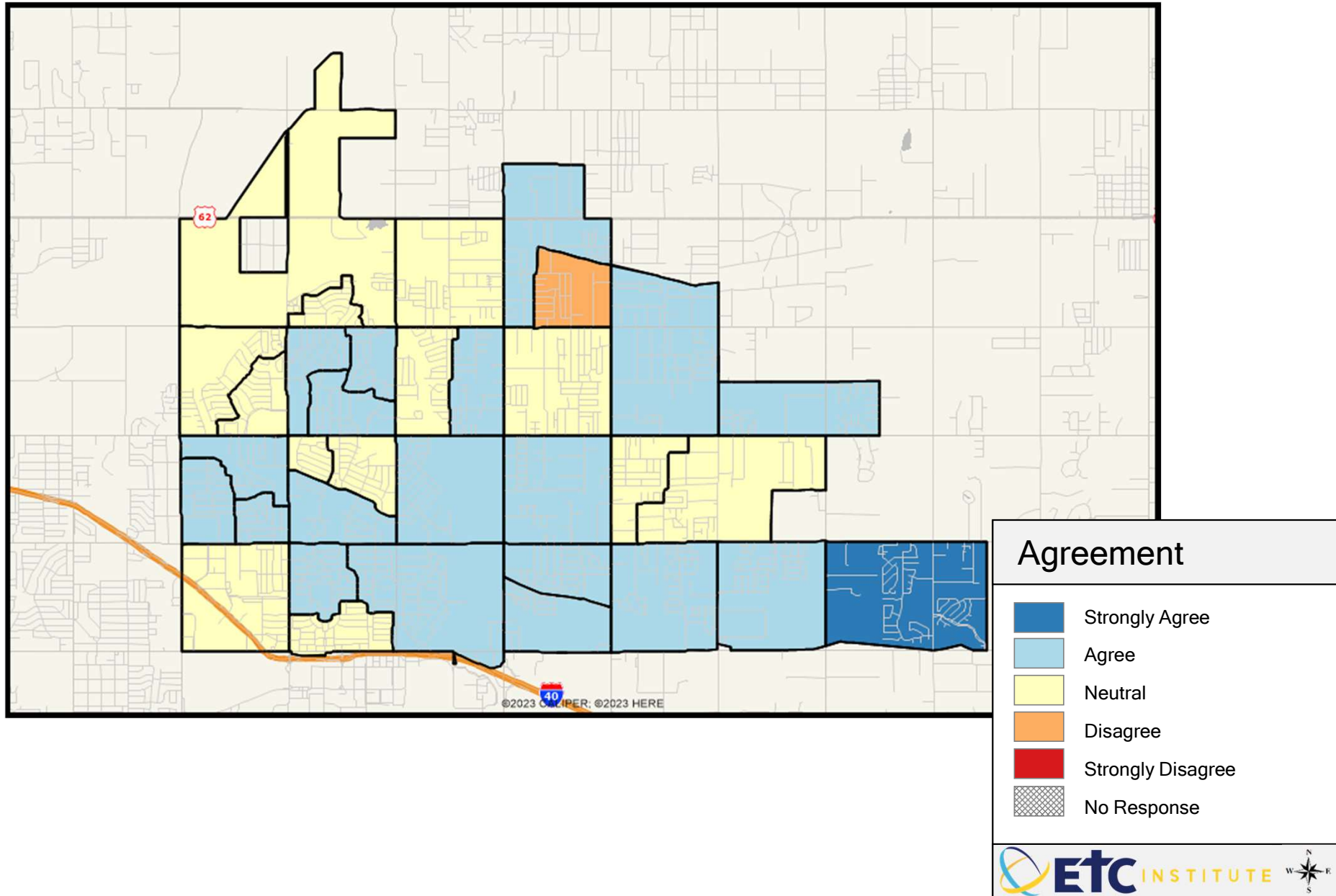
Q4-02. All residents receive the same general opportunities

Mean: 3.59



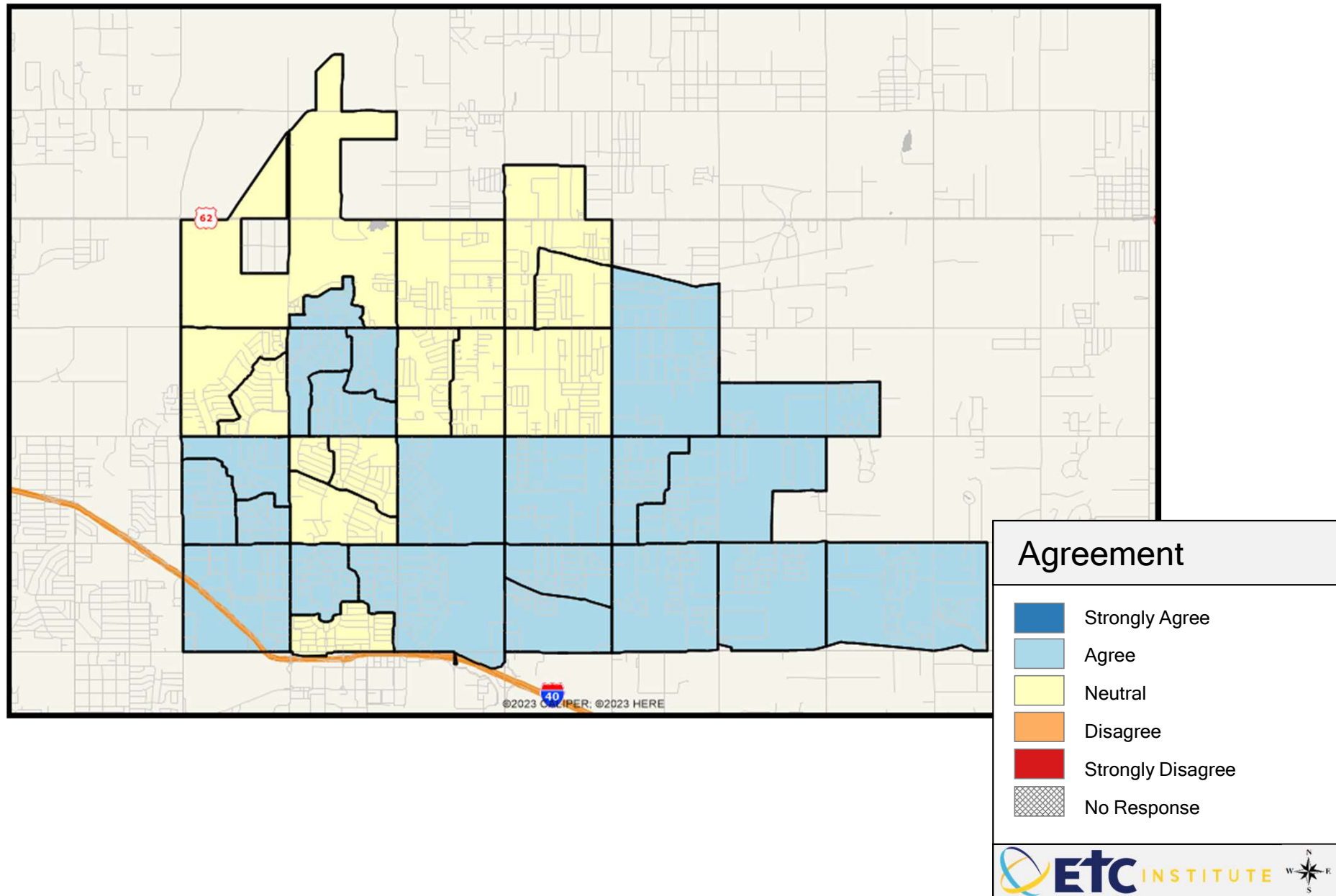
Q4-03. All residents receive the same job opportunities

Mean: 3.51



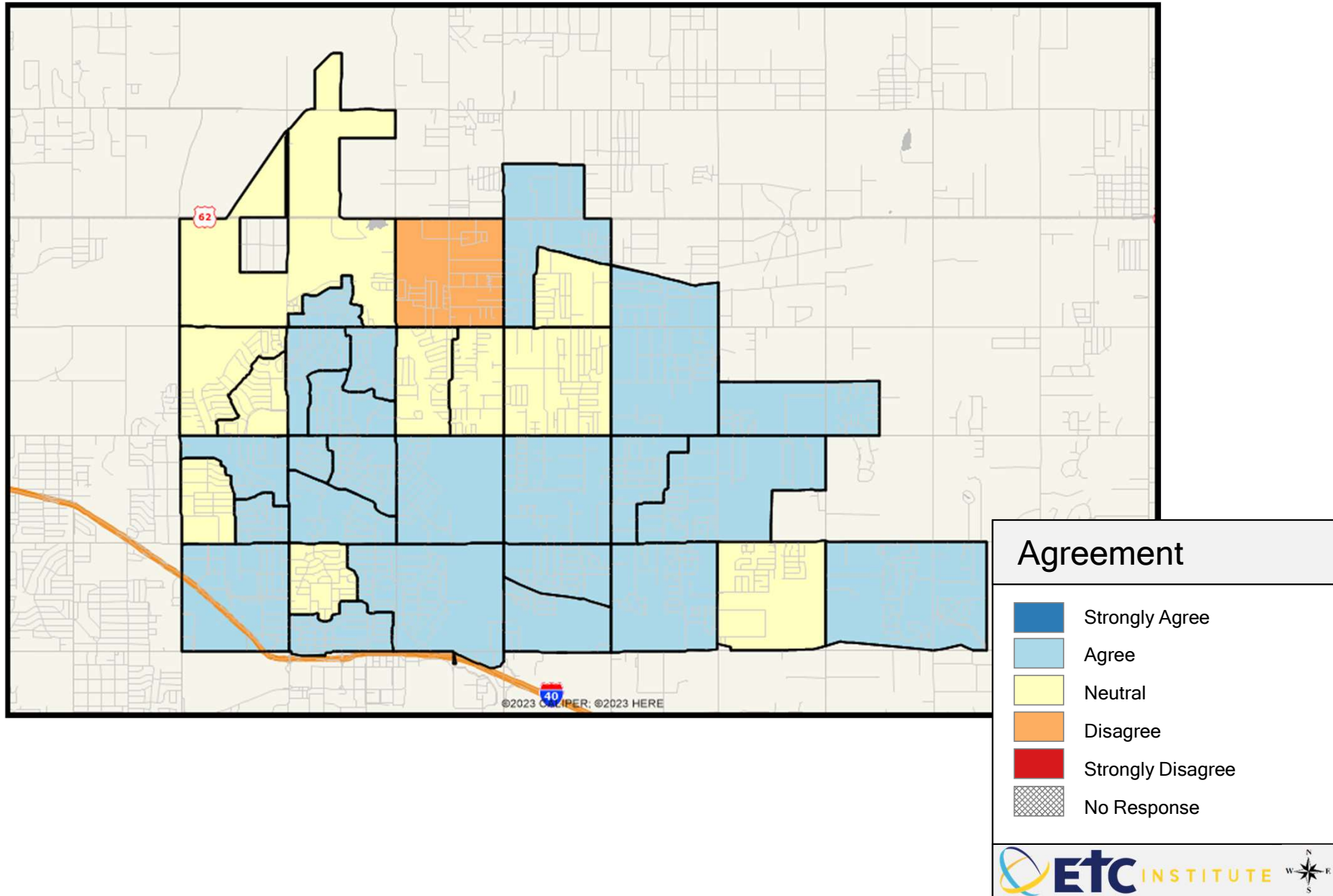
Q4-04. All residents receive the same educational opportunities

Mean: 3.61



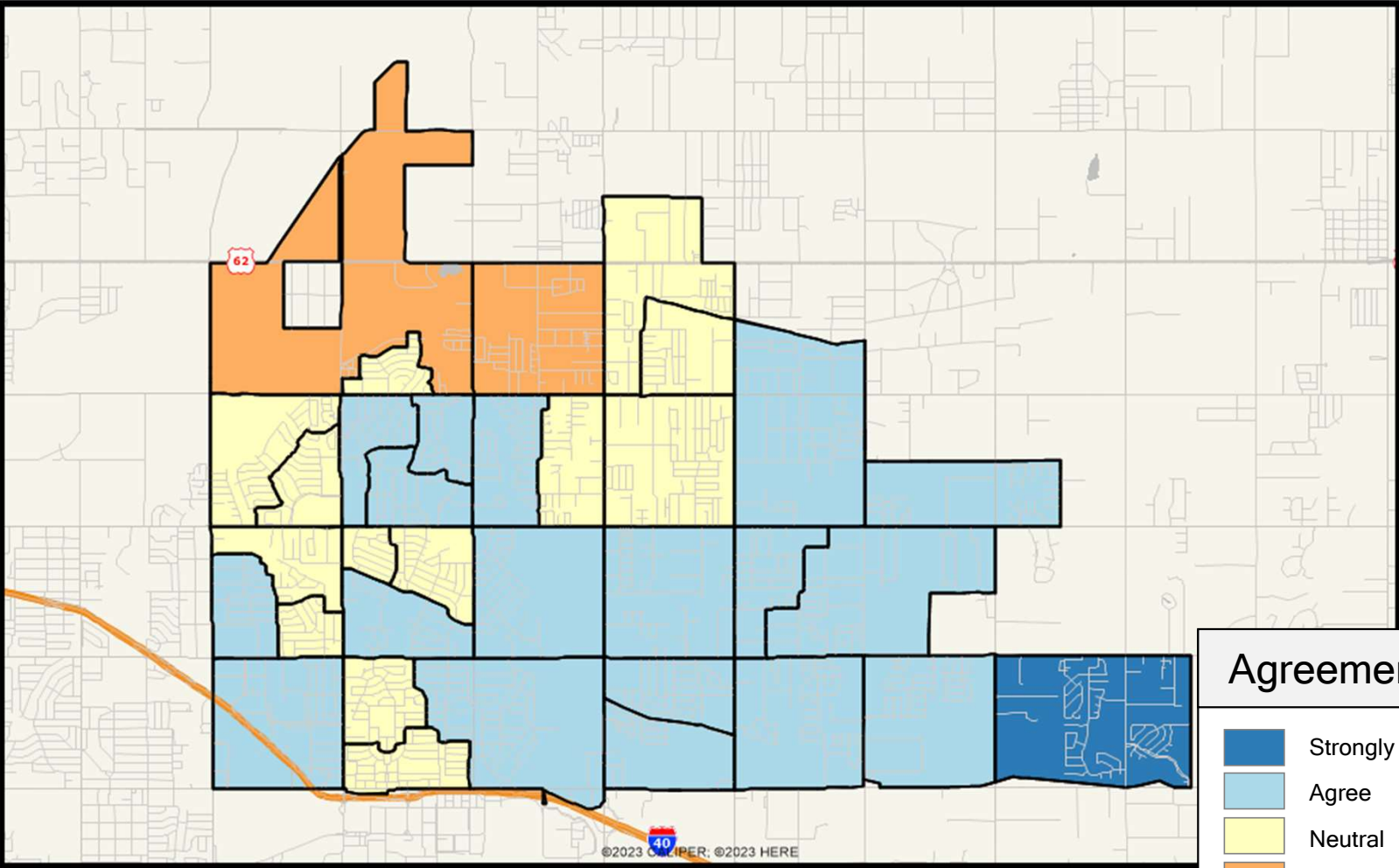
Q4-05. All residents receive the same healthcare options

Mean: 3.53



Q4-06. All residents receive the same treatment in the justice system

Mean: 3.42

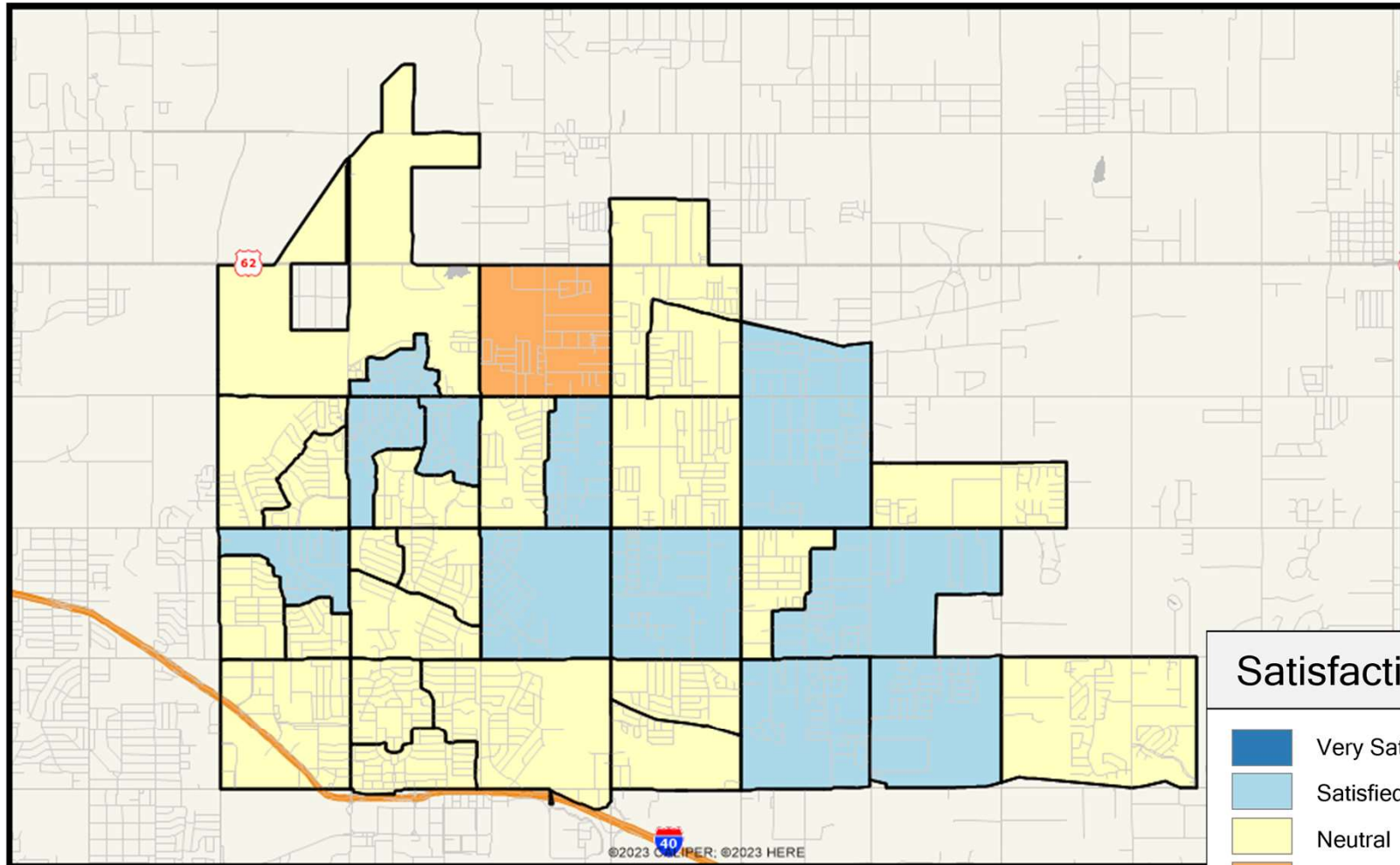


Agreement	
	Strongly Agree
	Agree
	Neutral
	Disagree
	Strongly Disagree
	No Response

ETC INSTITUTE

Q5-01. Condition of major city streets

Mean: 3.31



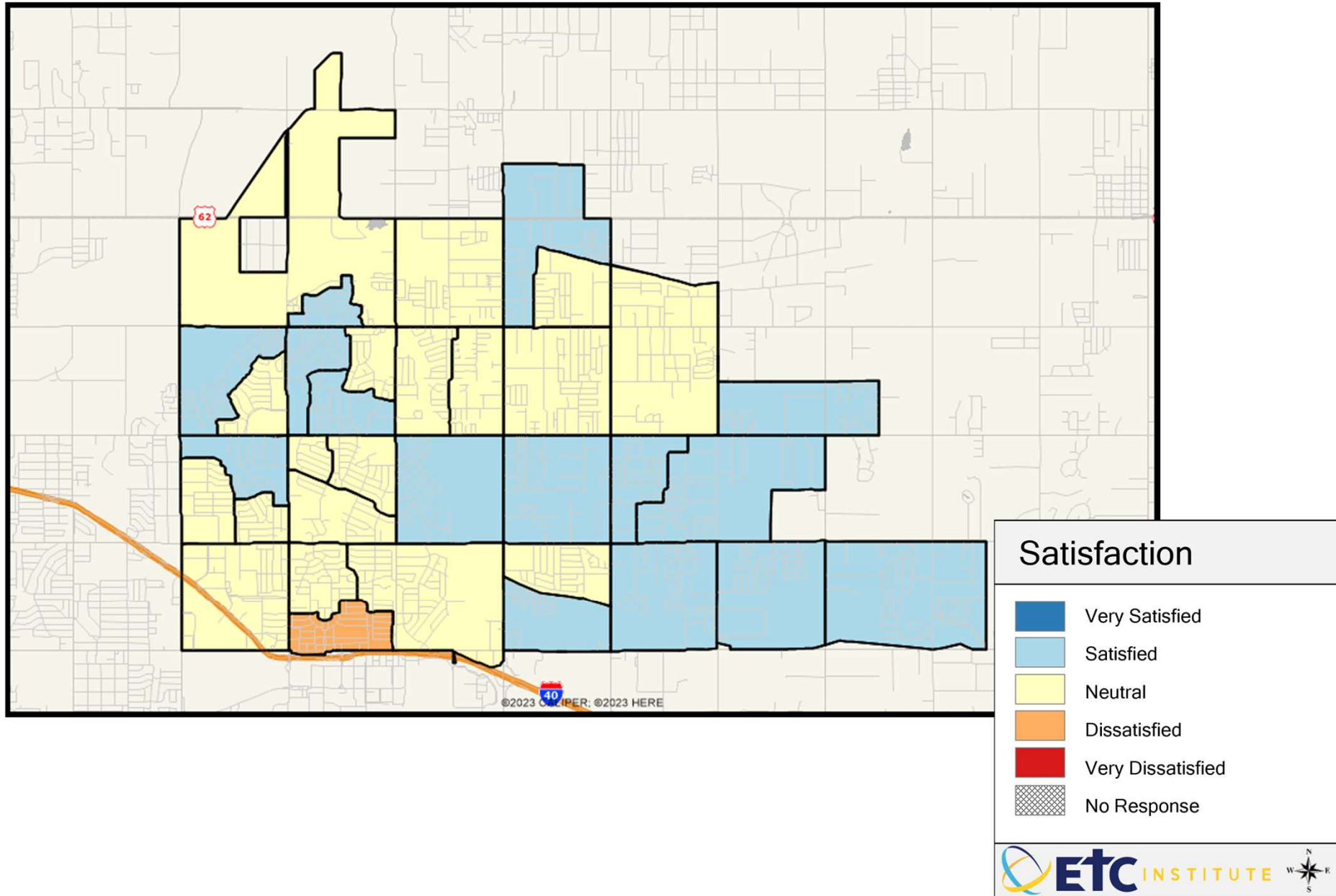
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

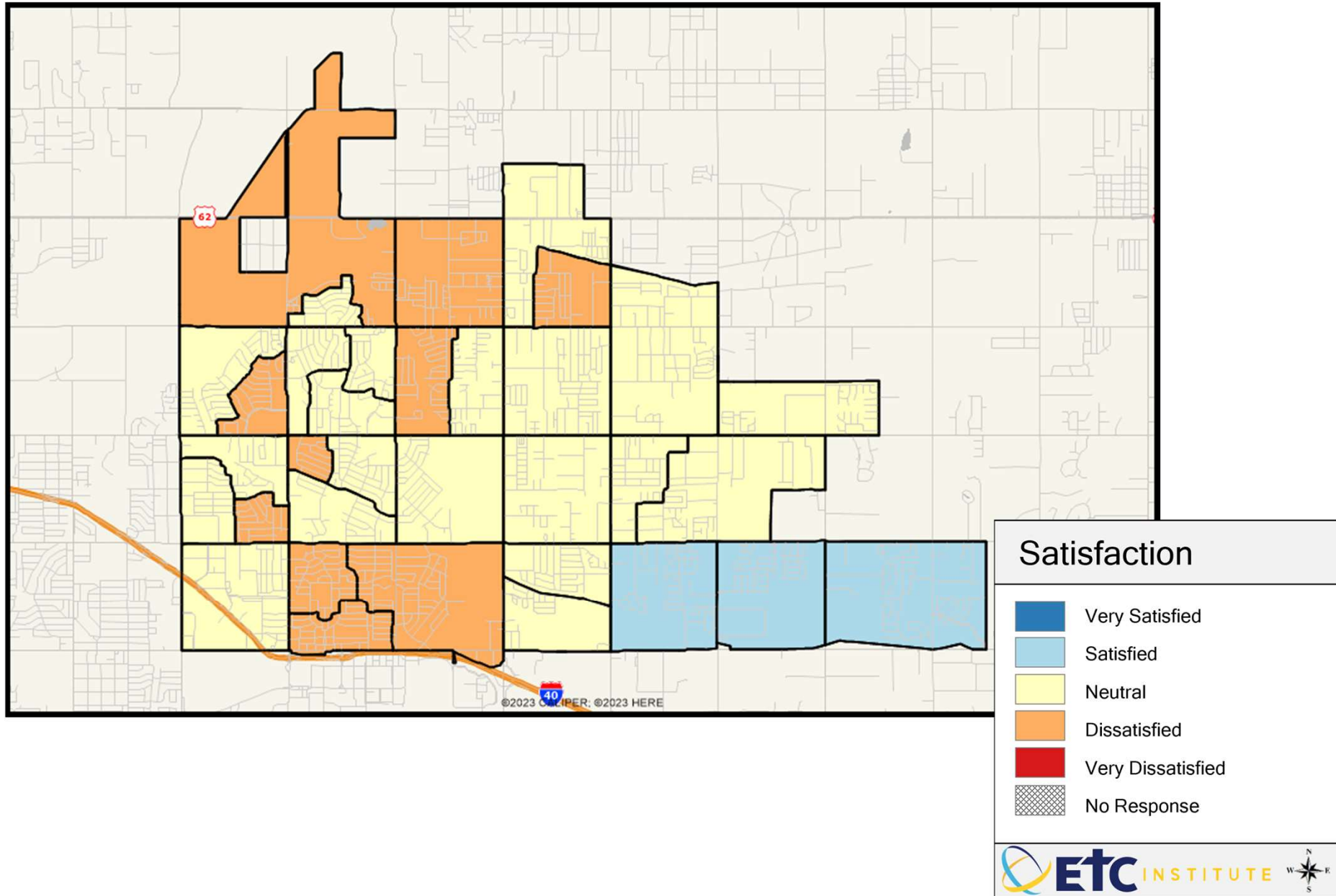
Q5-02. Condition of streets in your neighborhood

Mean: 3.37



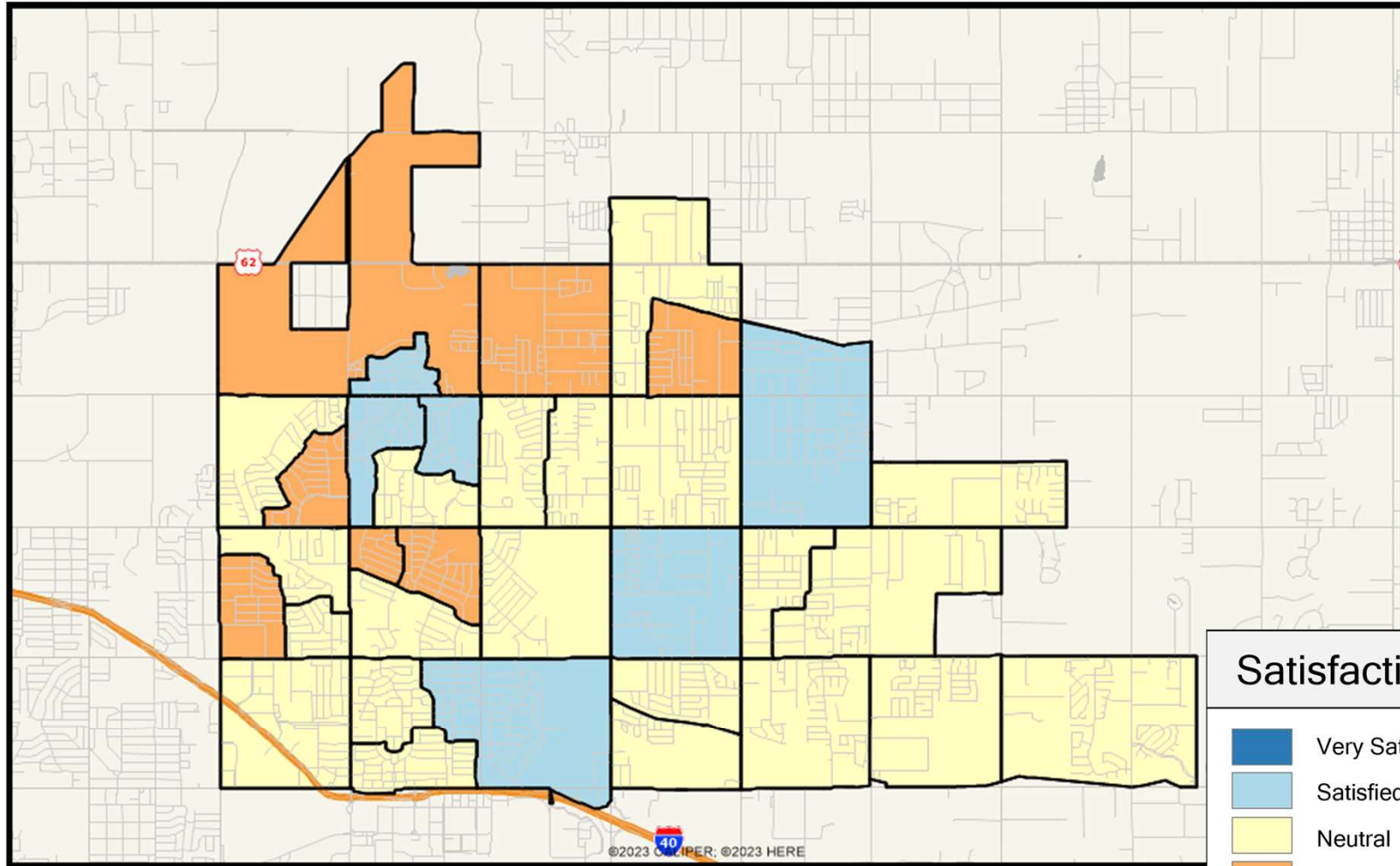
Q5-03. Condition of sidewalks in your neighborhood

Mean: 2.93



Q5-04. Timing of traffic signals on city streets

Mean: 3.05



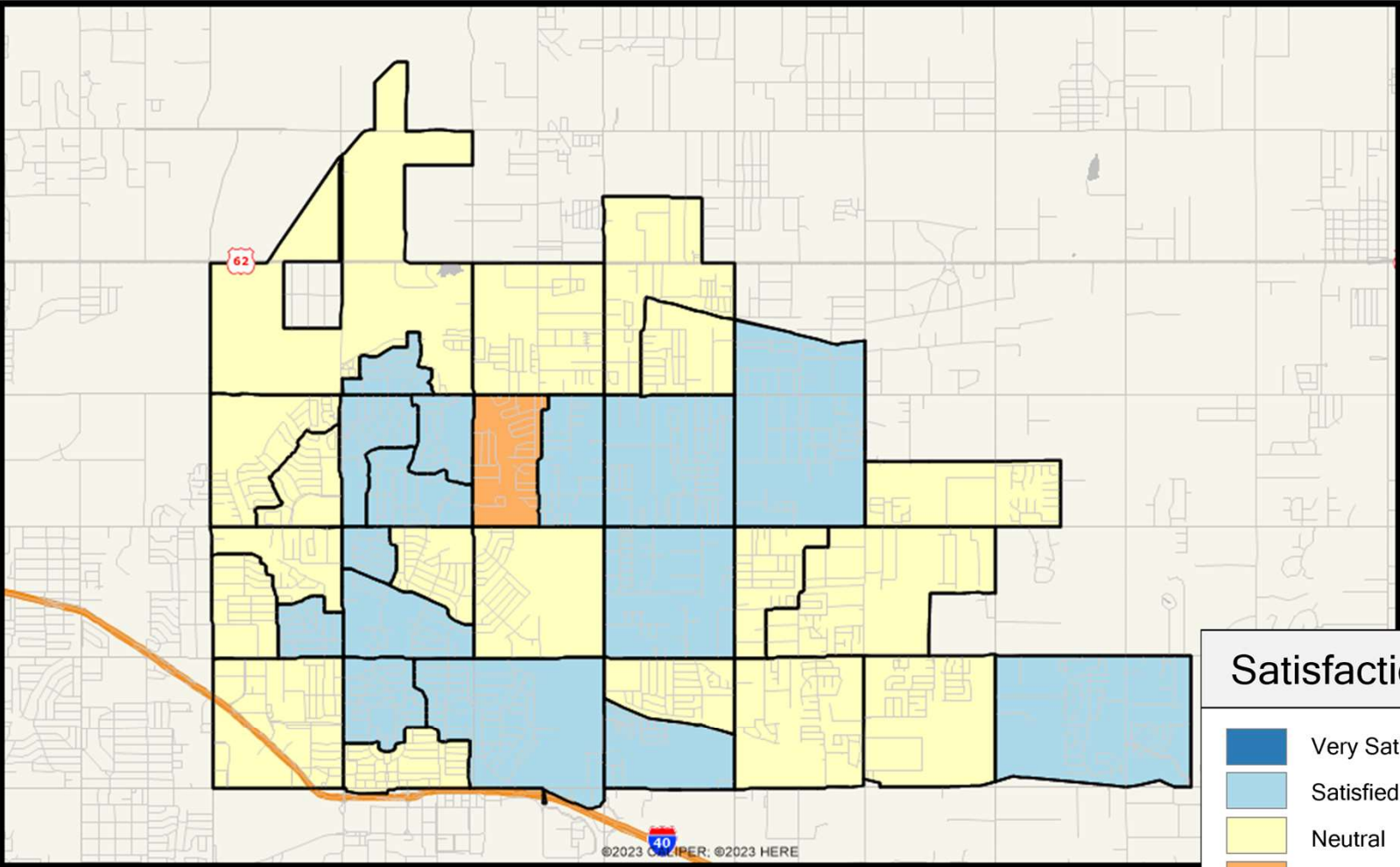
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

Q5-05. Traffic flow on major city streets

Mean: 3.27



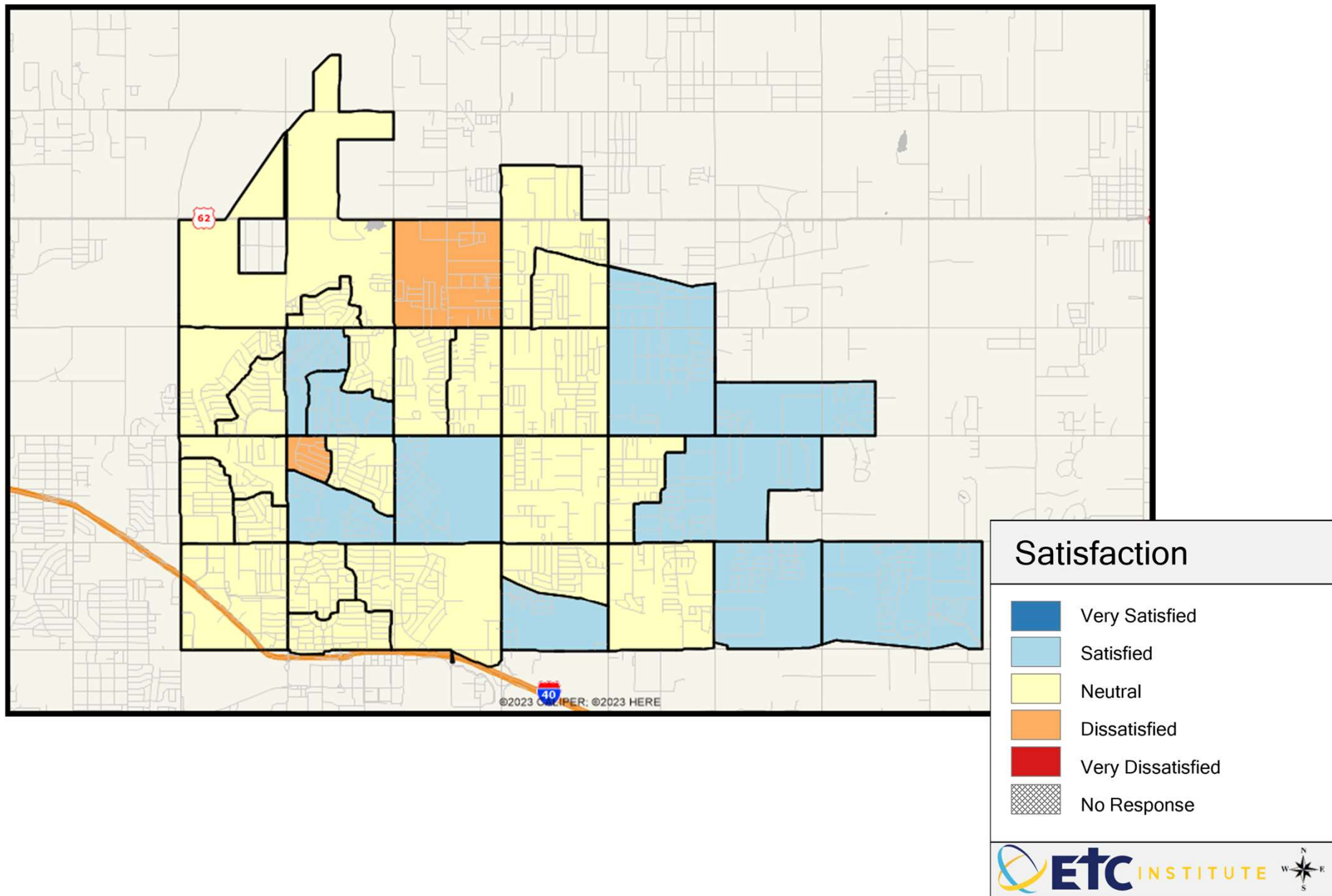
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

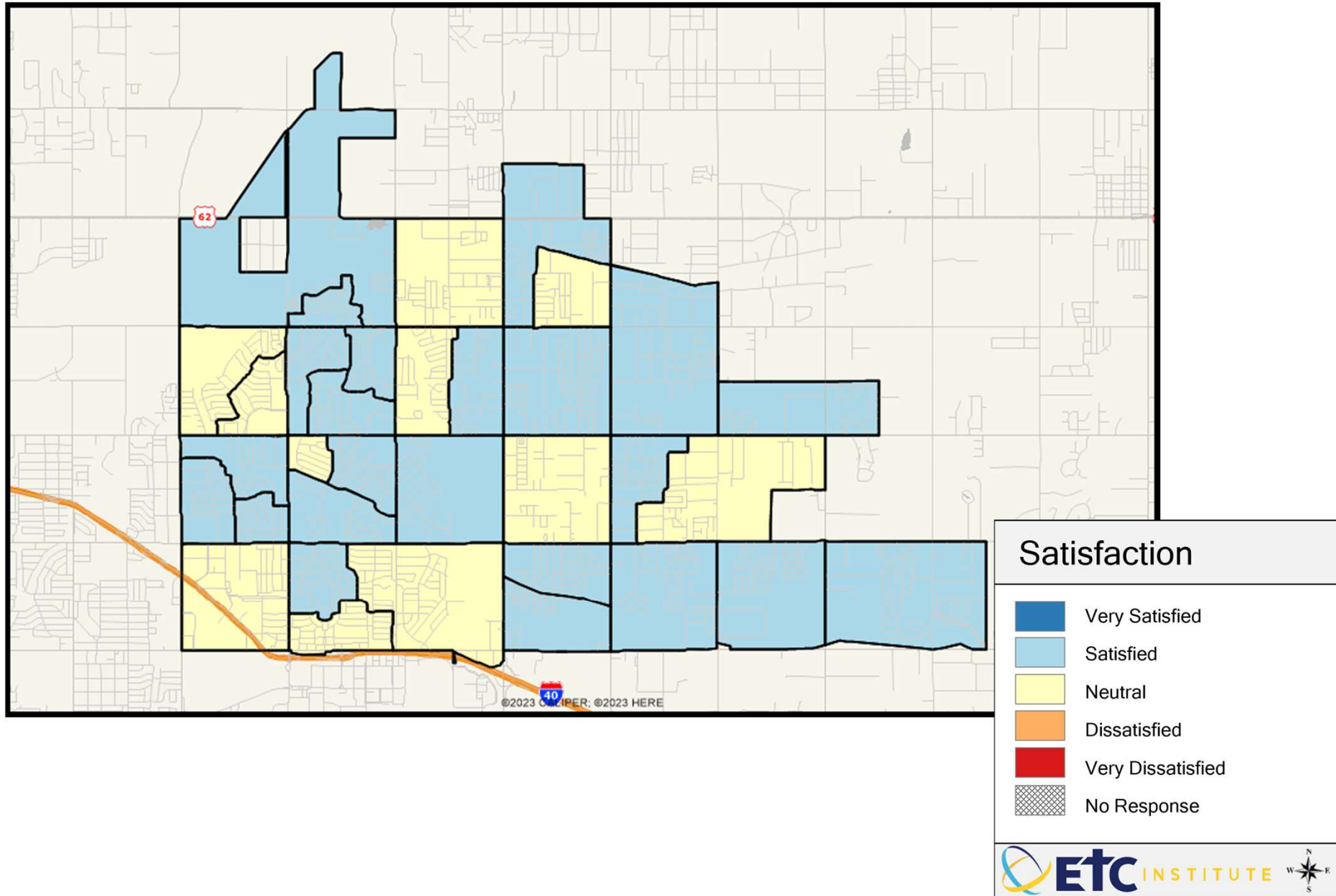
Q5-06. Pedestrian accessibility (City sidewalk system/network; number/availability of sidewalks)

Mean: 3.24



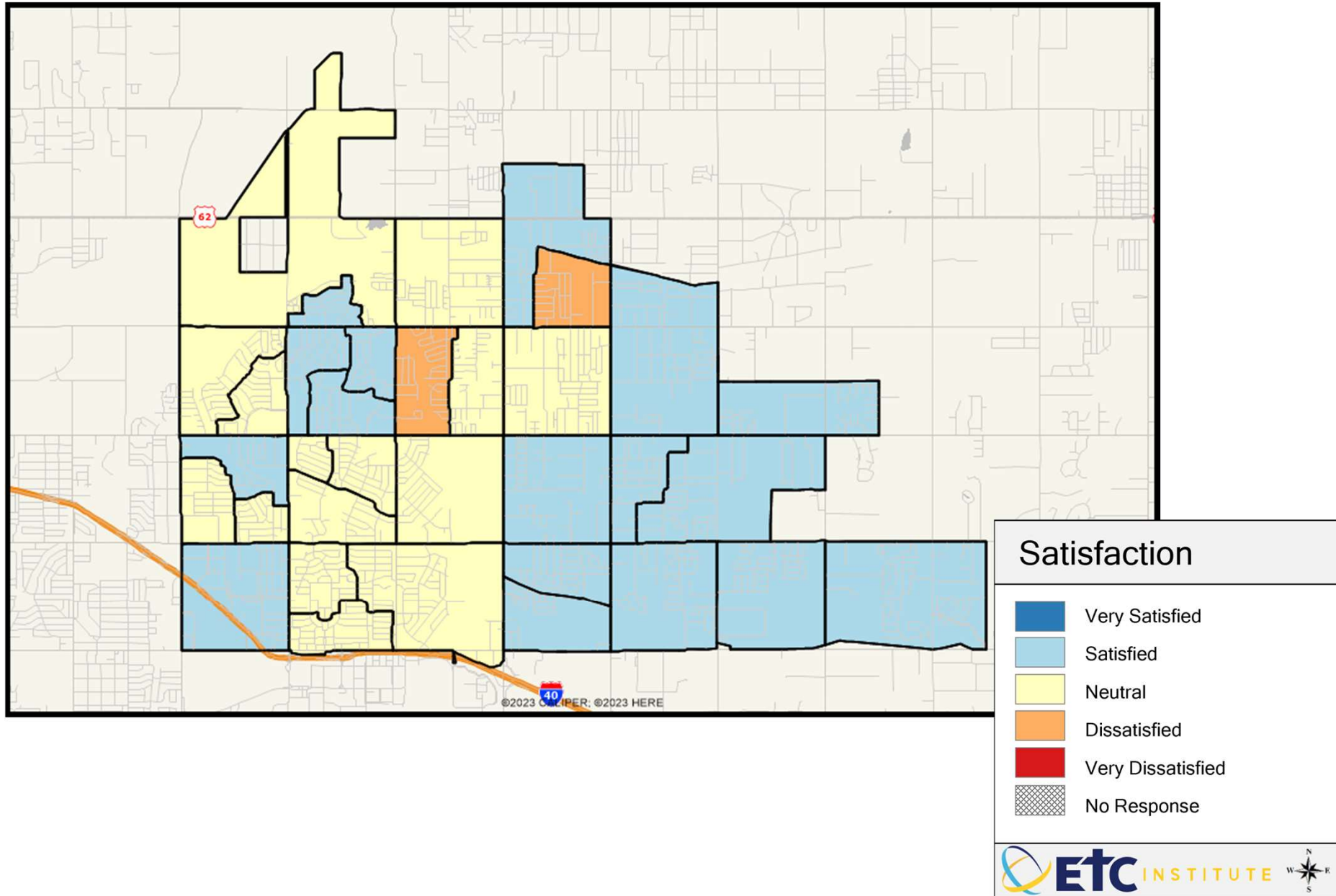
Q5-07. Appearance and condition of city medians, rights-of-way and public areas

Mean: 3.49



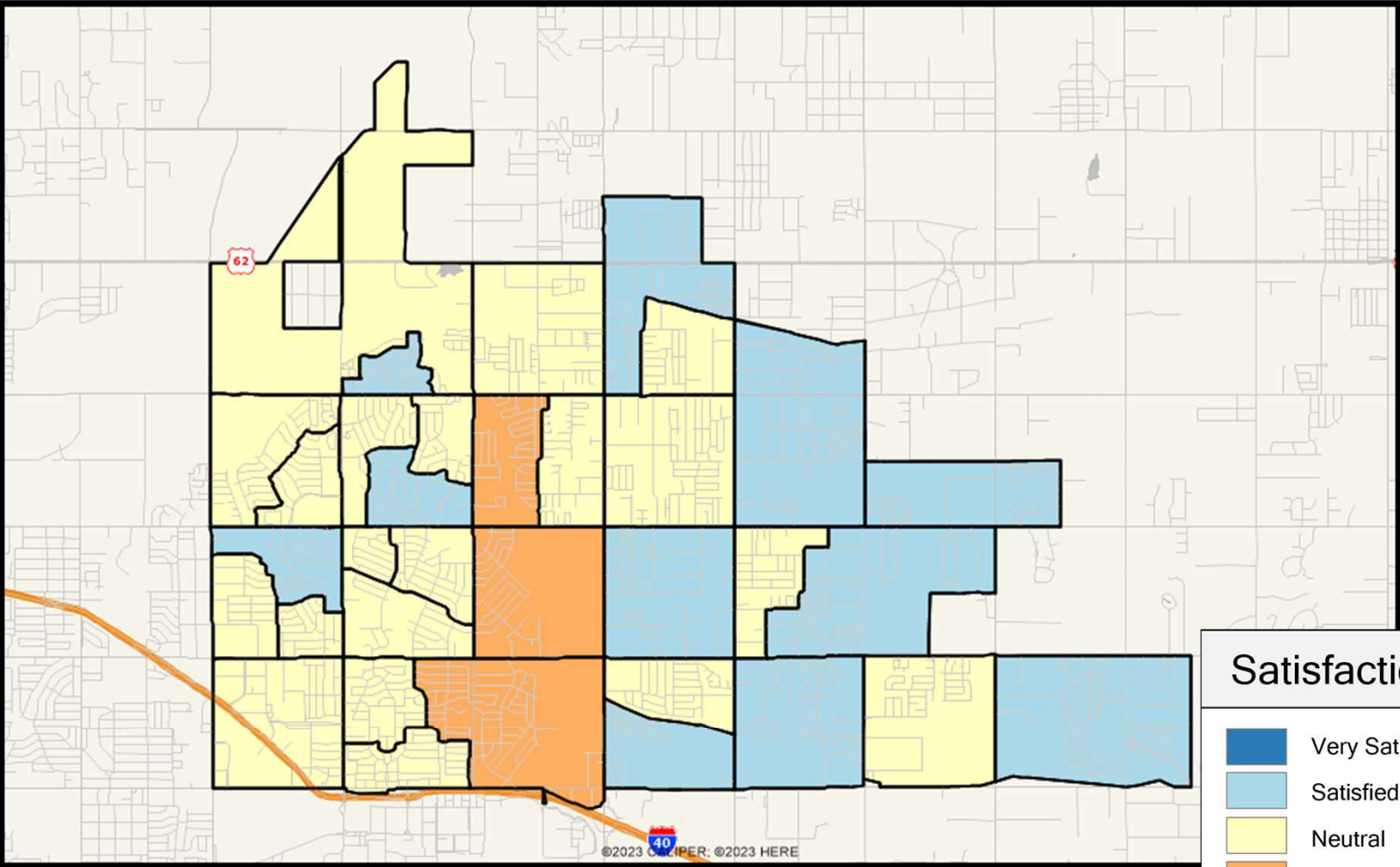
Q5-08. Adequacy of city street lighting

Mean: 3.37



Q5-09. Condition of pavement markings on city streets

Mean: 3.24



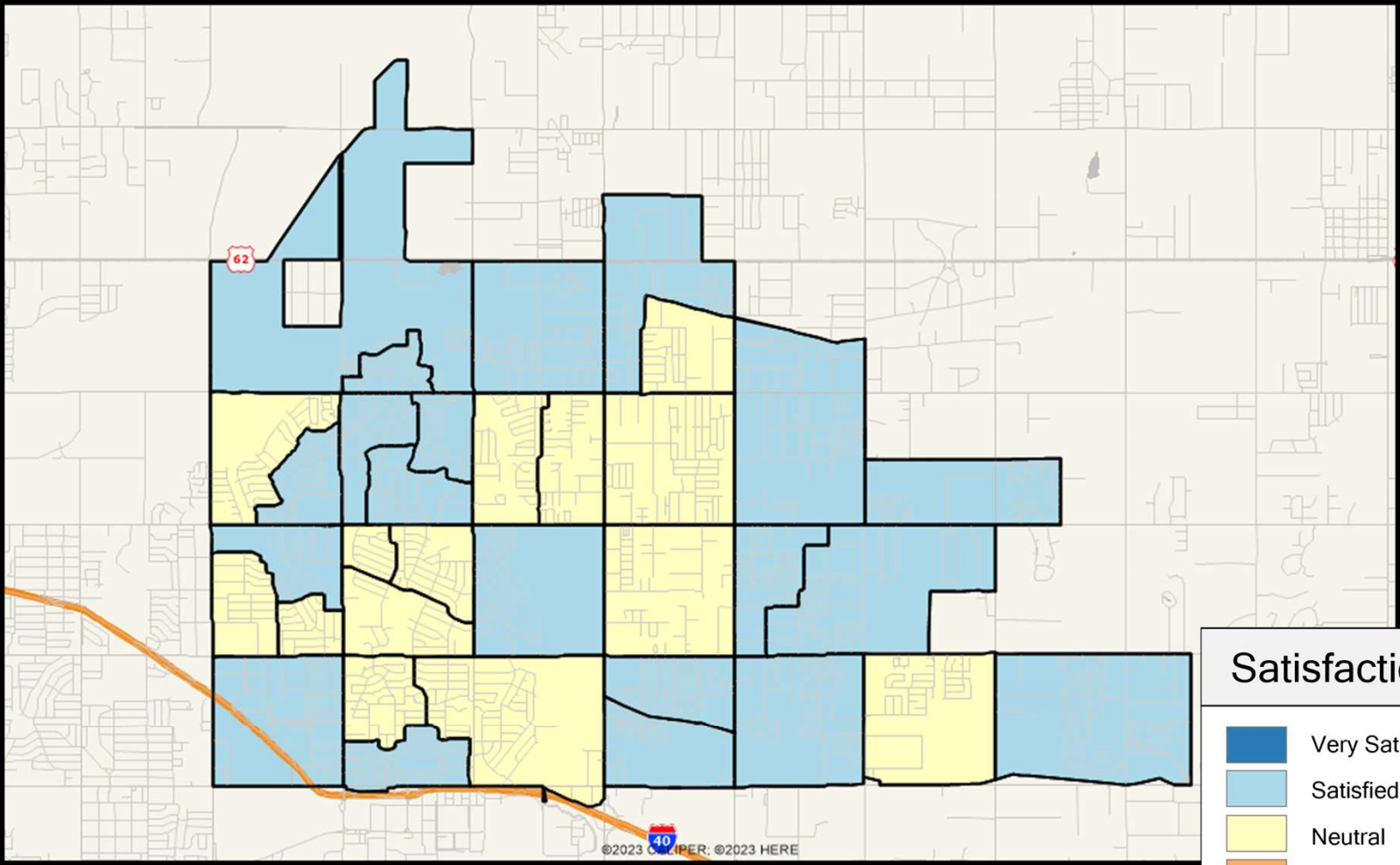
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

Q5-10. Overall cleanliness of streets and public areas

Mean: 3.4



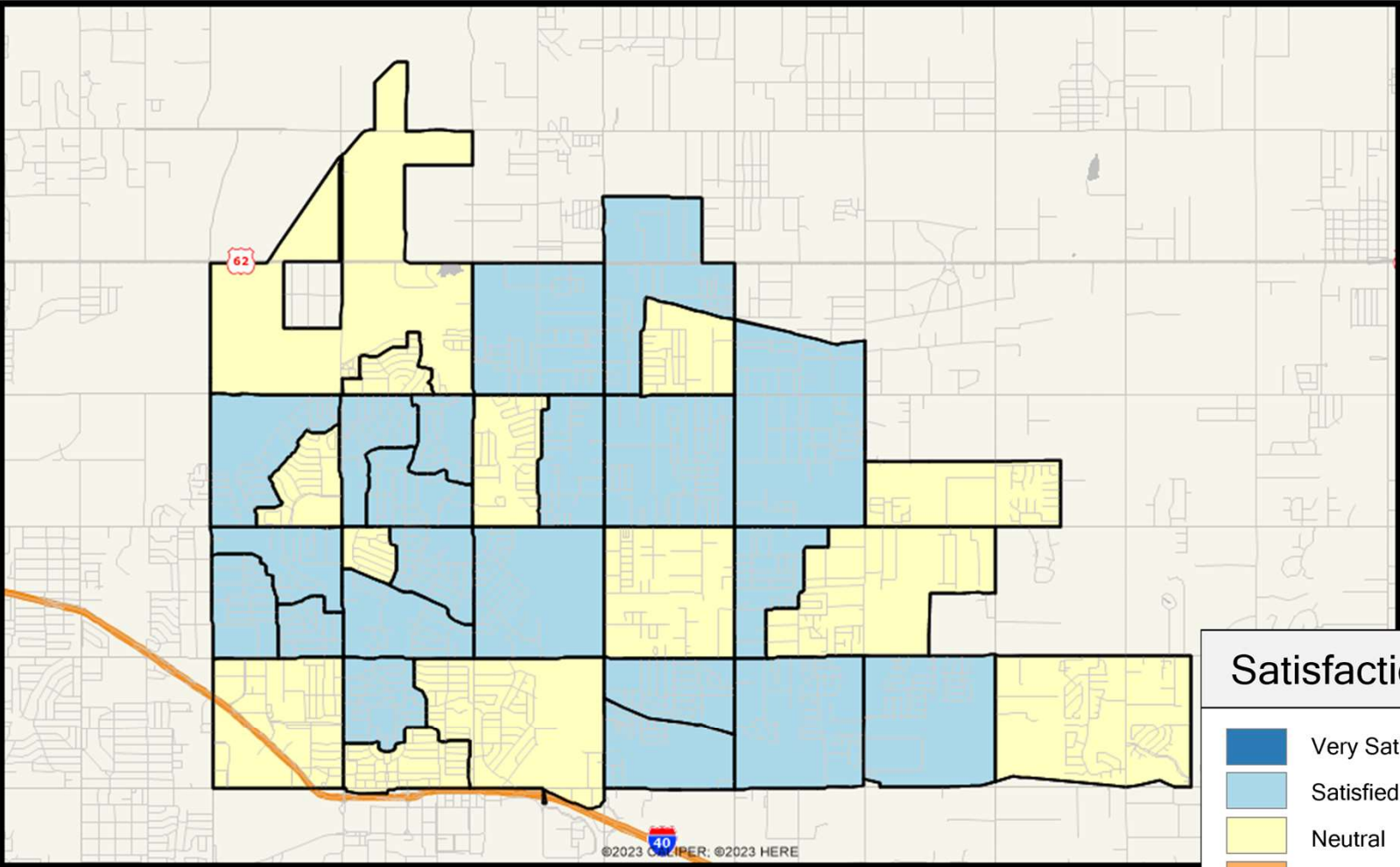
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

Q5-11. Condition of landscaping along public streets

Mean: 3.45

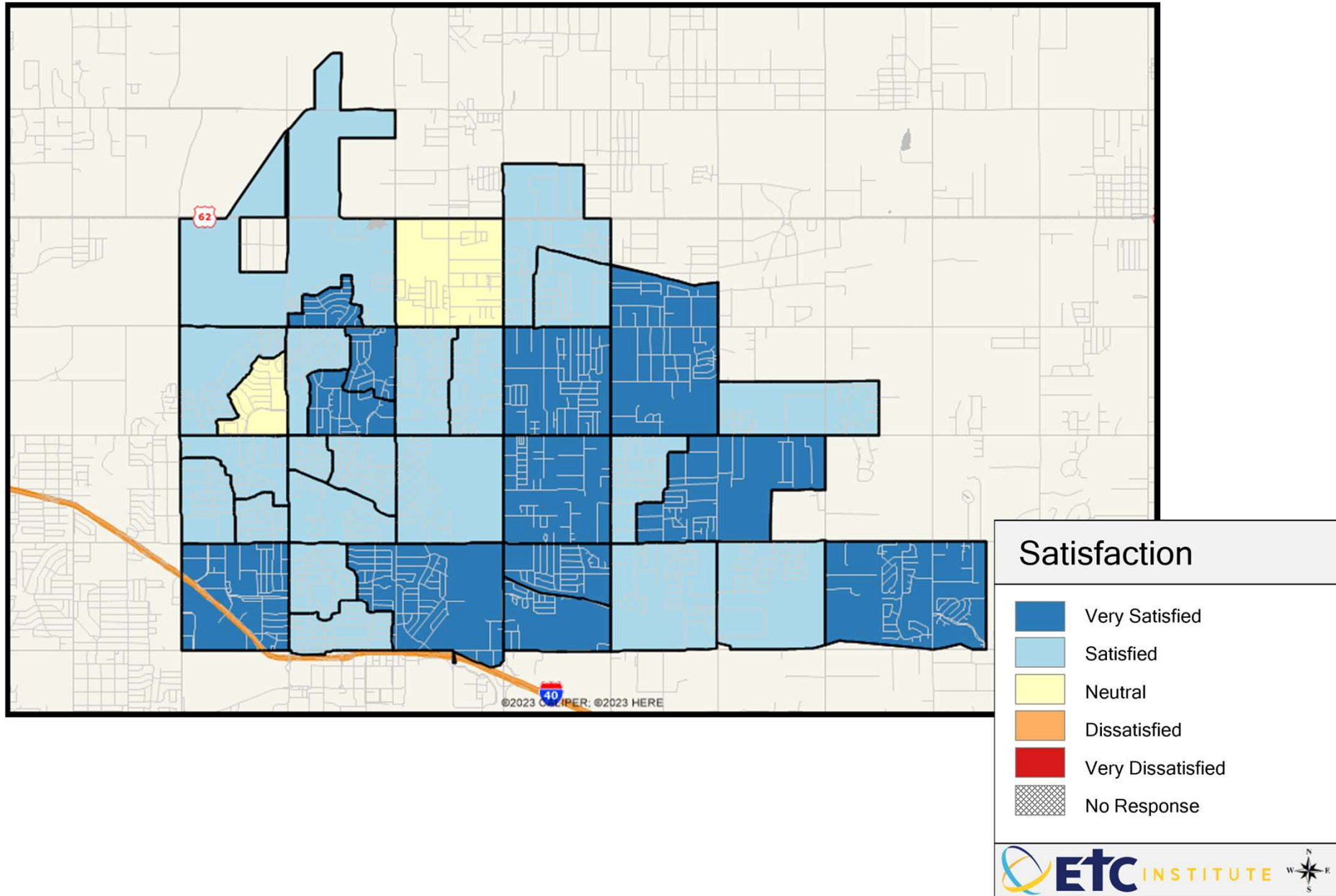


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

ETC INSTITUTE

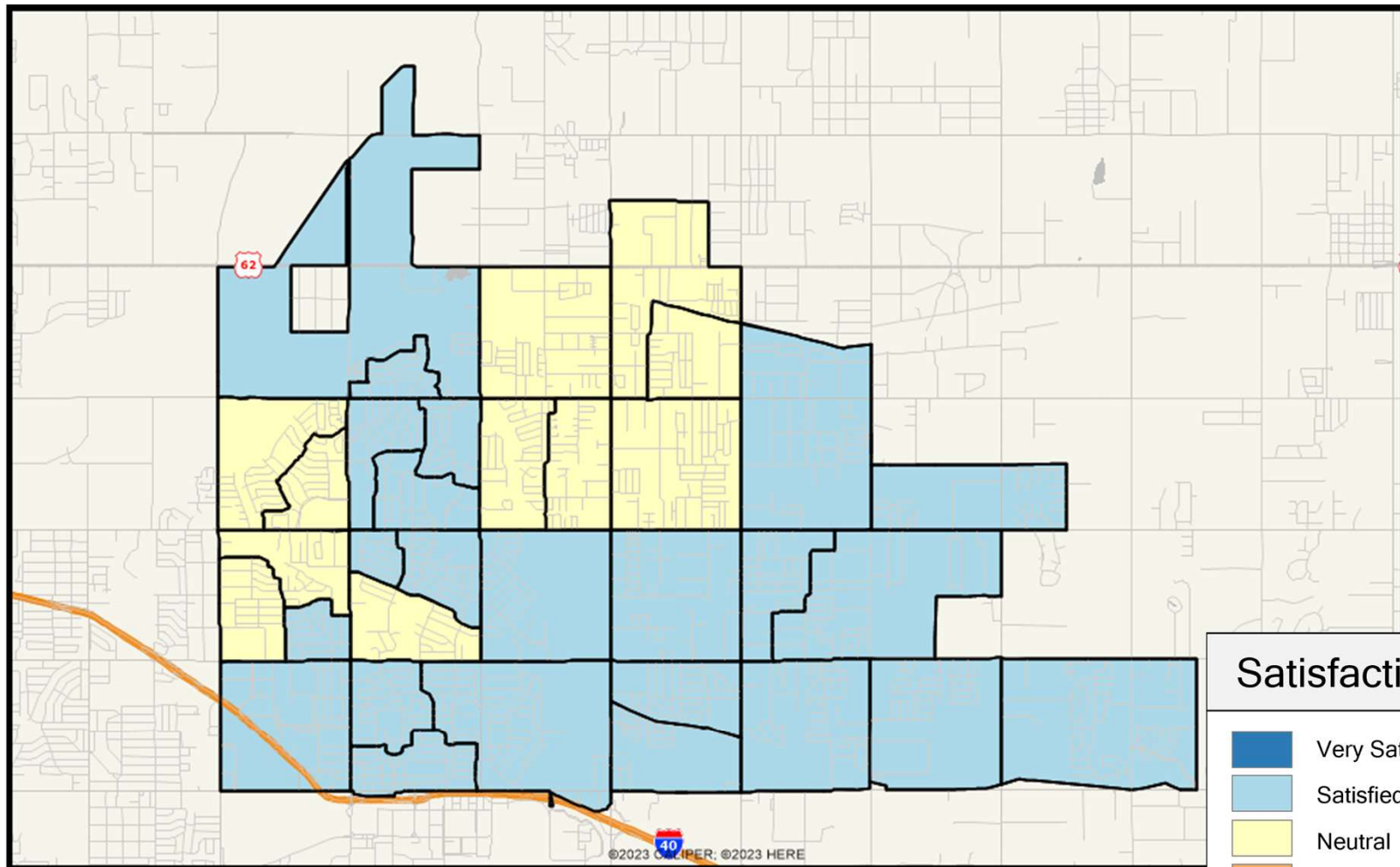
Q7-01. Quality of police protection







Mean: 4.04





Q7-02. Visibility of police in neighborhoods

Mean: 3.54

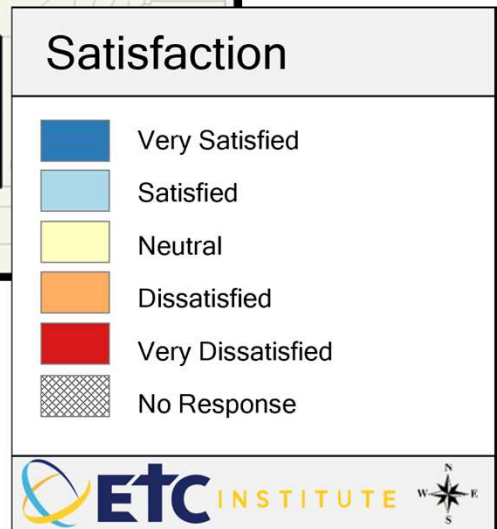
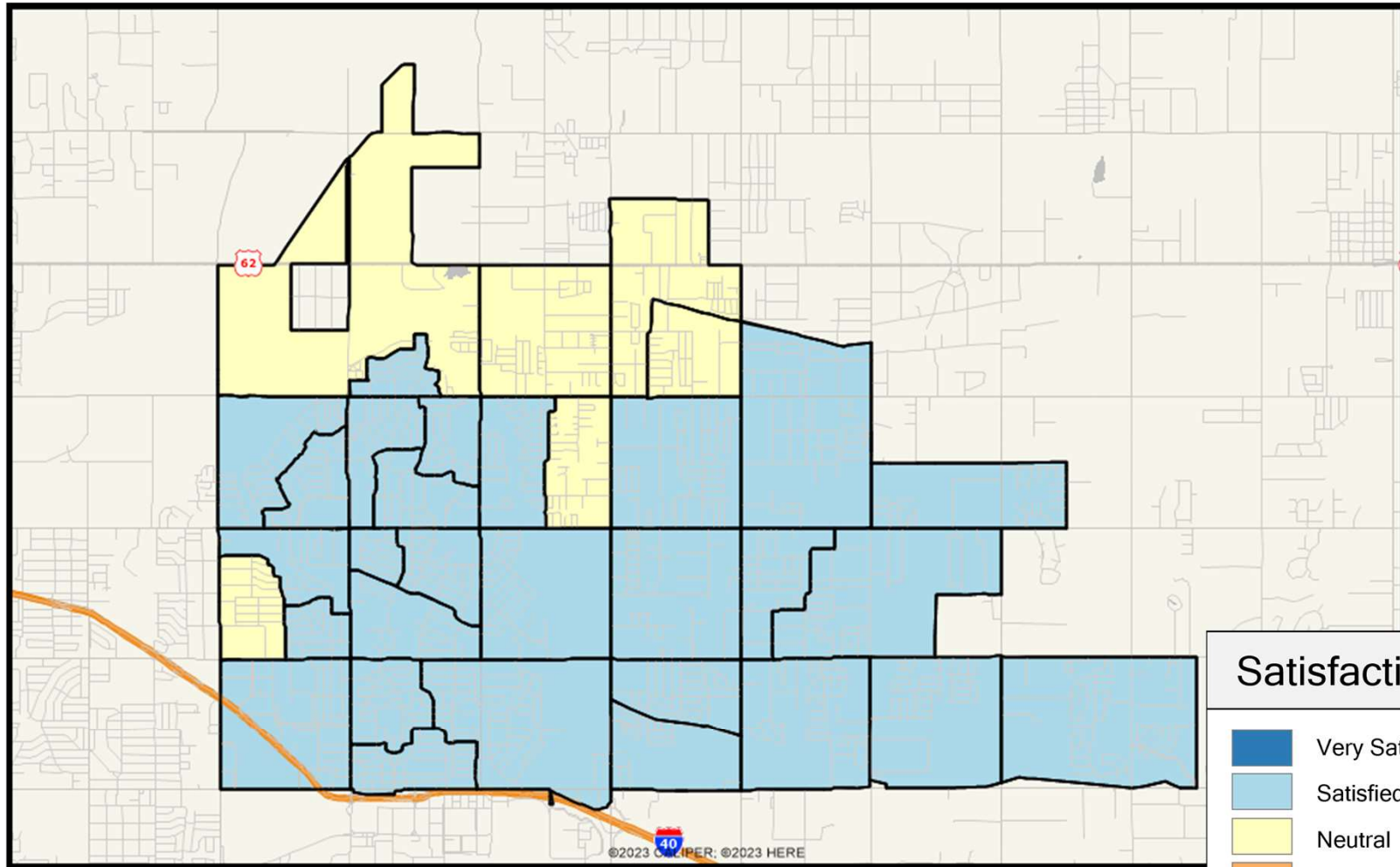


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

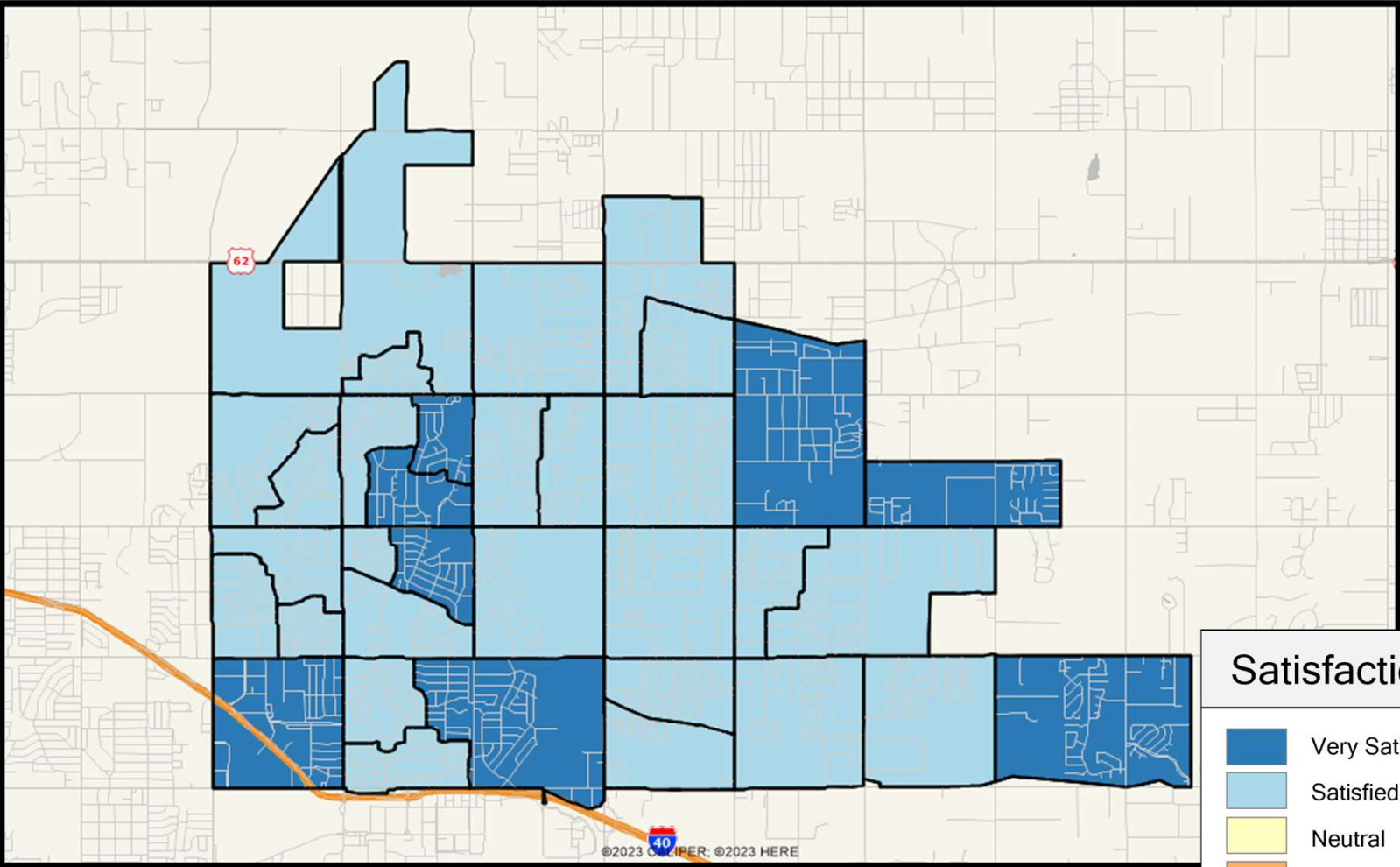
Q7-03. Visibility of police in retail areas

Mean: 3.65



Q7-04. Police personnel emergency response time

Mean: 4.03

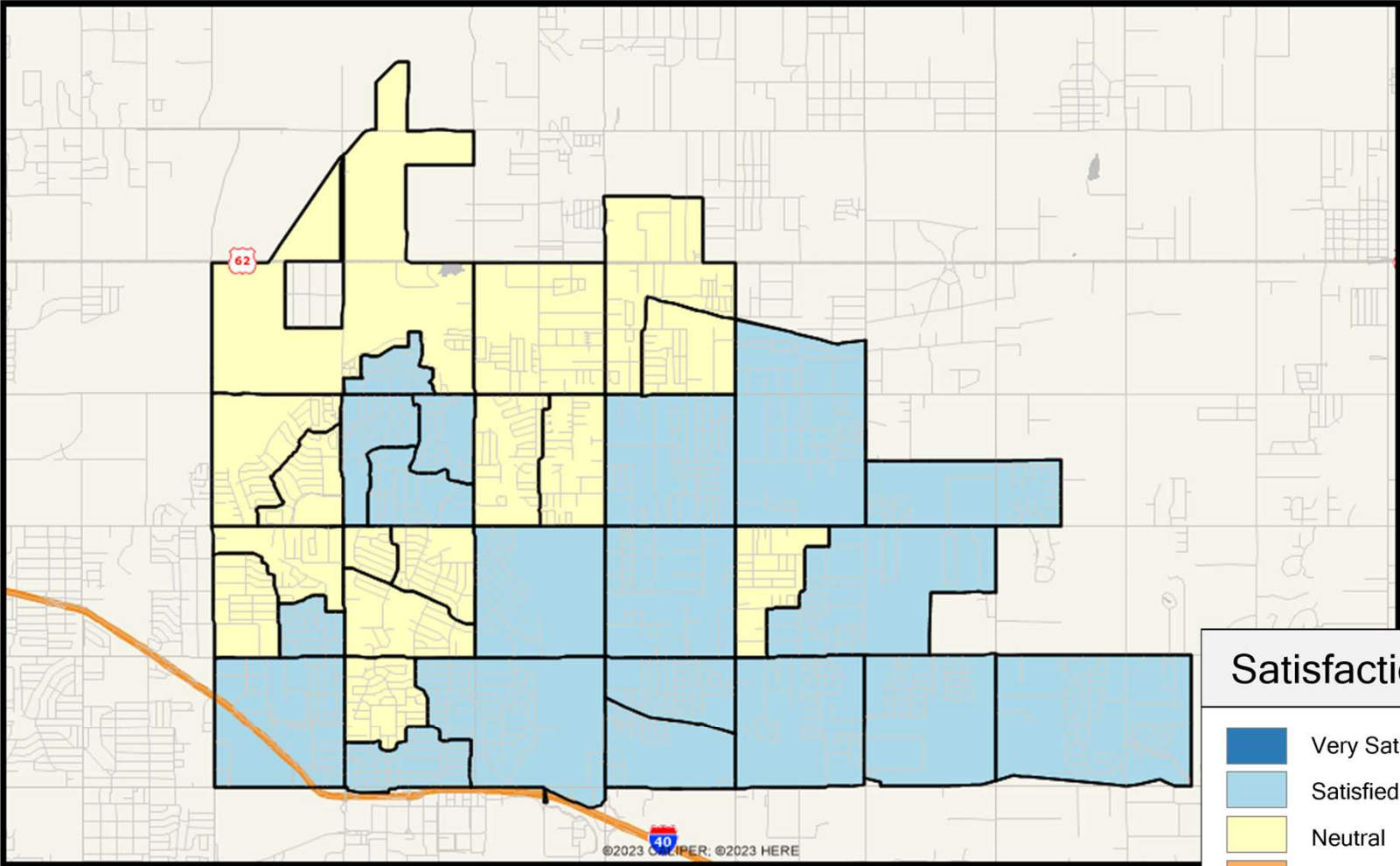


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

ETC INSTITUTE

Q7-05. Efforts to prevent crime

Mean: 3.51



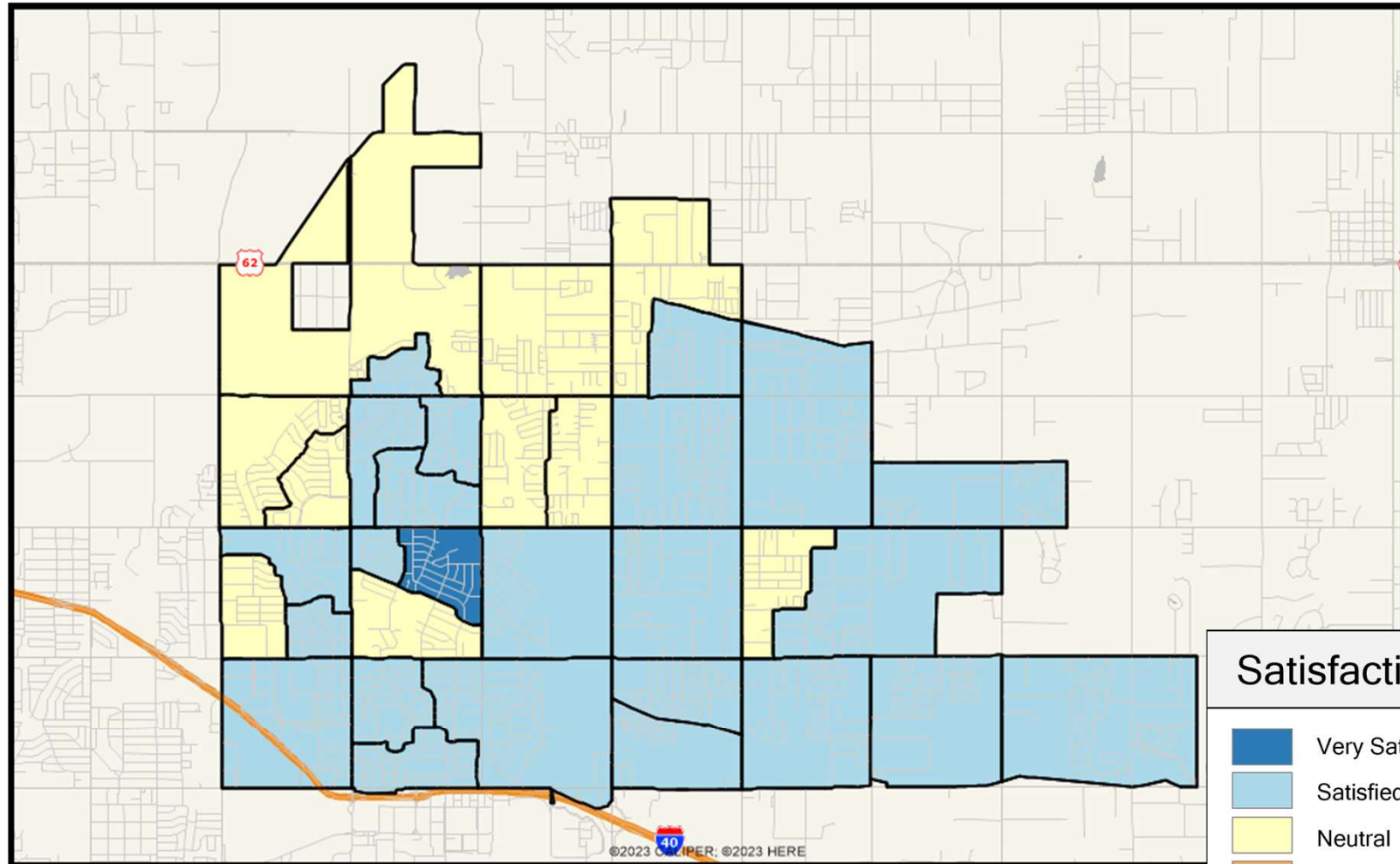
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

Q7-06. Police safety education programs

Mean: 3.63



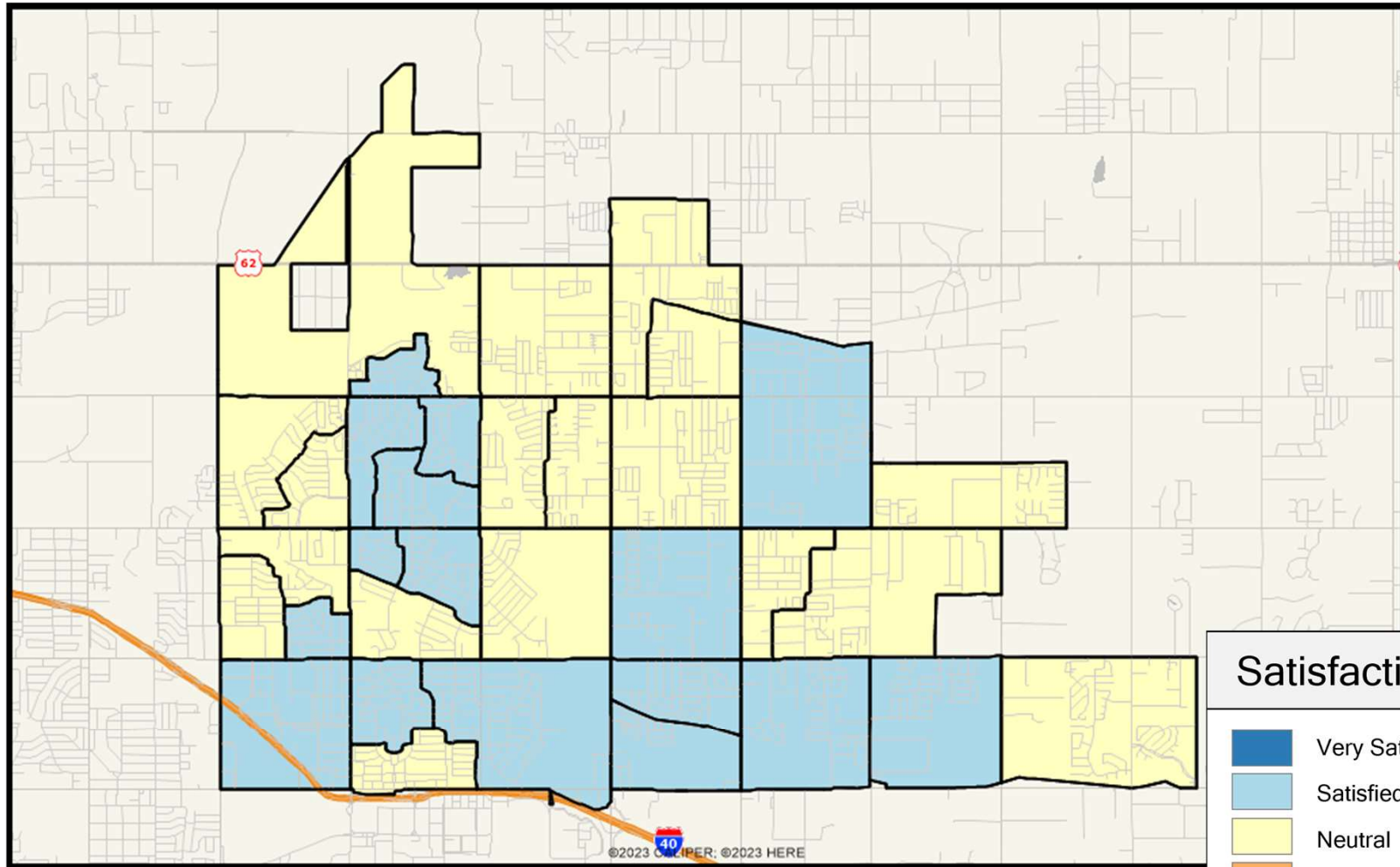
Satisfaction







- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response



ETC INSTITUTE

Q7-07. Enforcement of traffic laws

Mean: 3.42

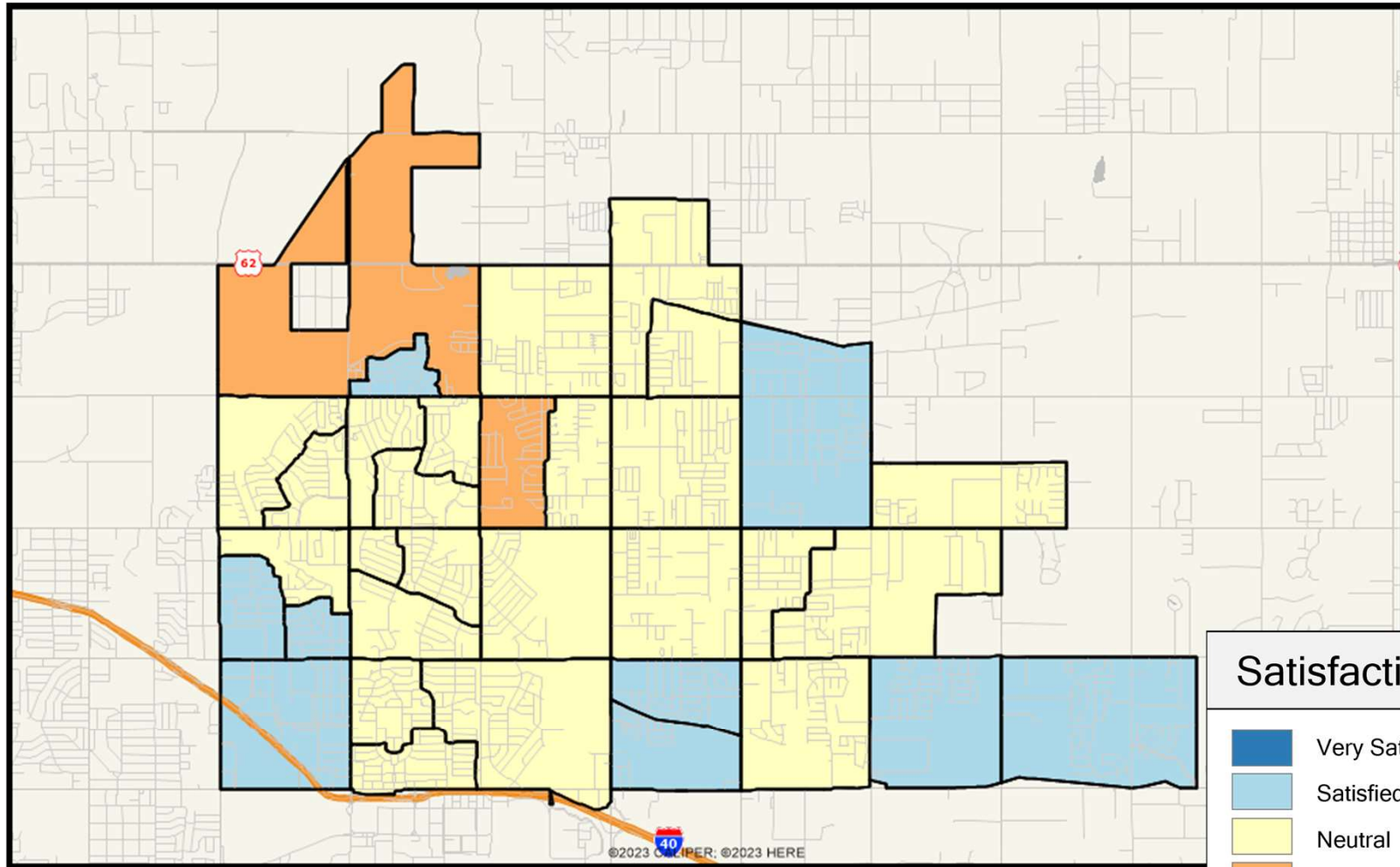








Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response



 

Q7-08. Quality of juvenile services

Mean: 3.19

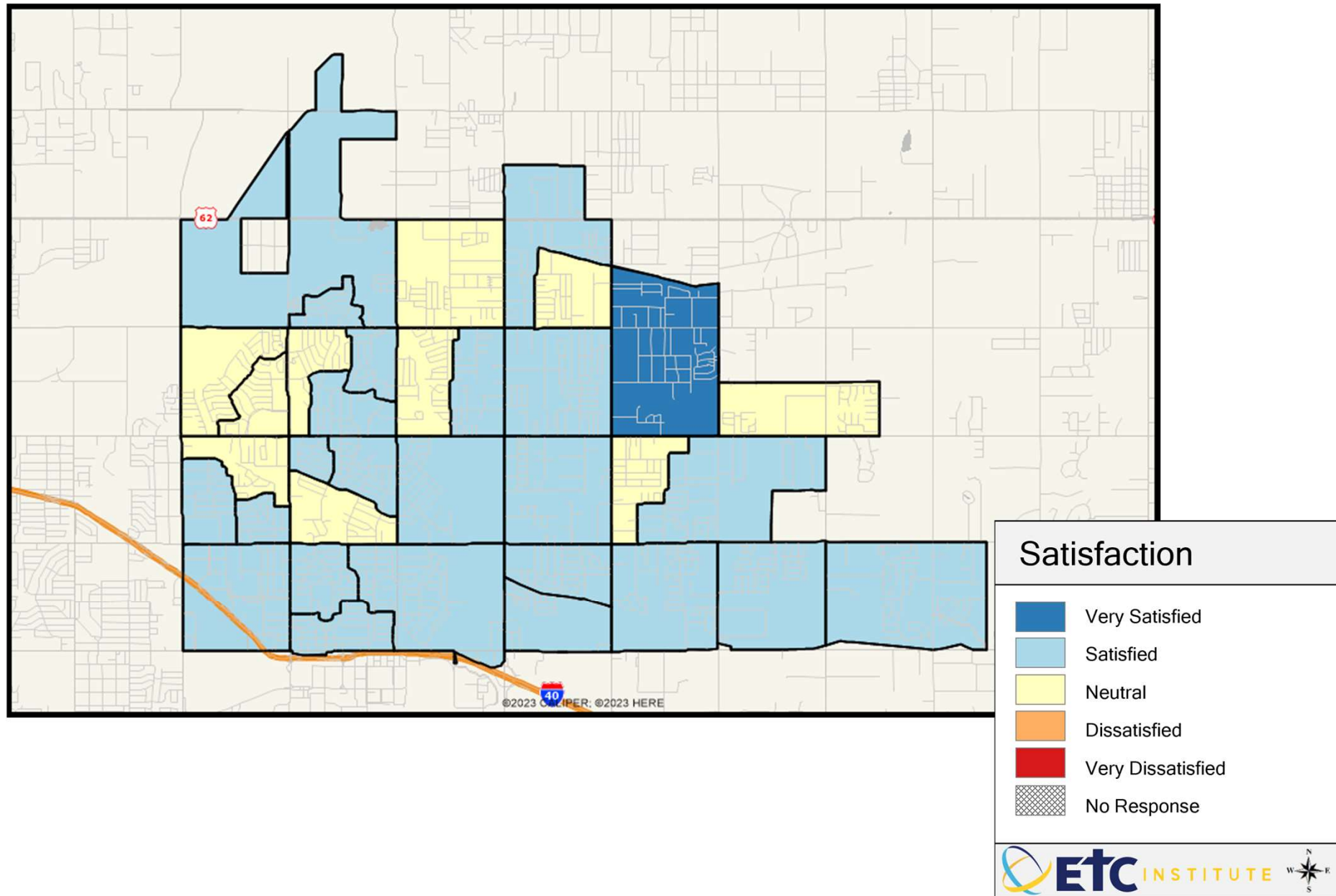


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

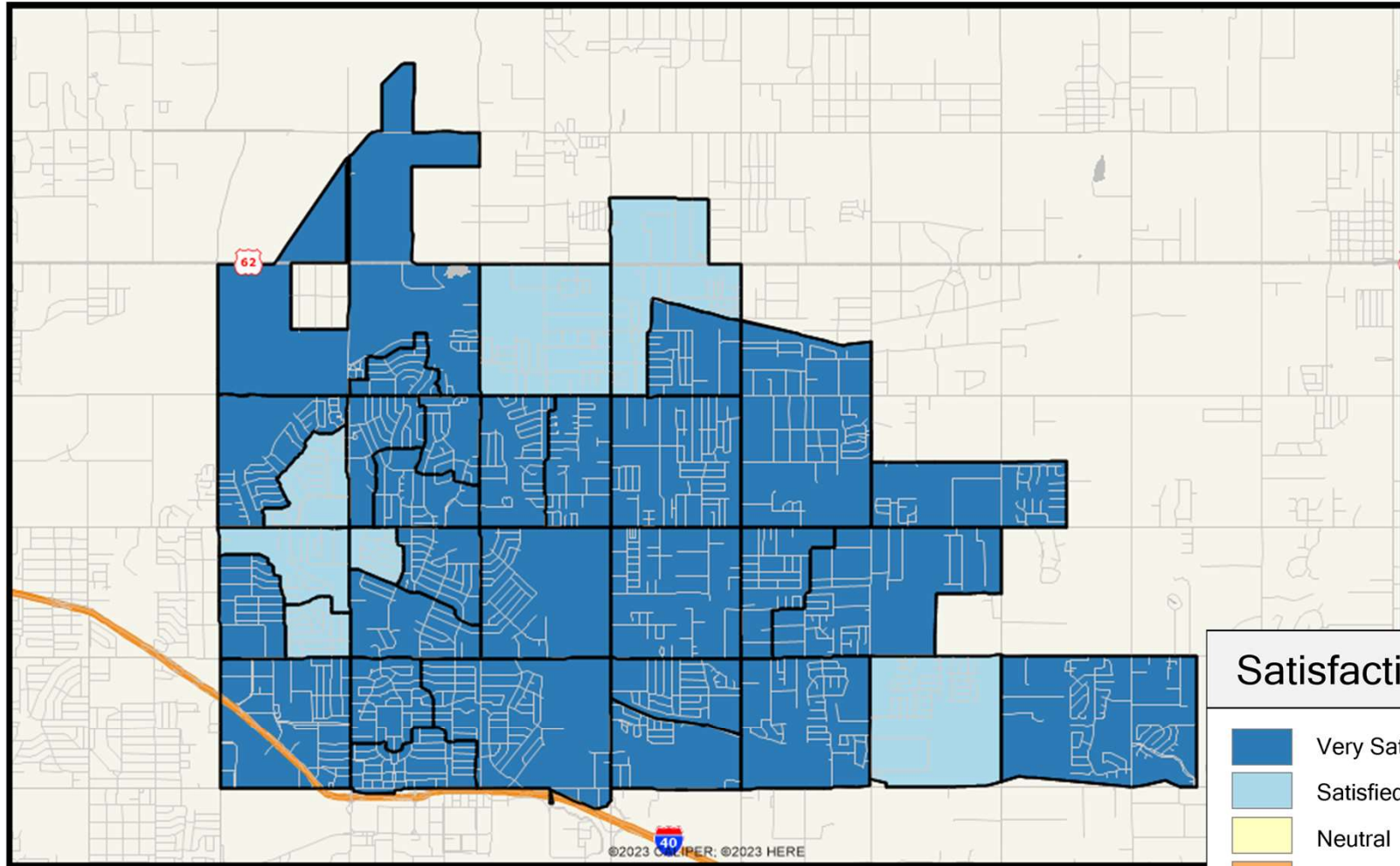
Q7-09. Quality and accessibility of municipal court services (i.e., traffic, collection, fines)







Mean: 3.66





Q9-01. Quality of fire protection

Mean: 4.39

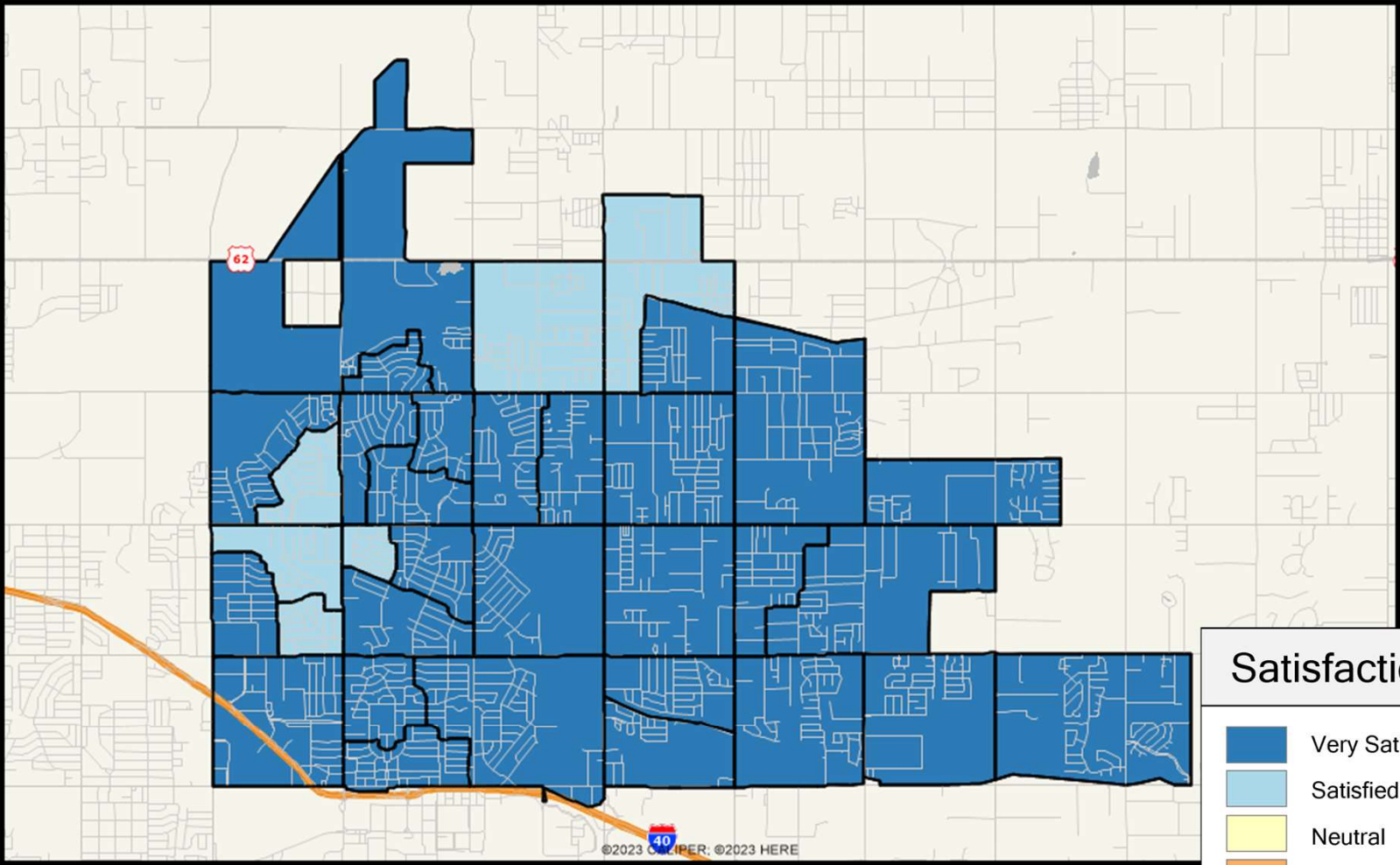


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

Q9-02. Quality of fire emergency medical services

Mean: 4.35

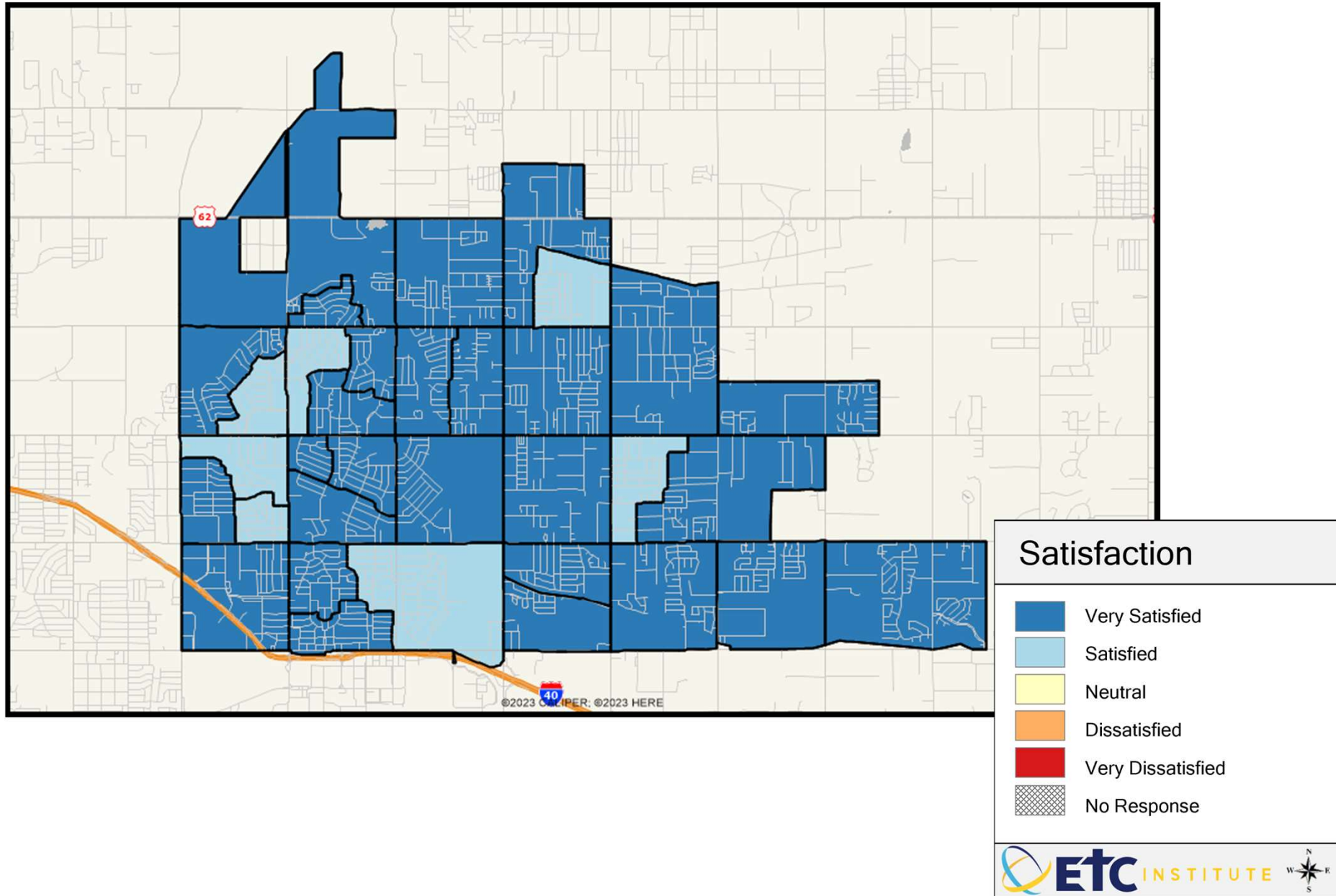


Satisfaction	
Dark Blue	Very Satisfied
Light Blue	Satisfied
Yellow	Neutral
Orange	Dissatisfied
Red	Very Dissatisfied
Grey Hatched	No Response

ETC INSTITUTE

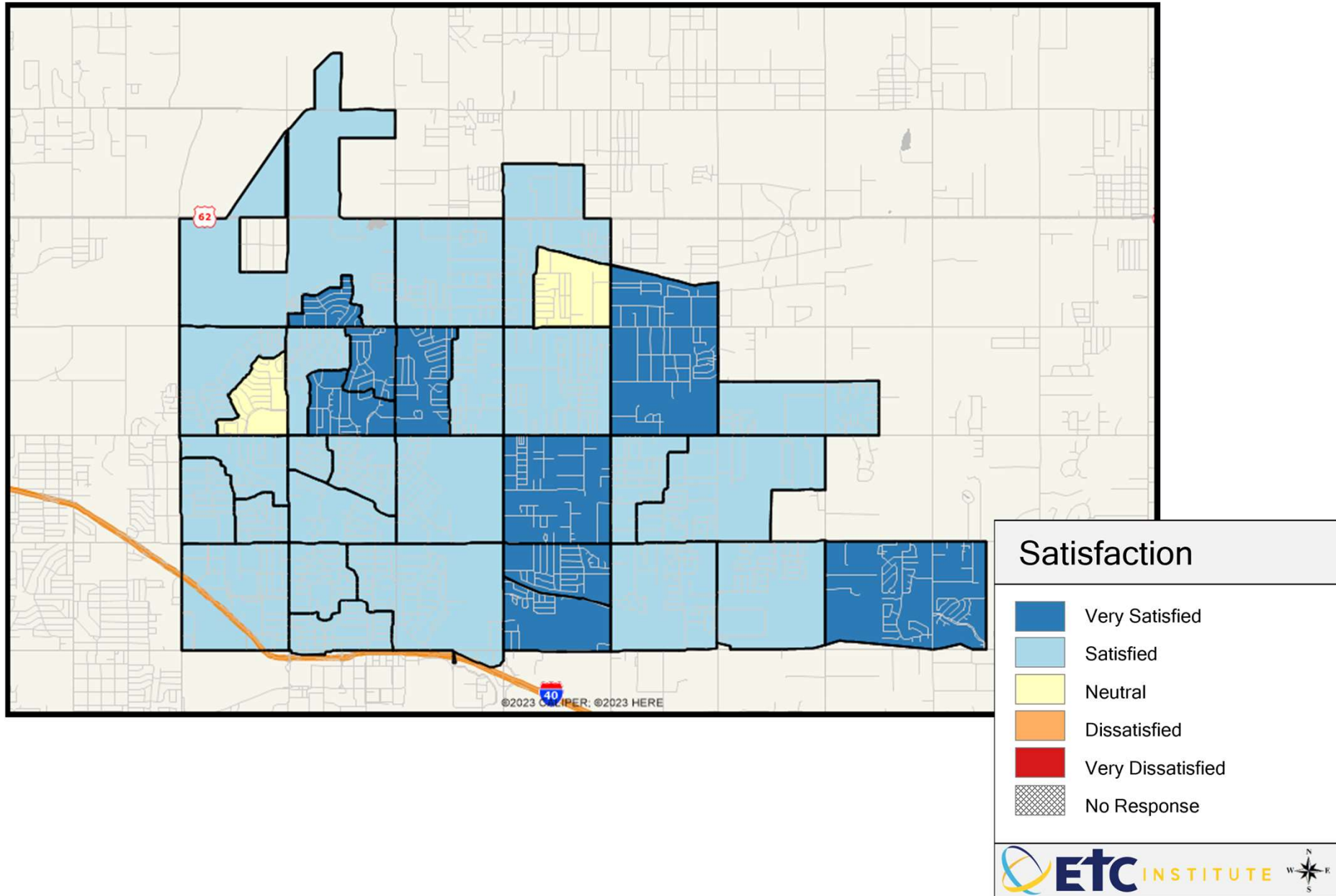
Q9-03. Fire personnel emergency response time

Mean: 4.37



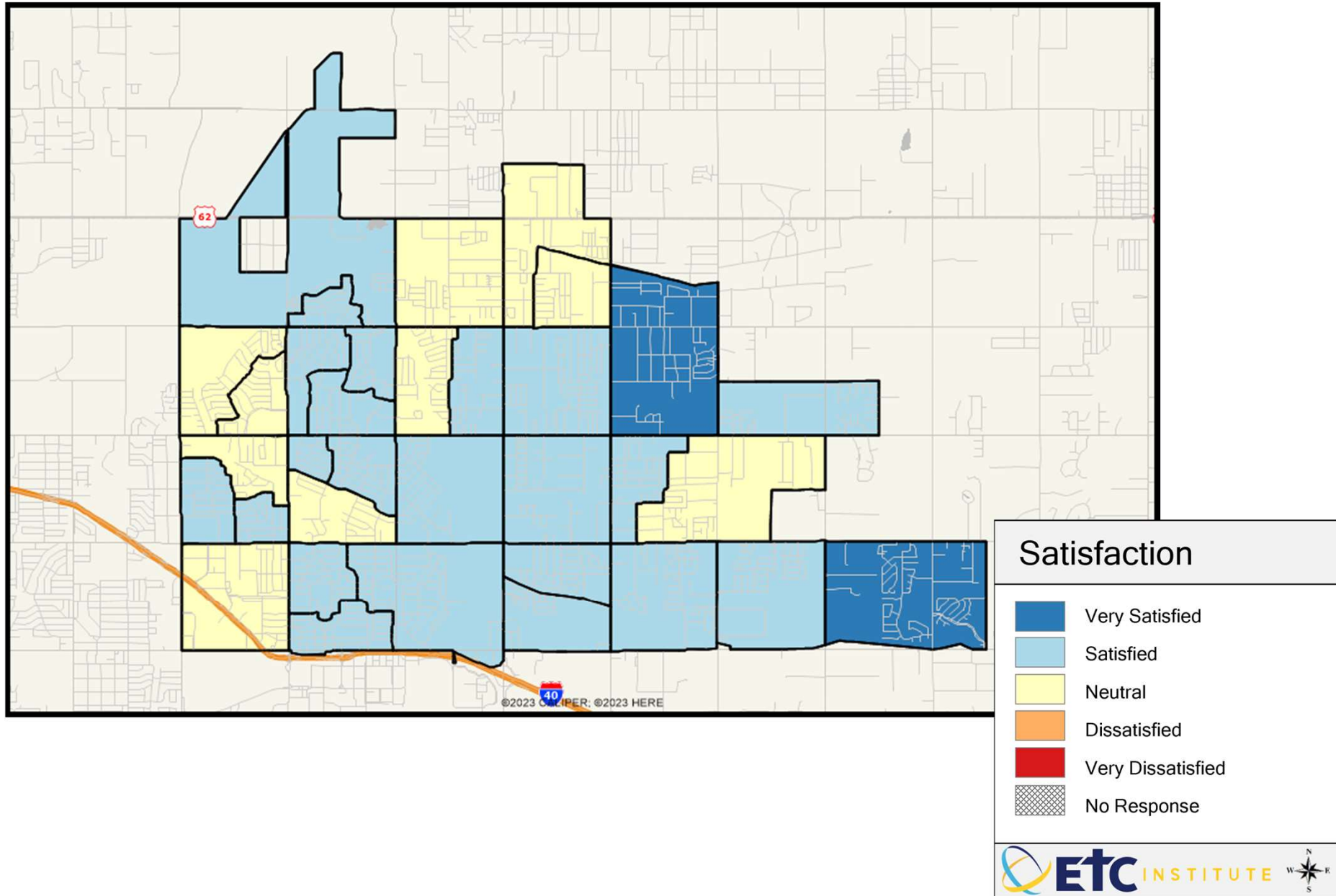
Q9-04. Quality of fire safety education programs

Mean: 3.97



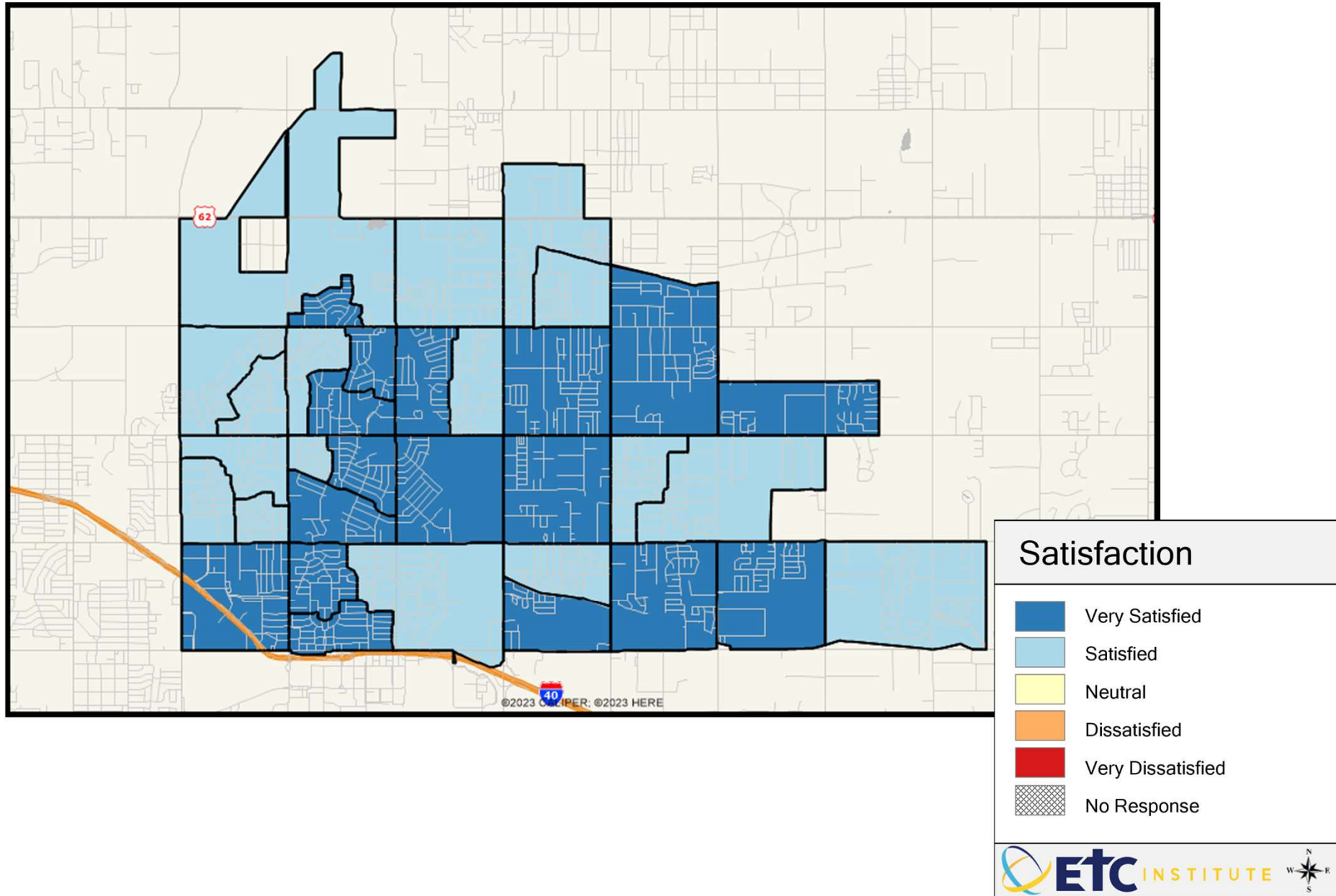
Q9-05. Disaster preparedness public education

Mean: 3.63



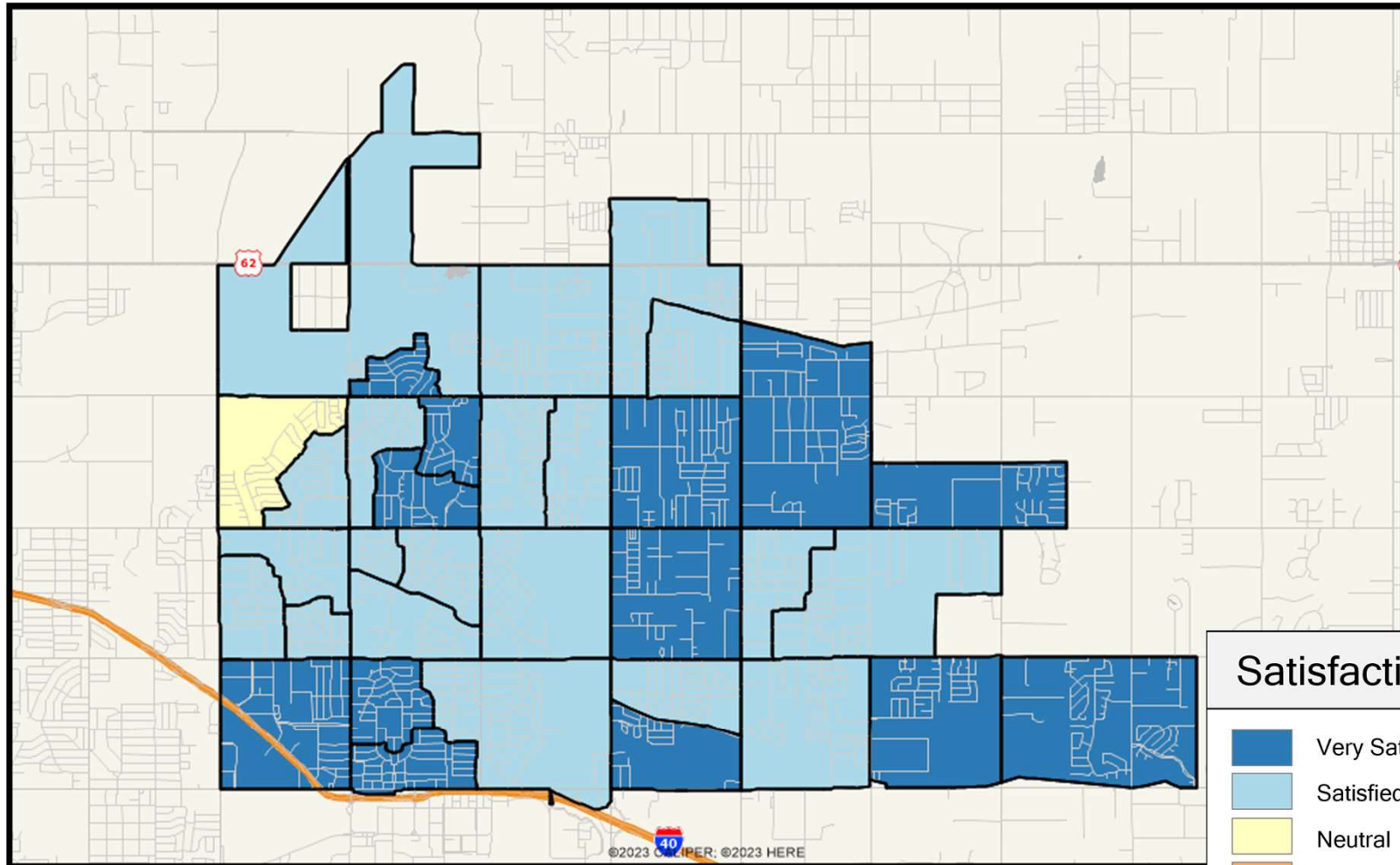
Q11-01. 9-1-1 call dispatcher response time

Mean: 4.15



Q11-02. 9-1-1 service provided by operators

Mean: 4.12



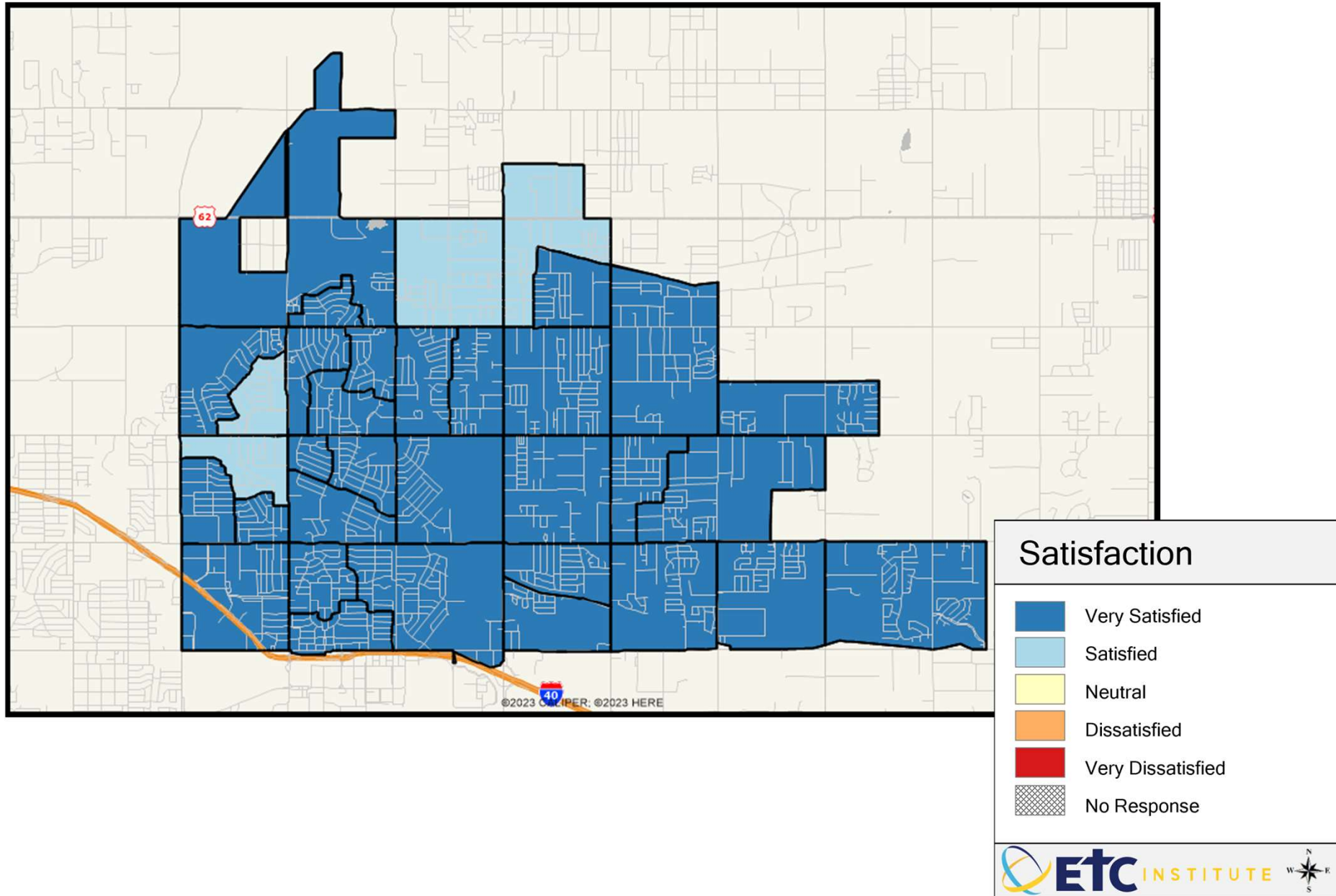
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

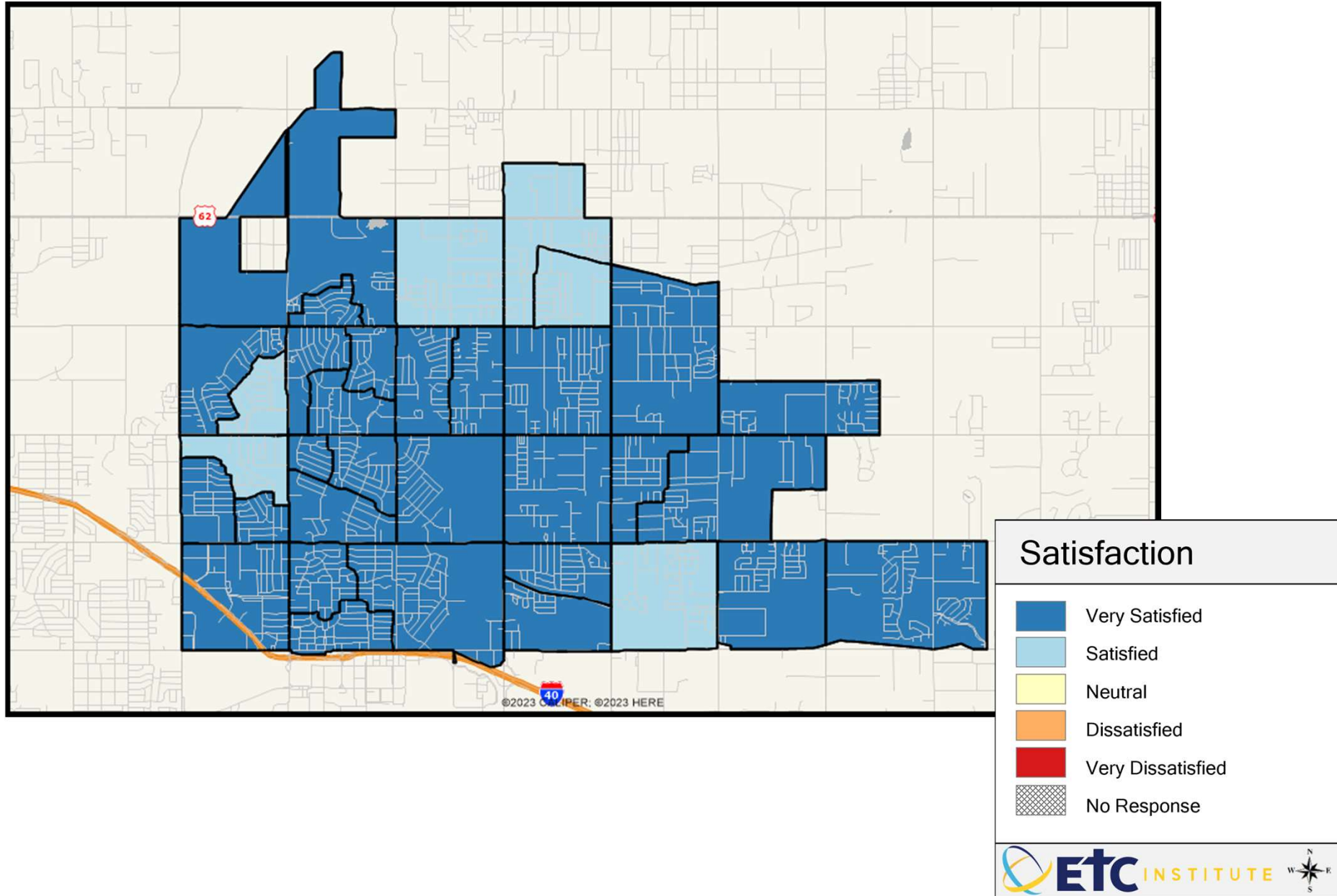
Q11-03. Are you satisfied that members of your household understand when it is appropriate to call 9-1-1

Mean: 4.45



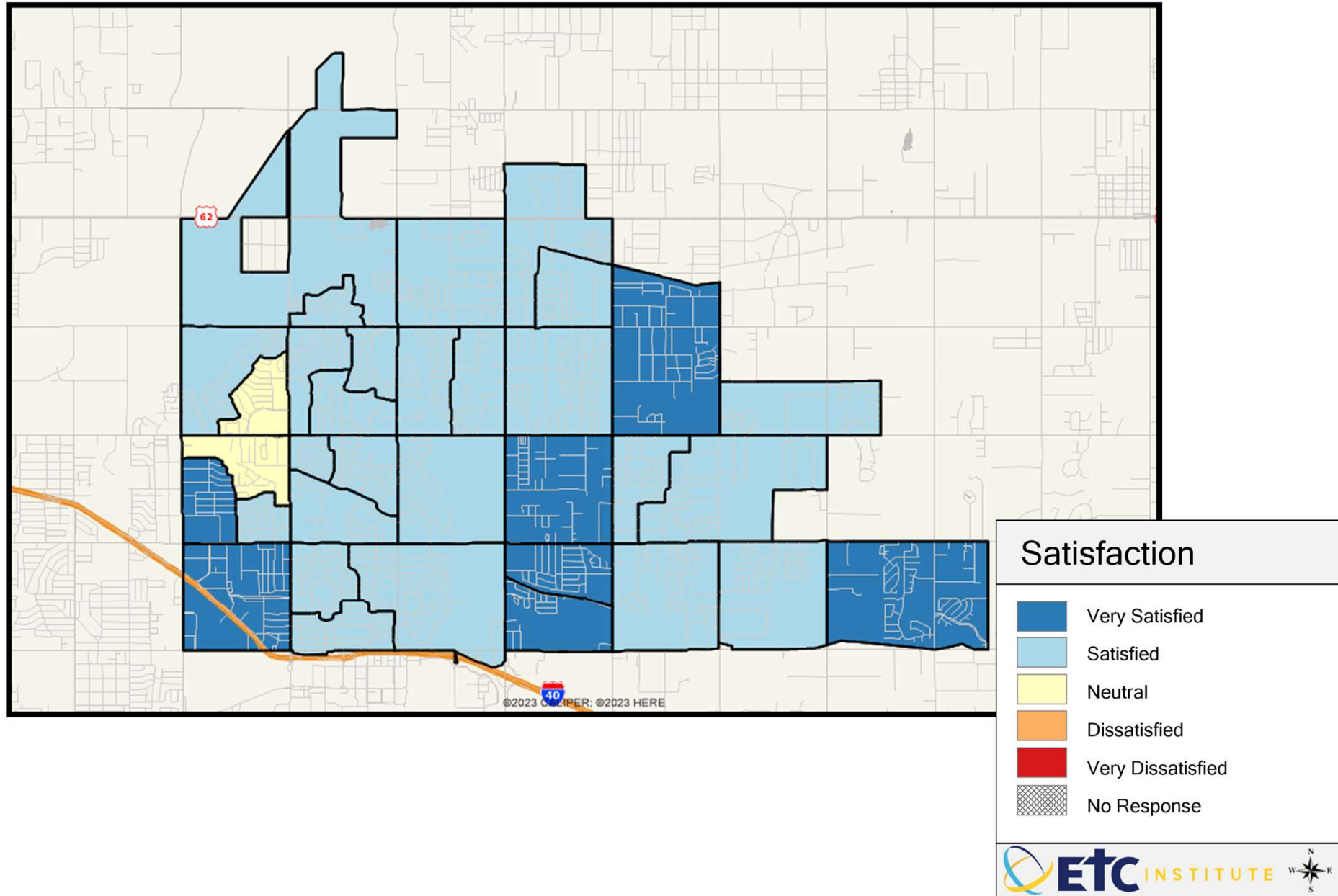
Q11-04. Are you satisfied that members of your household understand when it is appropriate to call the non-emergency dispatch number

Mean: 4.39



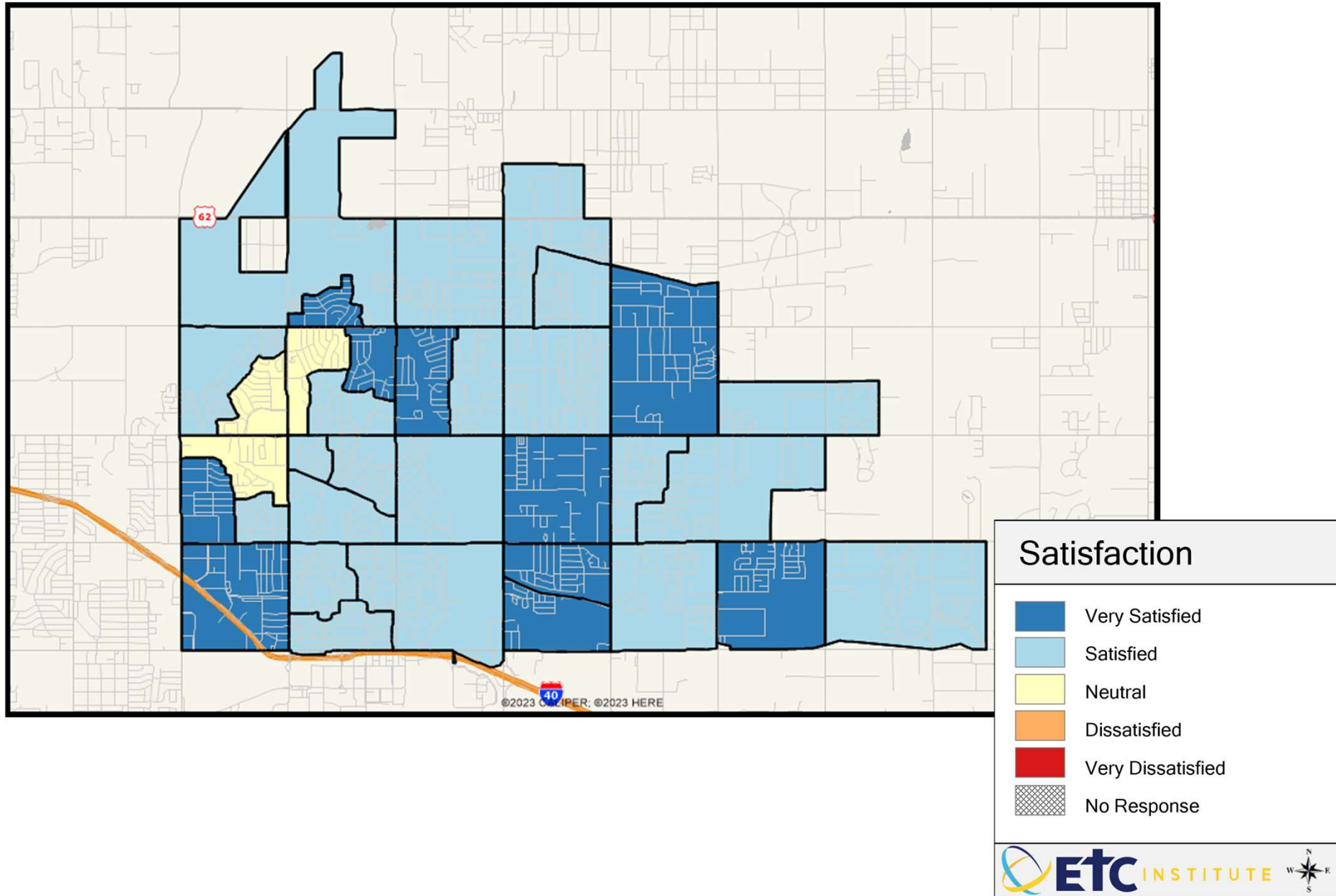
Q12-01. Ambulance service provided by SSM Health

Mean: 4.0



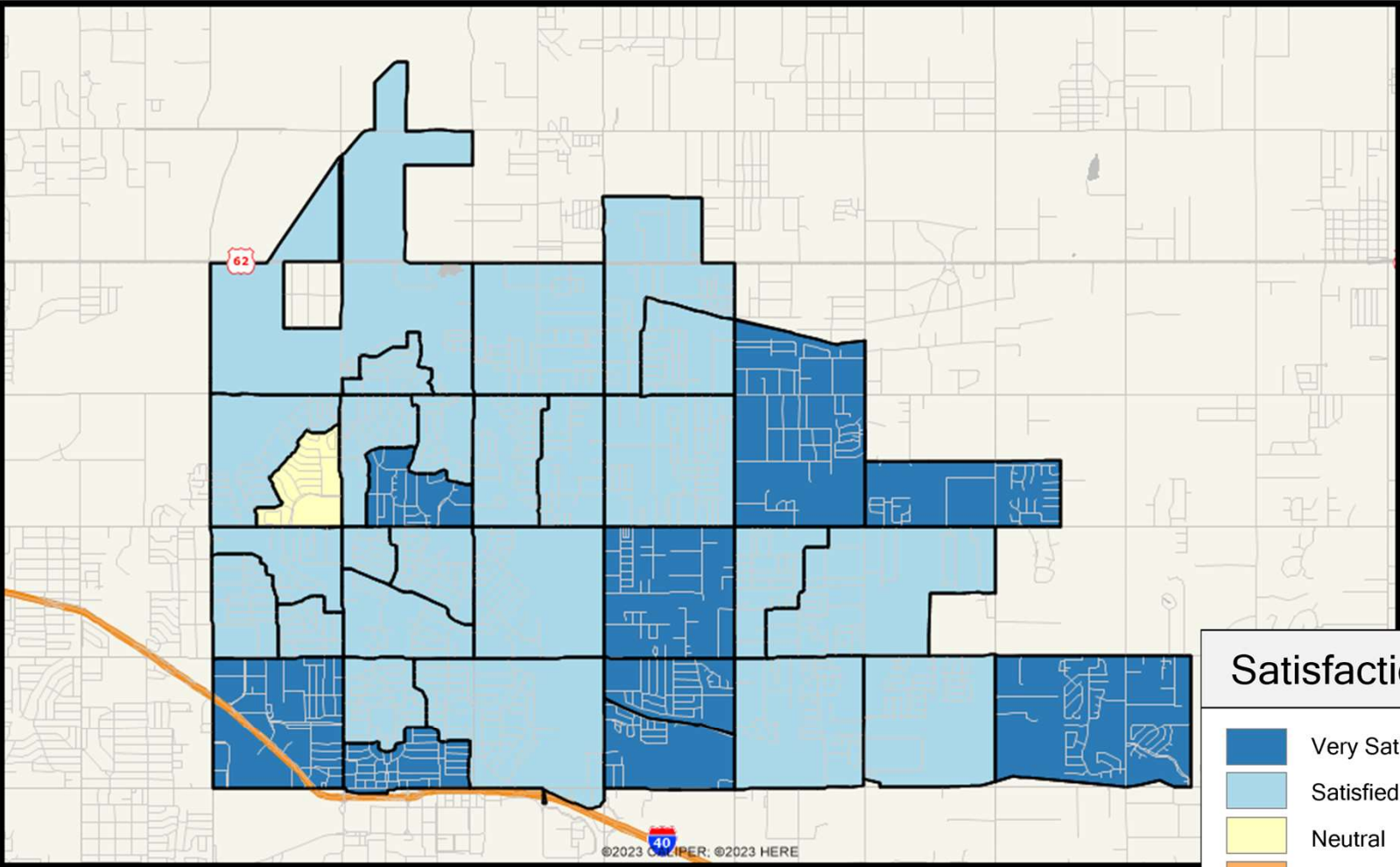
Q12-02. Ambulance response time from SSM Health

Mean: 4.0



Q12-03. Quality of care from SSM Health personnel

Mean: 4.0

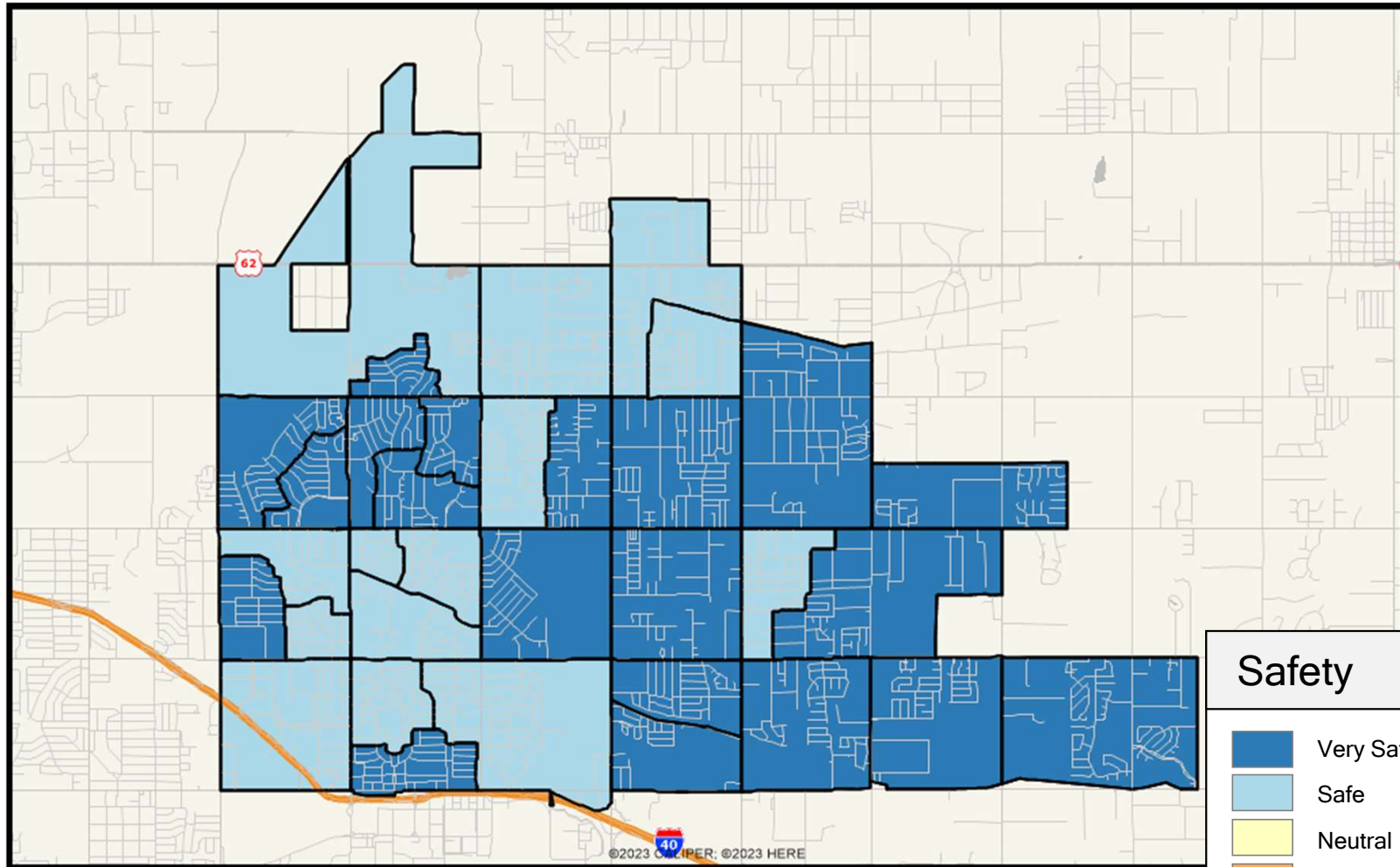


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

ETC INSTITUTE

Q13-01. In your neighborhood during the day

Mean: 4.29



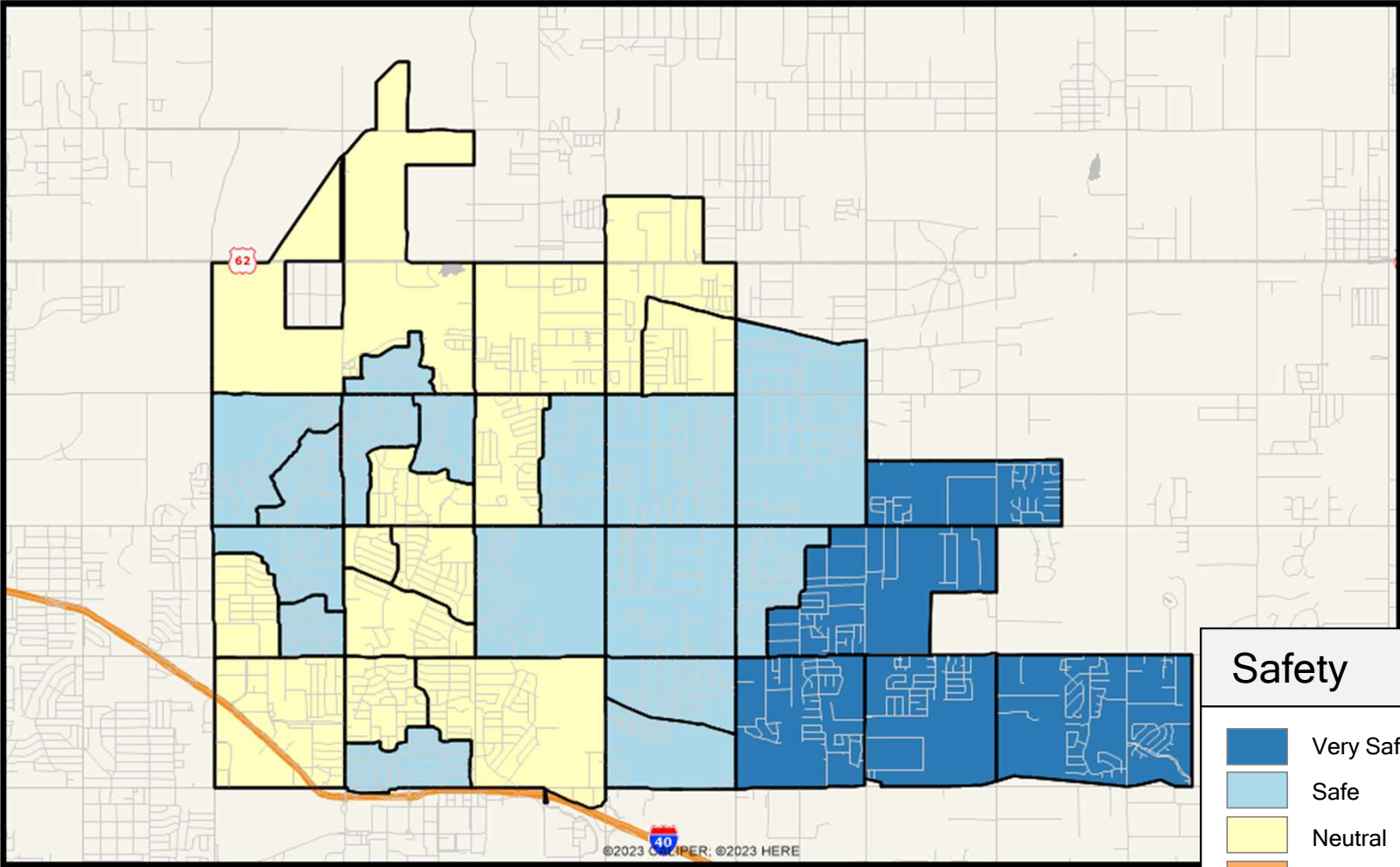
Safety

- Very Safe
- Safe
- Neutral
- Unsafe
- Very Unsafe
- No Response

ETC INSTITUTE

Q13-02. In your neighborhood at night

Mean: 3.71



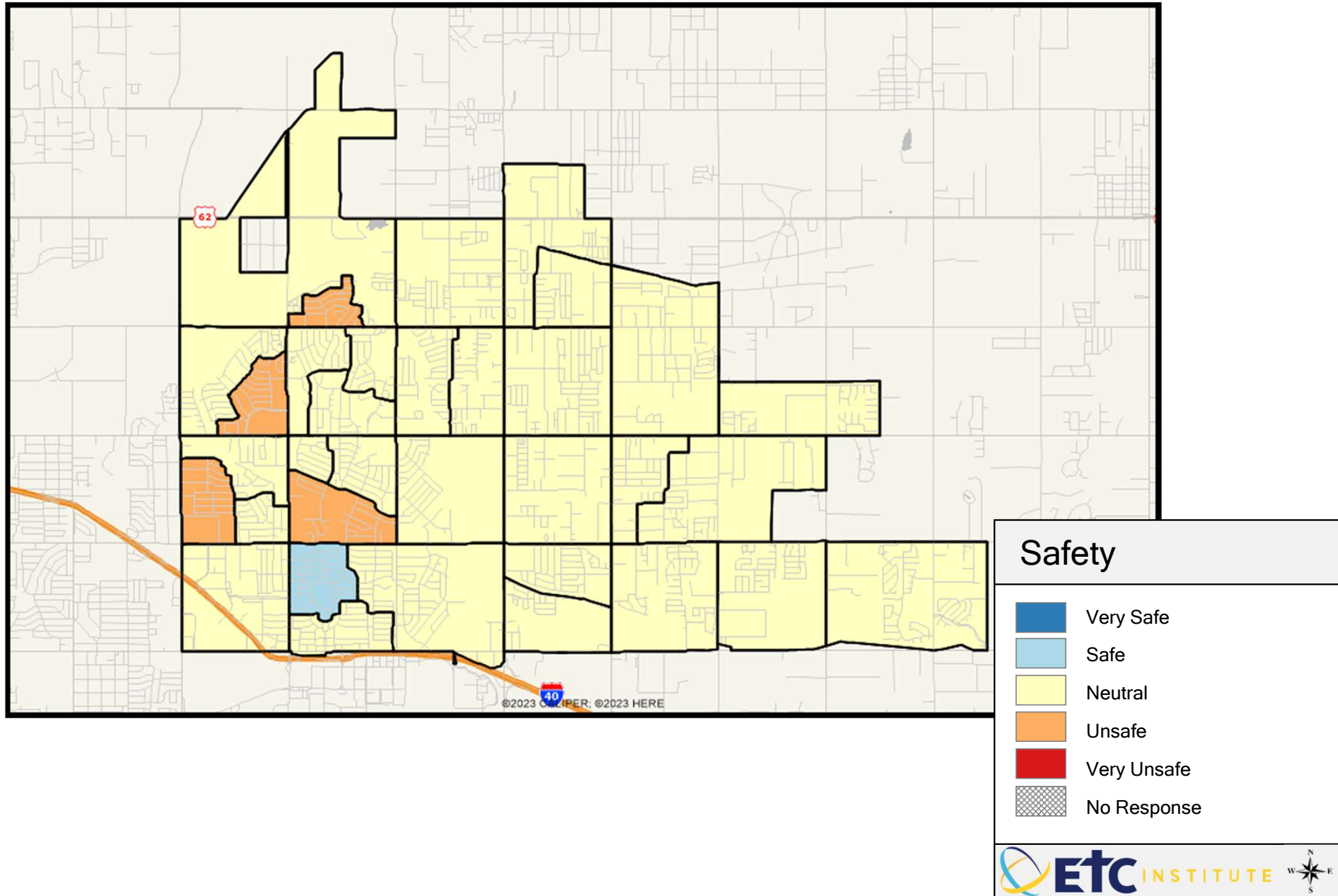
Safety

- Very Safe
- Safe
- Neutral
- Unsafe
- Very Unsafe
- No Response

ETC INSTITUTE

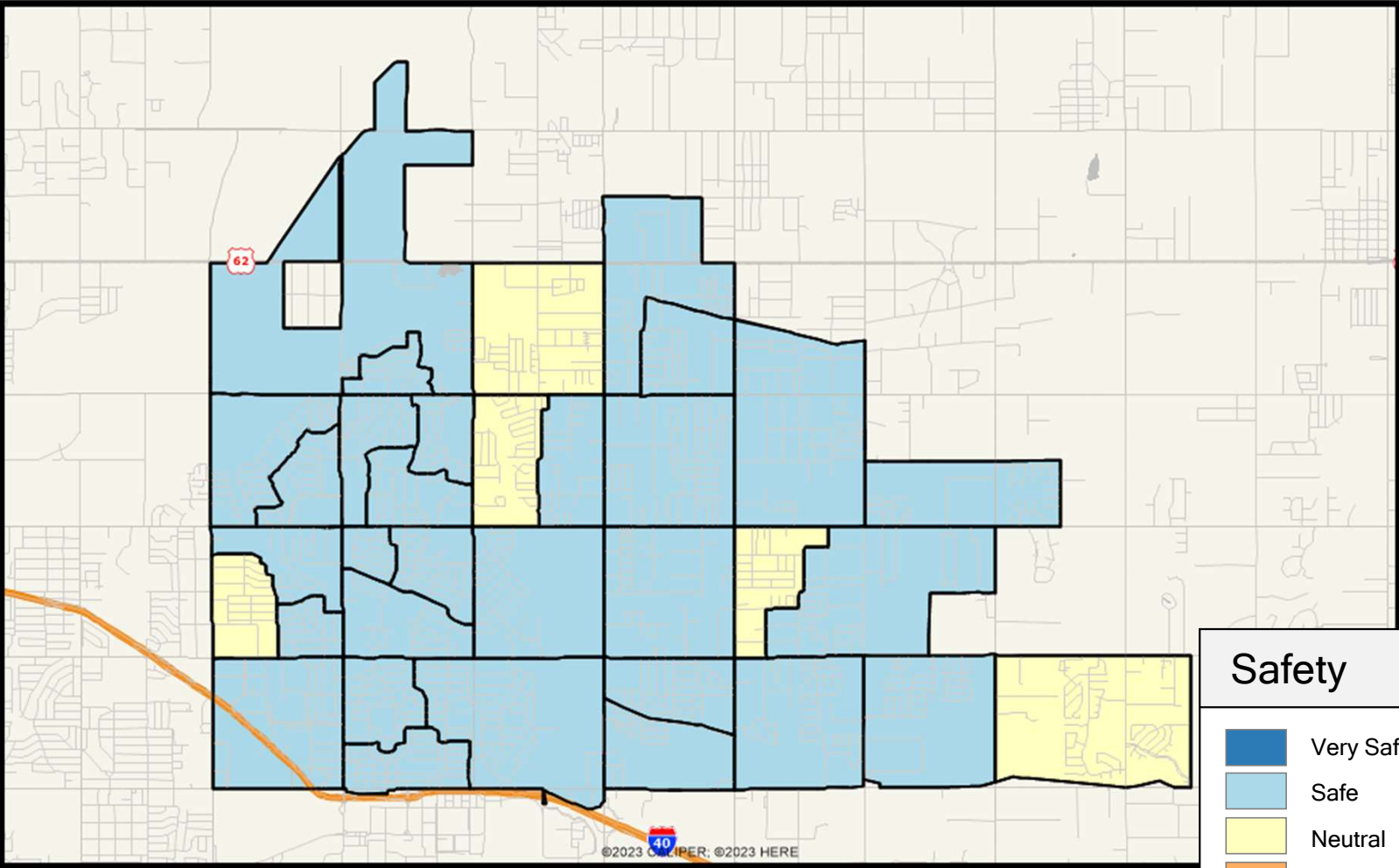
Q13-03. In city park, trail, and recreational areas

Mean: 2.99



Q13-04. In commercial and retail areas

Mean: 3.7



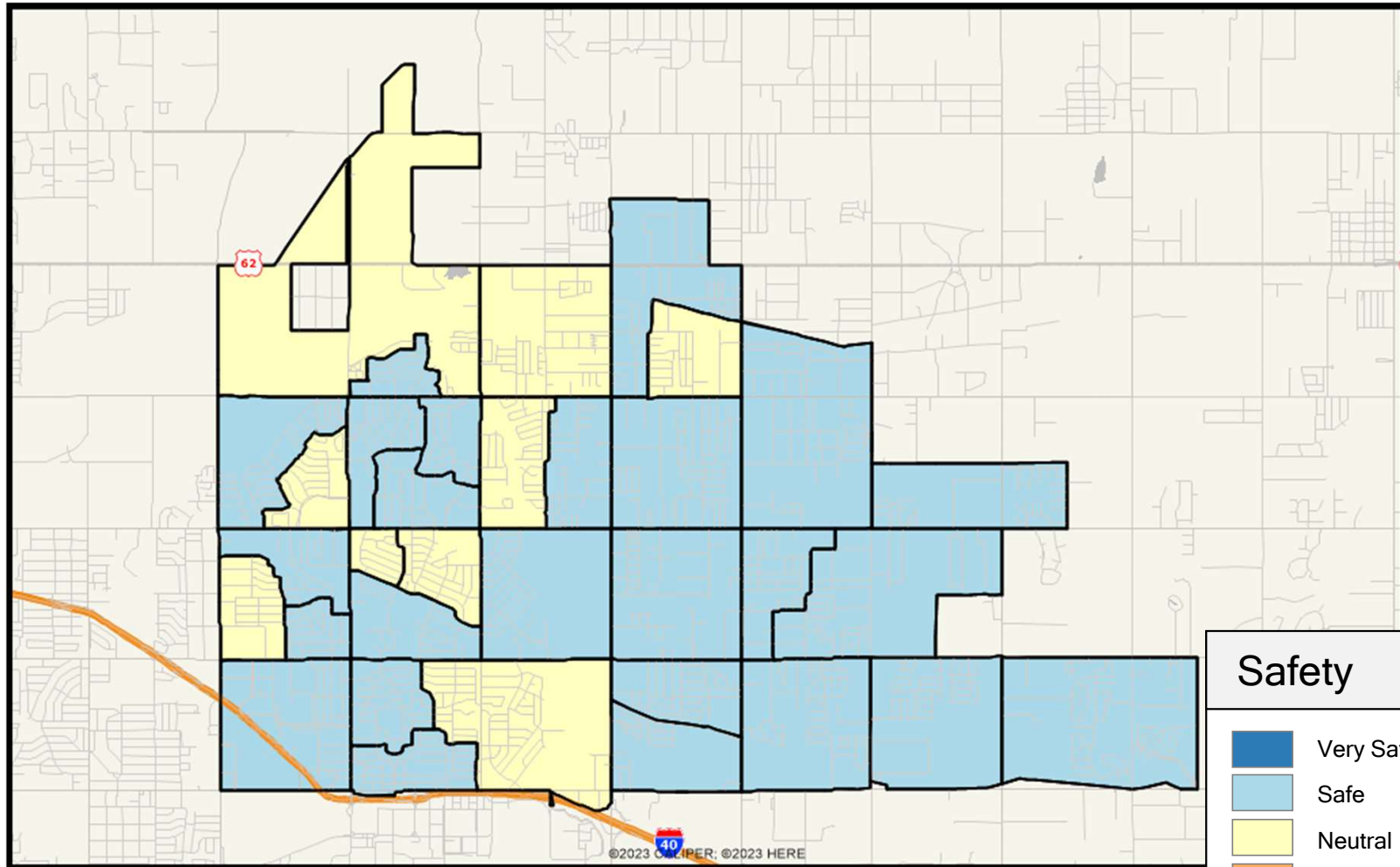
Safety

- Very Safe
- Safe
- Neutral
- Unsafe
- Very Unsafe
- No Response

ETC INSTITUTE

Q13-05. Overall feeling of safety in the city

Mean: 3.67



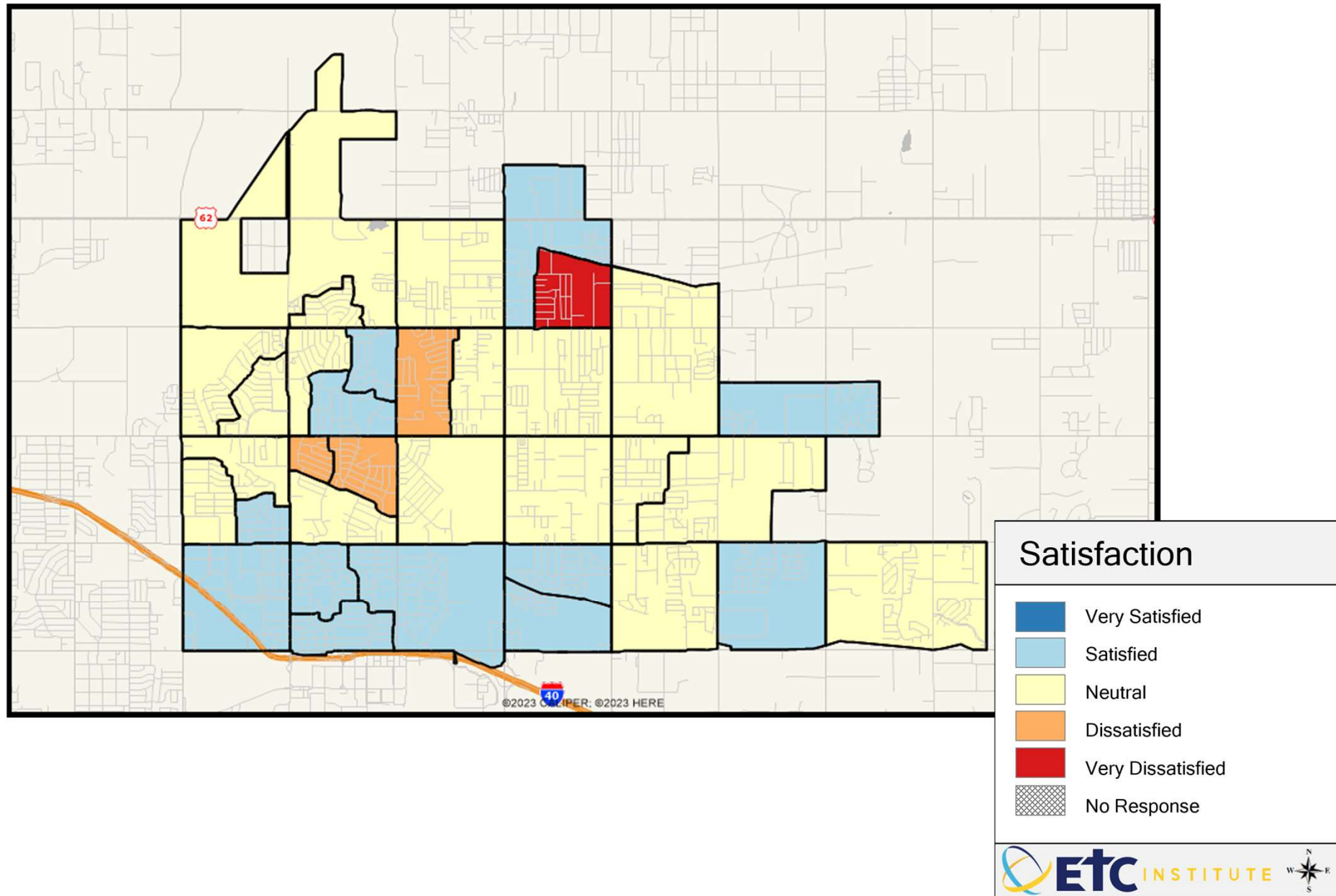
Safety

- Very Safe
- Safe
- Neutral
- Unsafe
- Very Unsafe
- No Response

ETC INSTITUTE

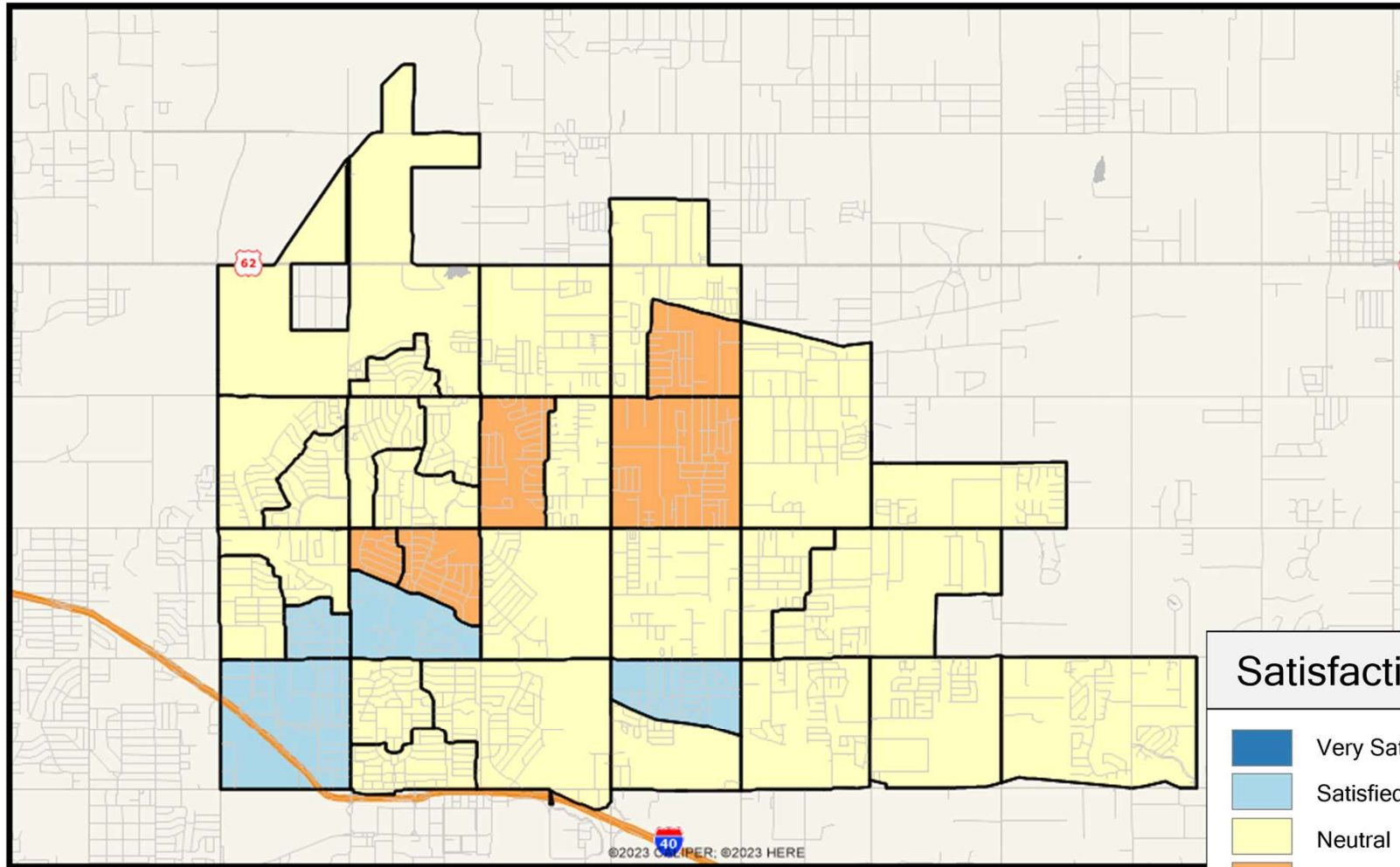
Q14-01. Overall responsiveness of code enforcement staff

Mean: 3.21



Q14-02. City effort to enforce code violations

Mean: 2.98



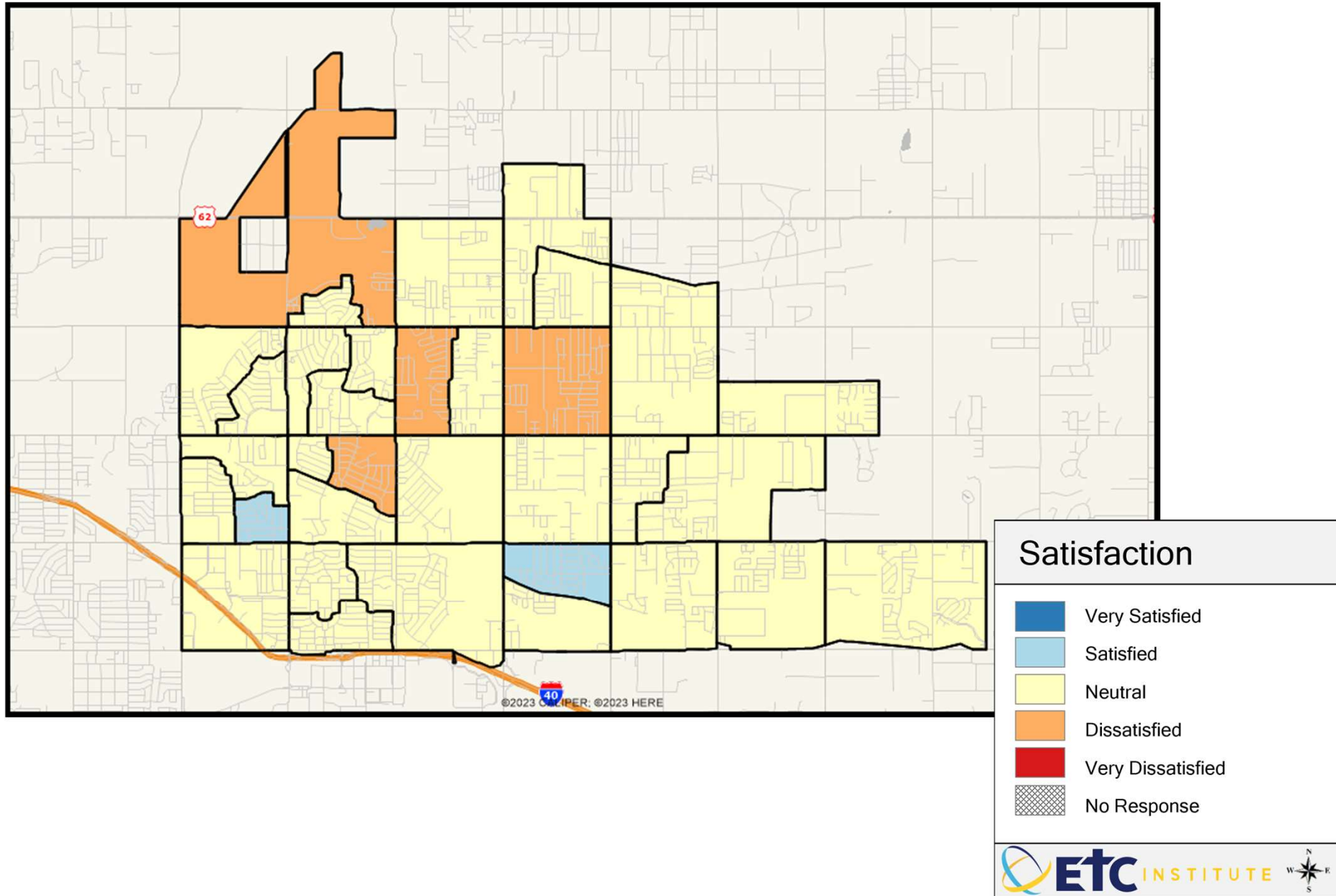
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

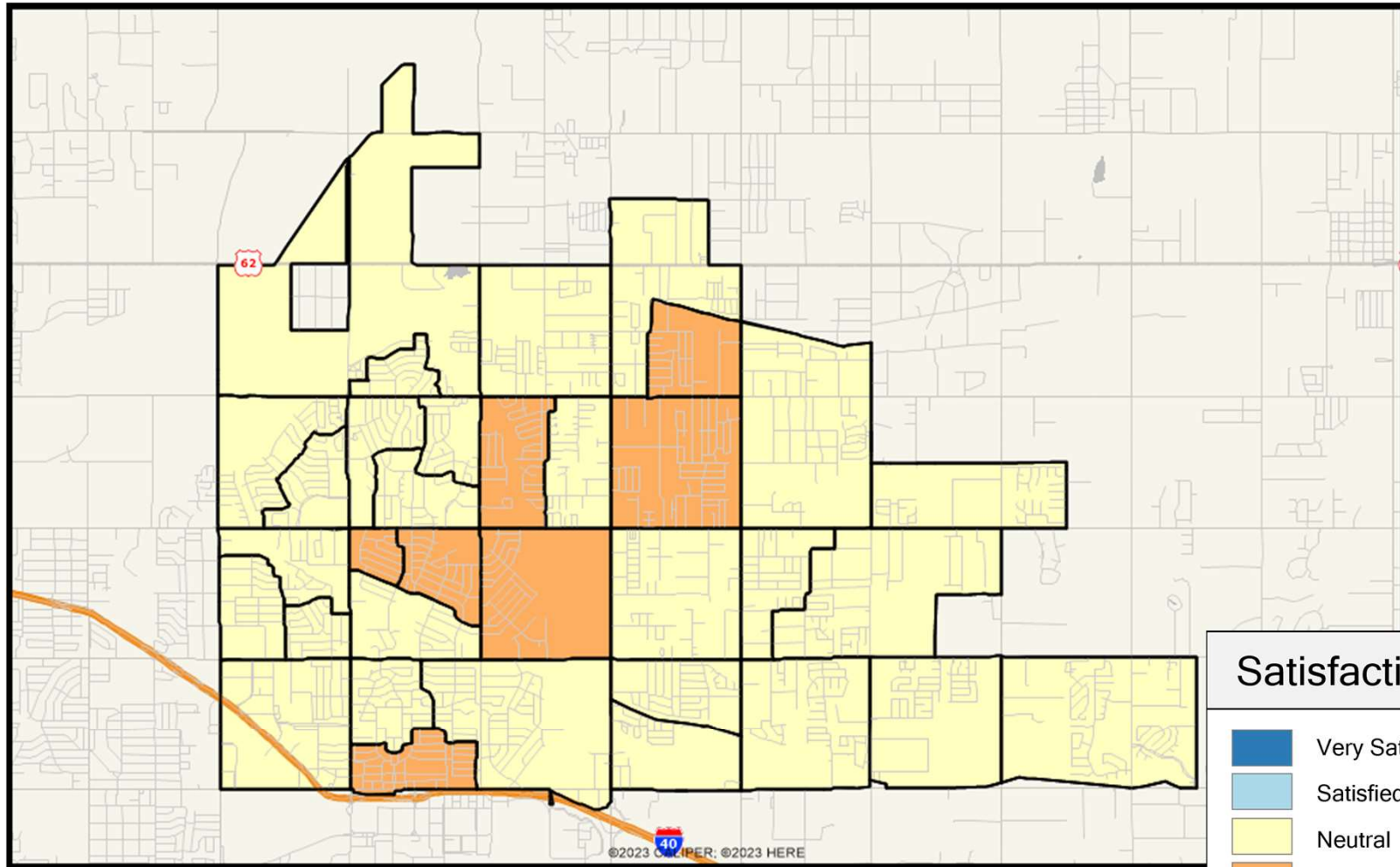
Q14-03. Efforts to enforce exterior maintenance and upkeep of residential property

Mean: 2.92



Q14-04. Efforts to identify abandoned or unsecured properties

Mean: 2.8



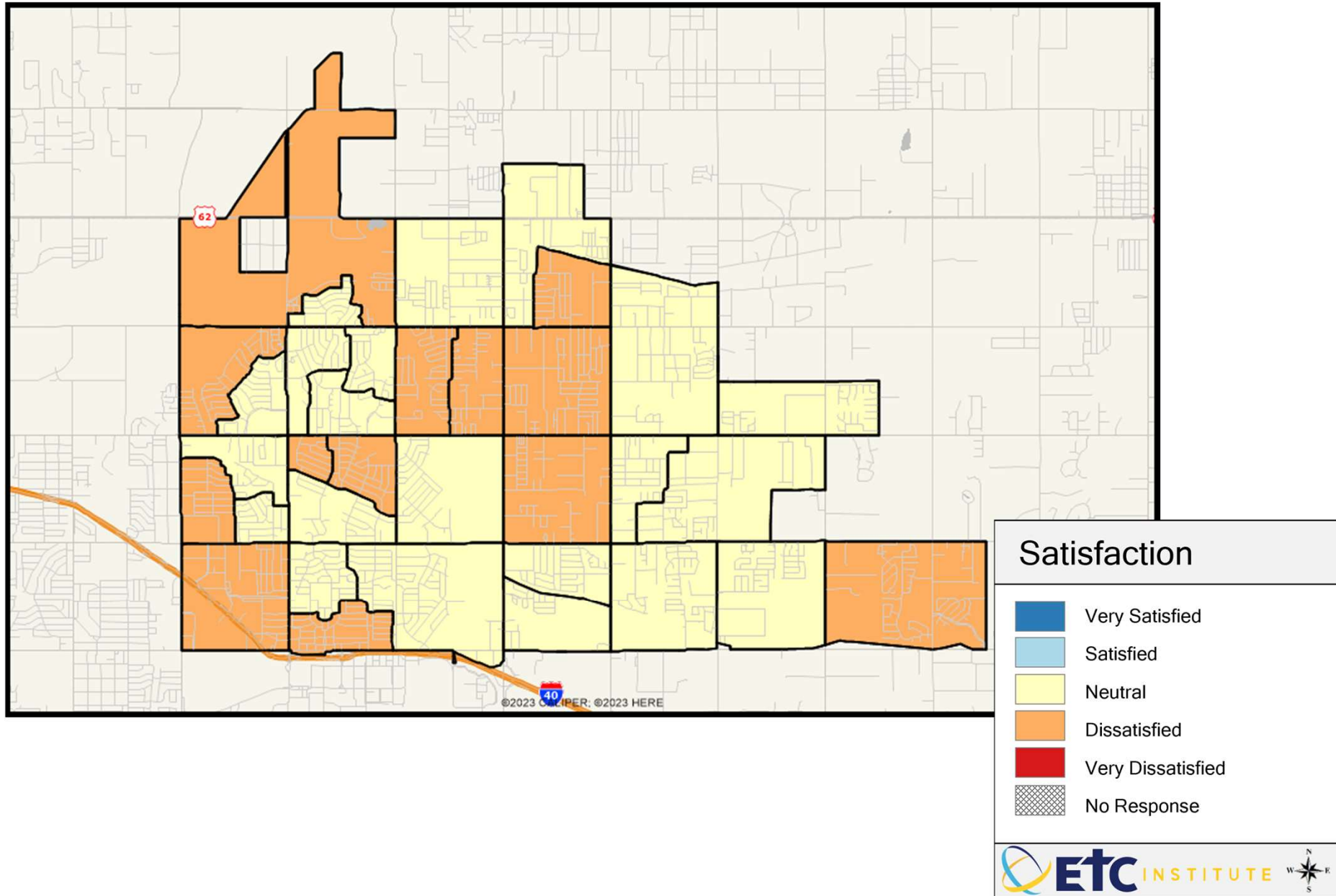
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

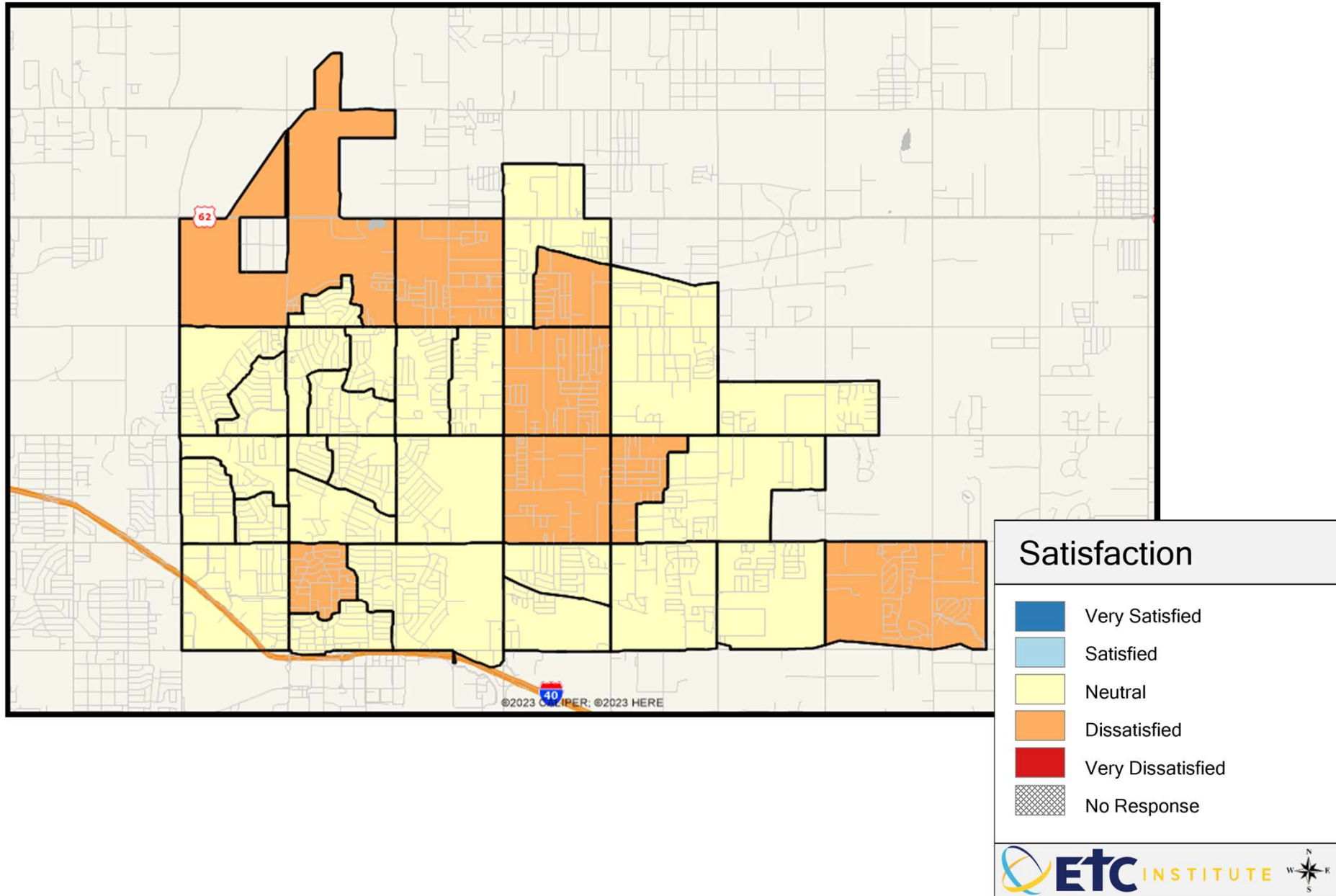
Q14-05. Efforts to remove dilapidated structures

Mean: 2.7



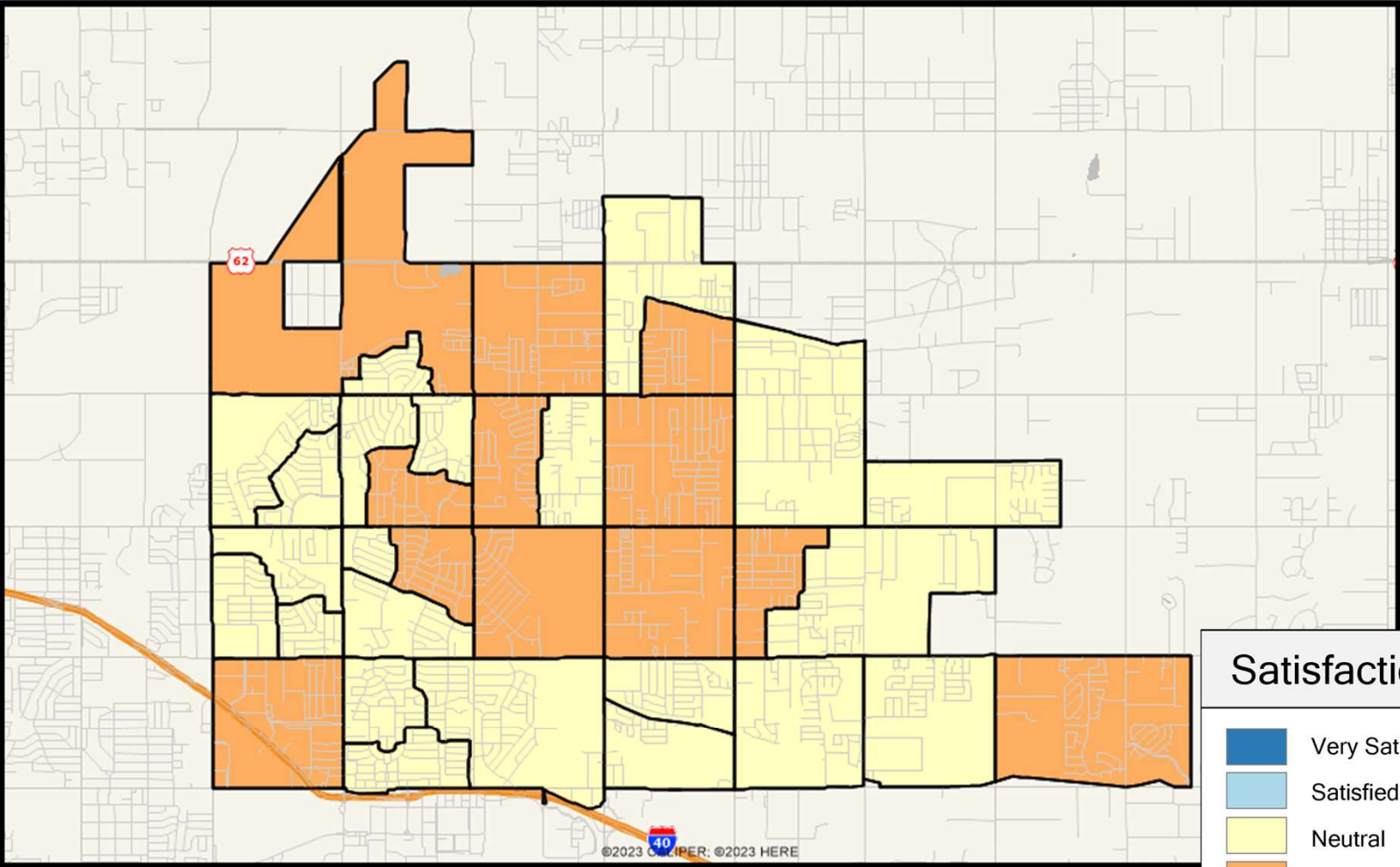
Q14-06. Enforcement of parking on grass in front yard

Mean: 2.79



Q14-07. Enforcement of overgrown lots, abandoned vehicles, graffiti

Mean: 2.69



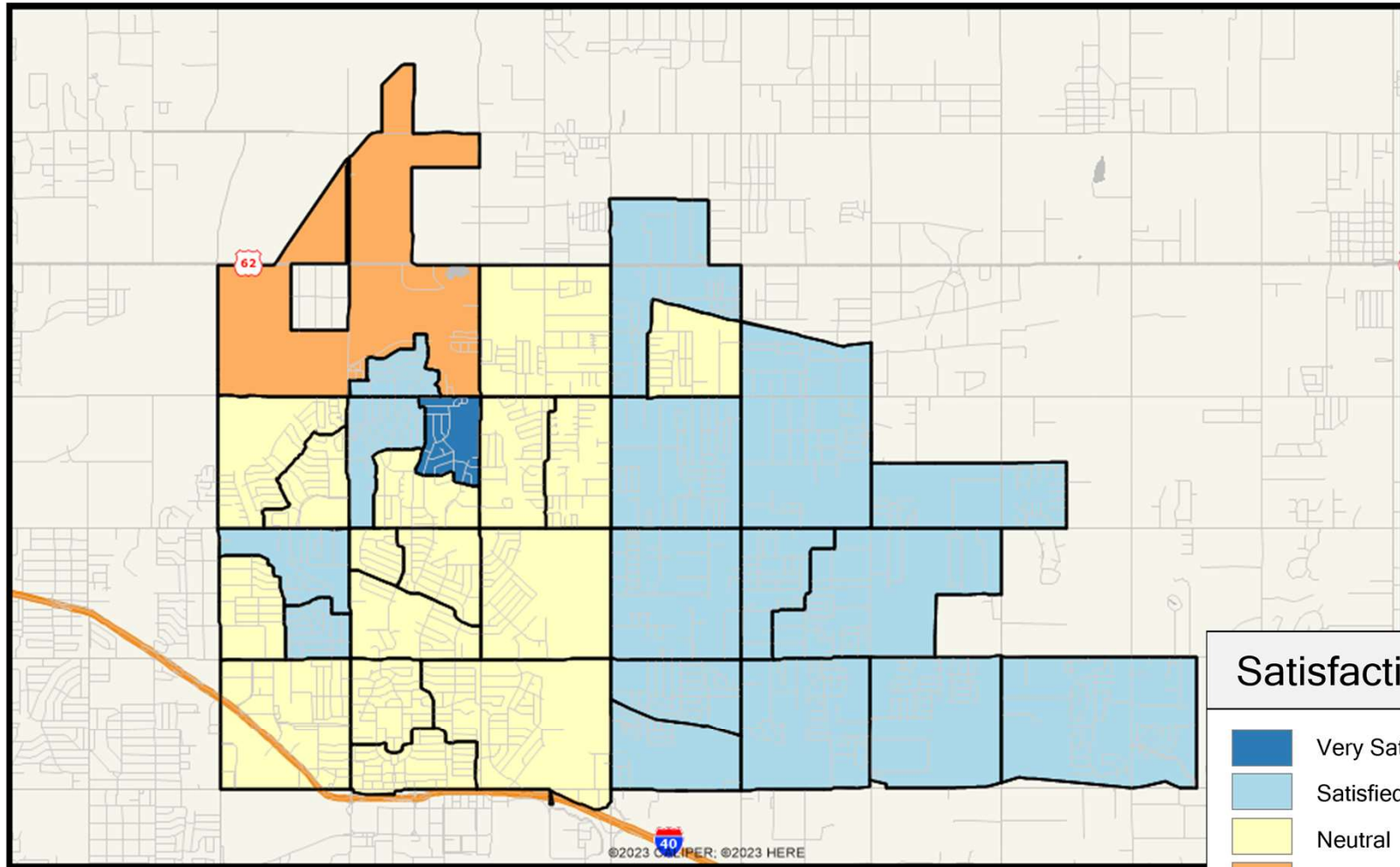
Satisfaction







- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response



ETC INSTITUTE

Q14-08. Cleanliness in your neighborhood

Mean: 3.52

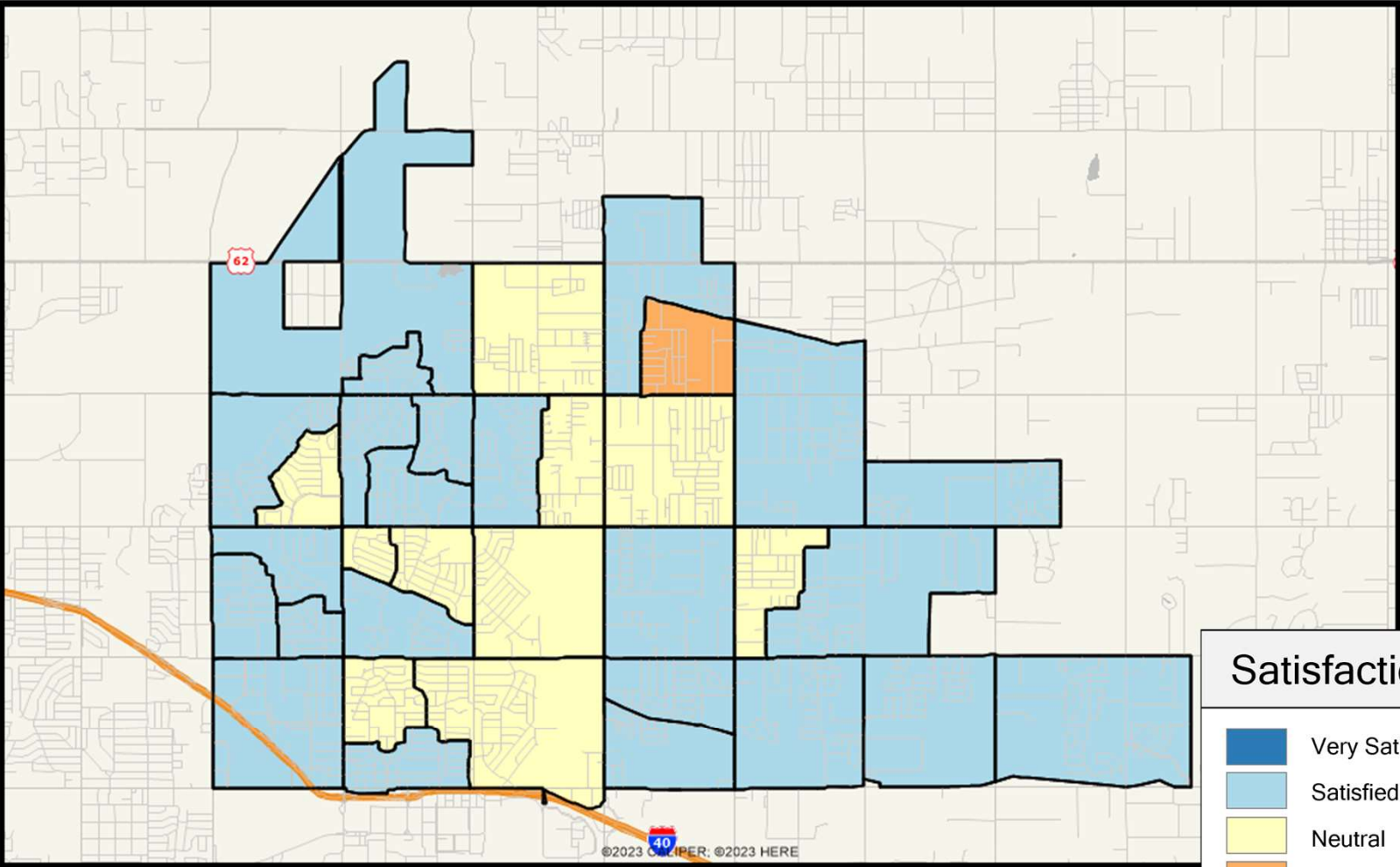


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

Q14-09. Importance of neighborhood associations

Mean: 3.55



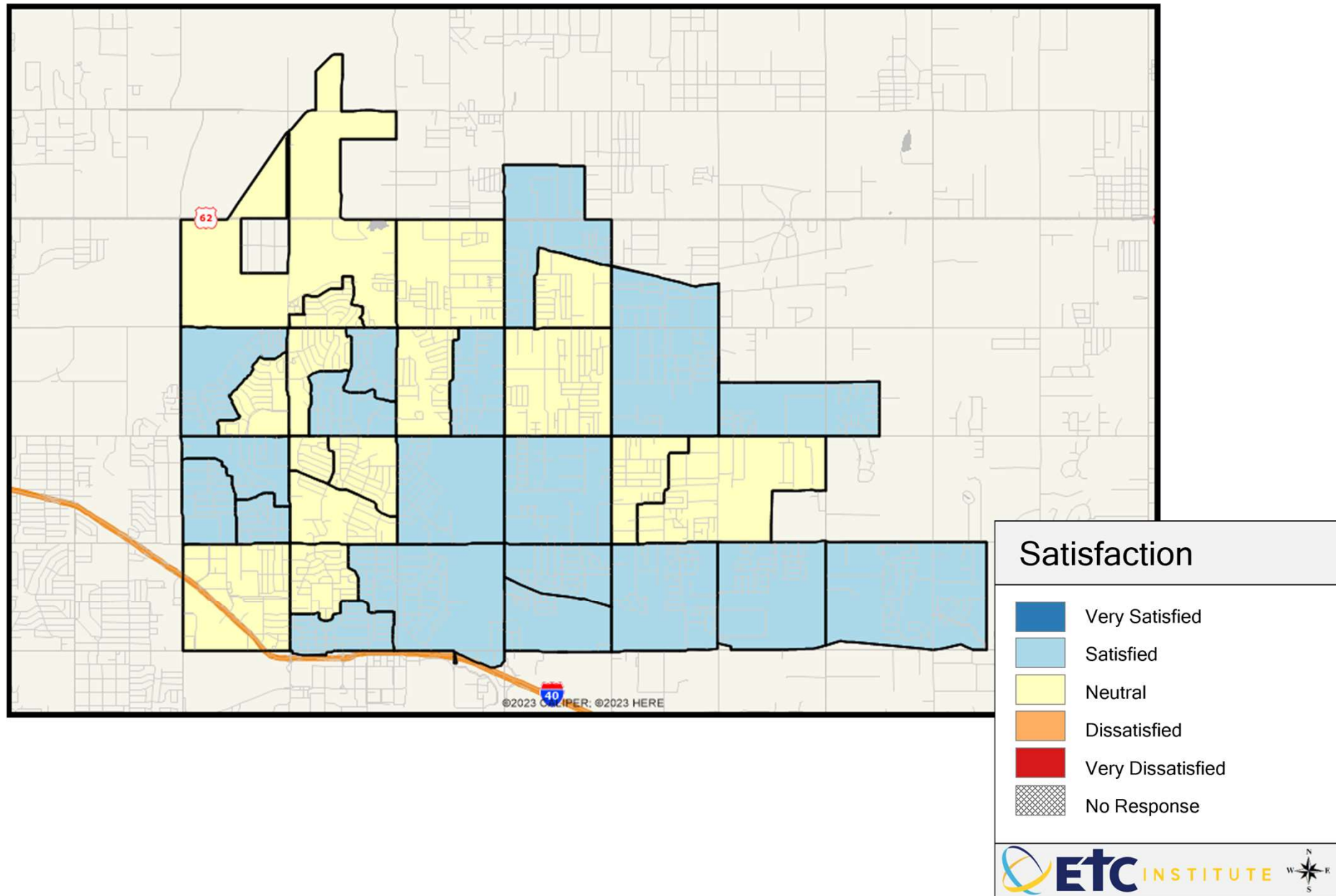
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

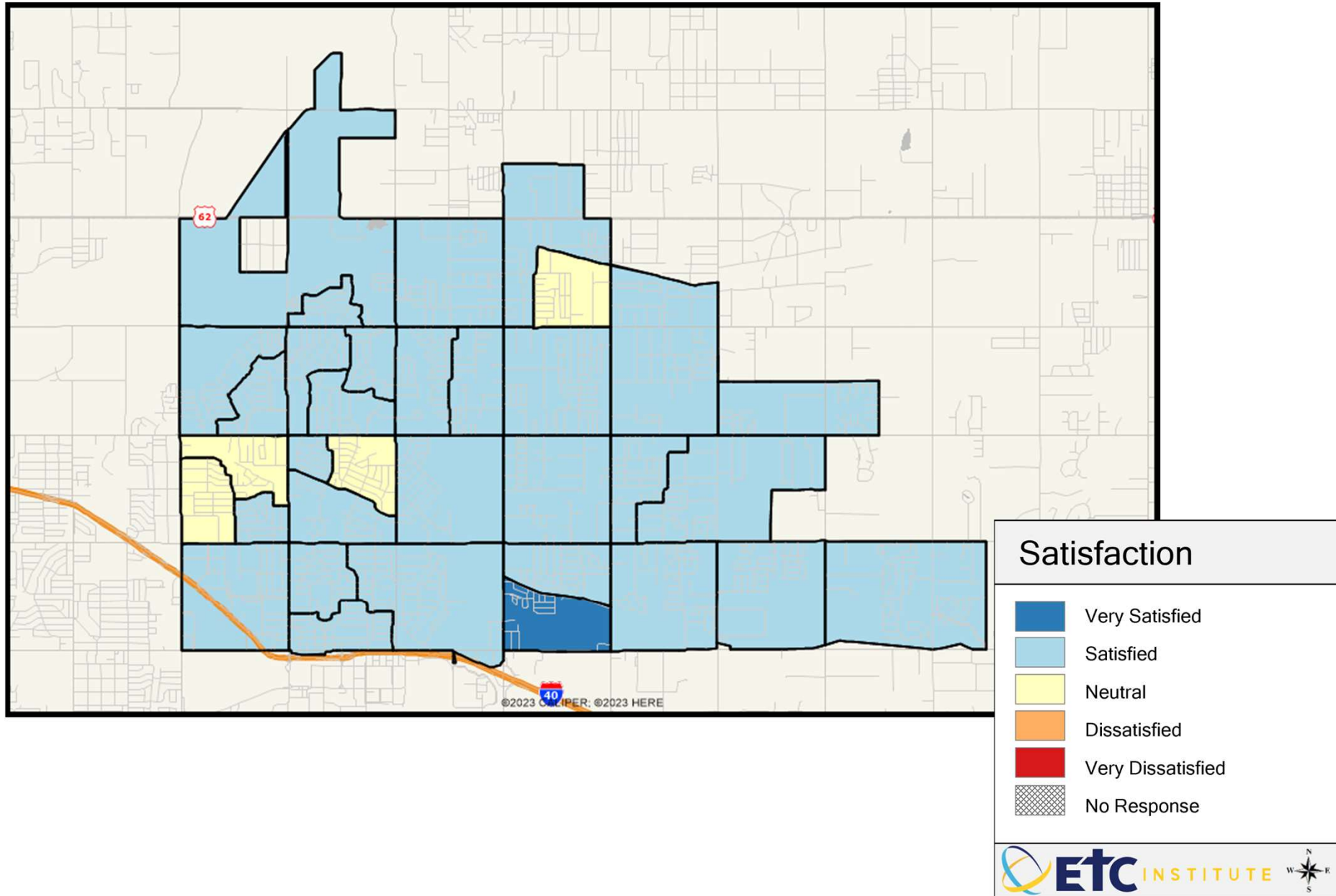
Q14-10. Overall responsiveness of Neighborhood Services staff

Mean: 3.44



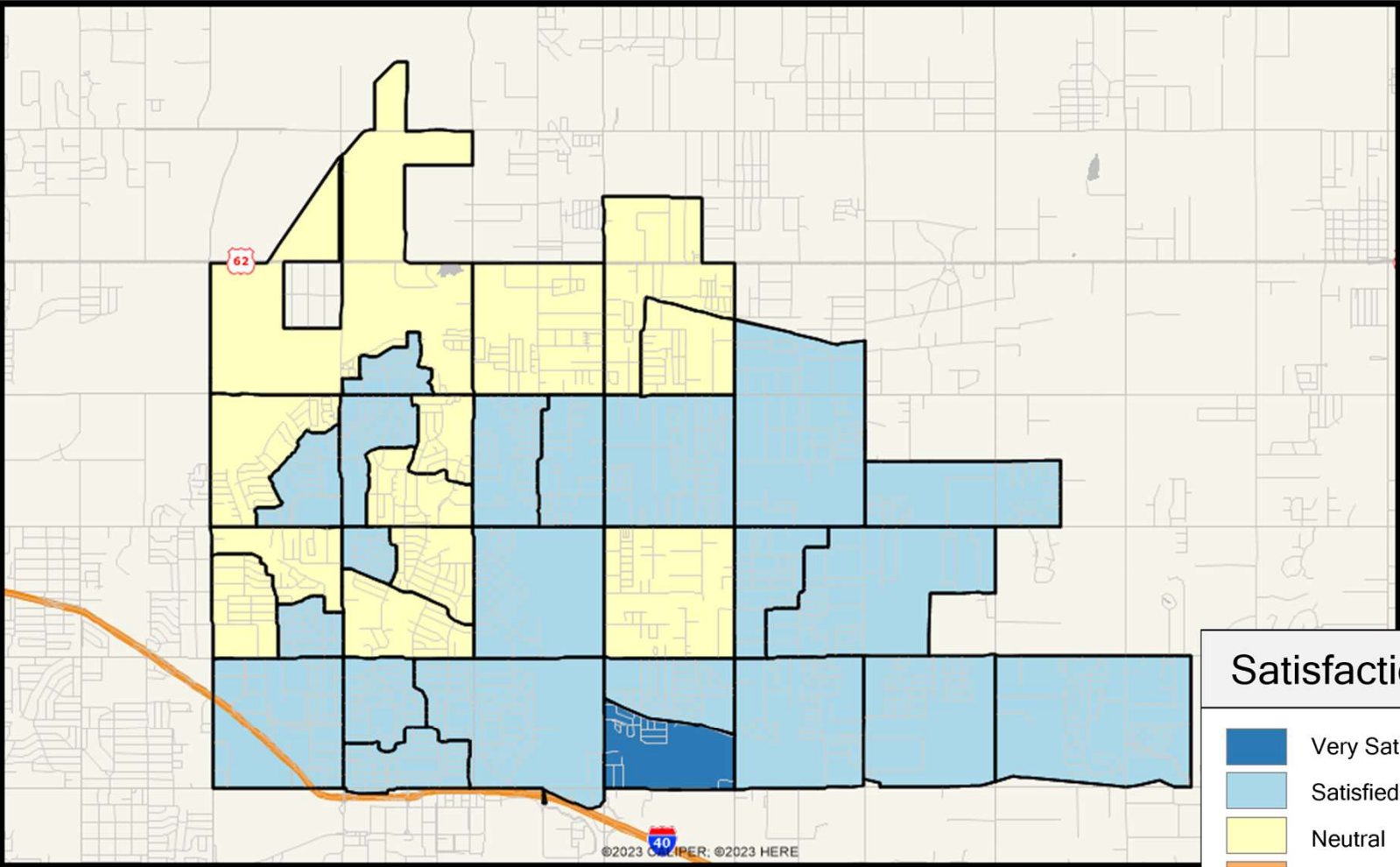
Q16-01. Animal welfare services provided by Midwest City

Mean: 3.76



Q16-02. Response time from Animal Welfare staff

Mean: 3.5



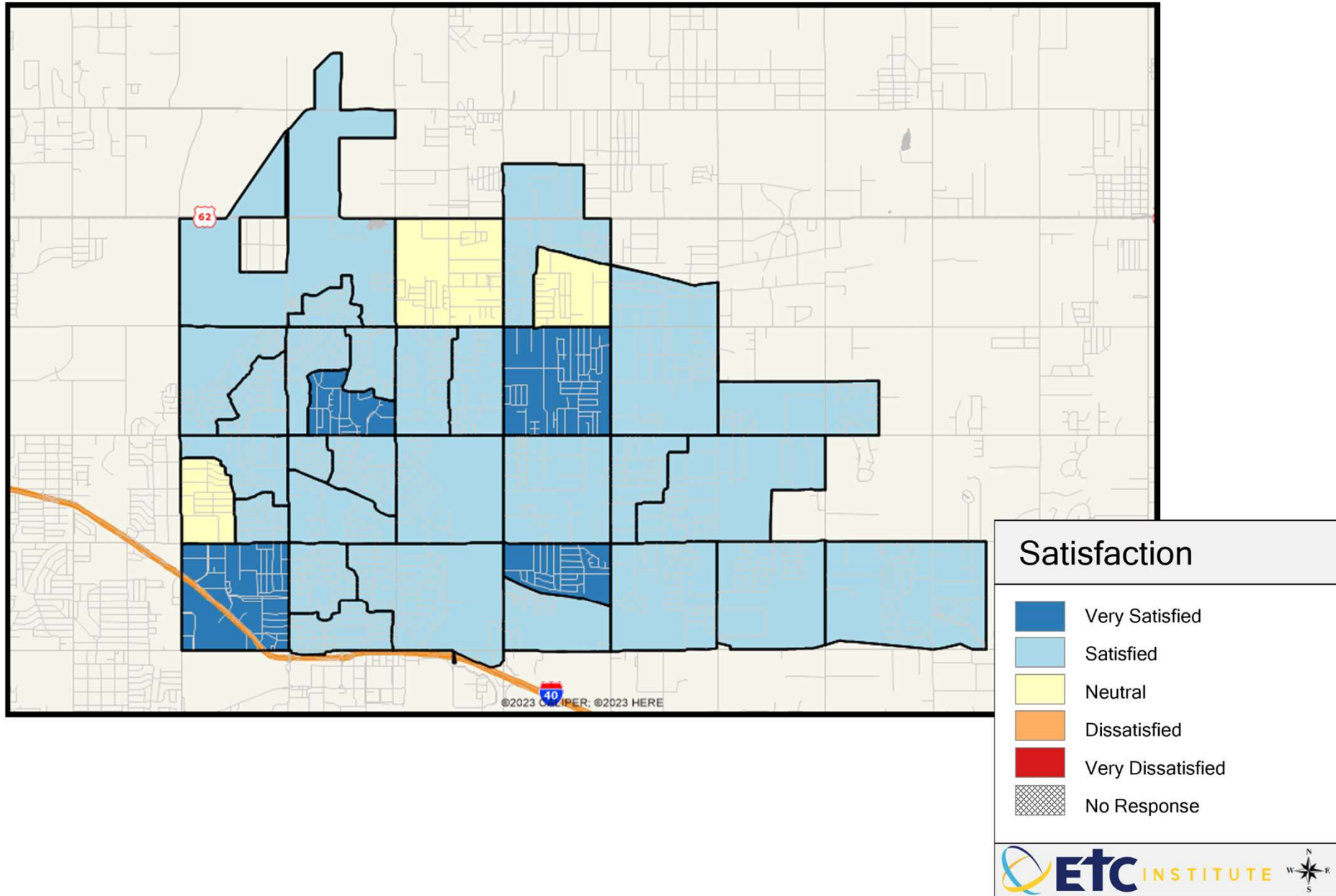
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

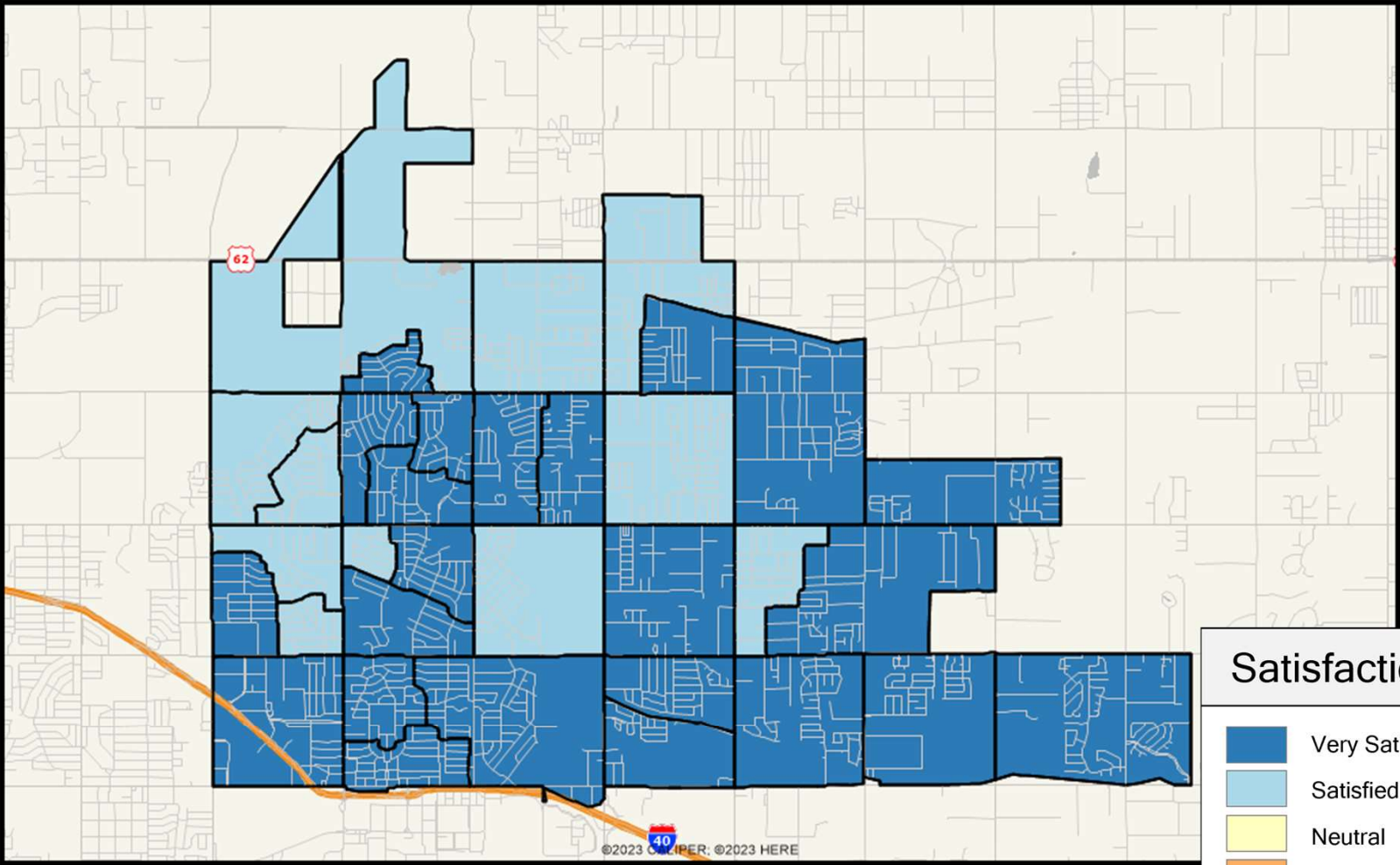
Q16-03. Accessibility of Animal Services Center in Midwest City


Mean: 3.82



Q18-01. Quality of residential garbage collection

Mean: 4.28

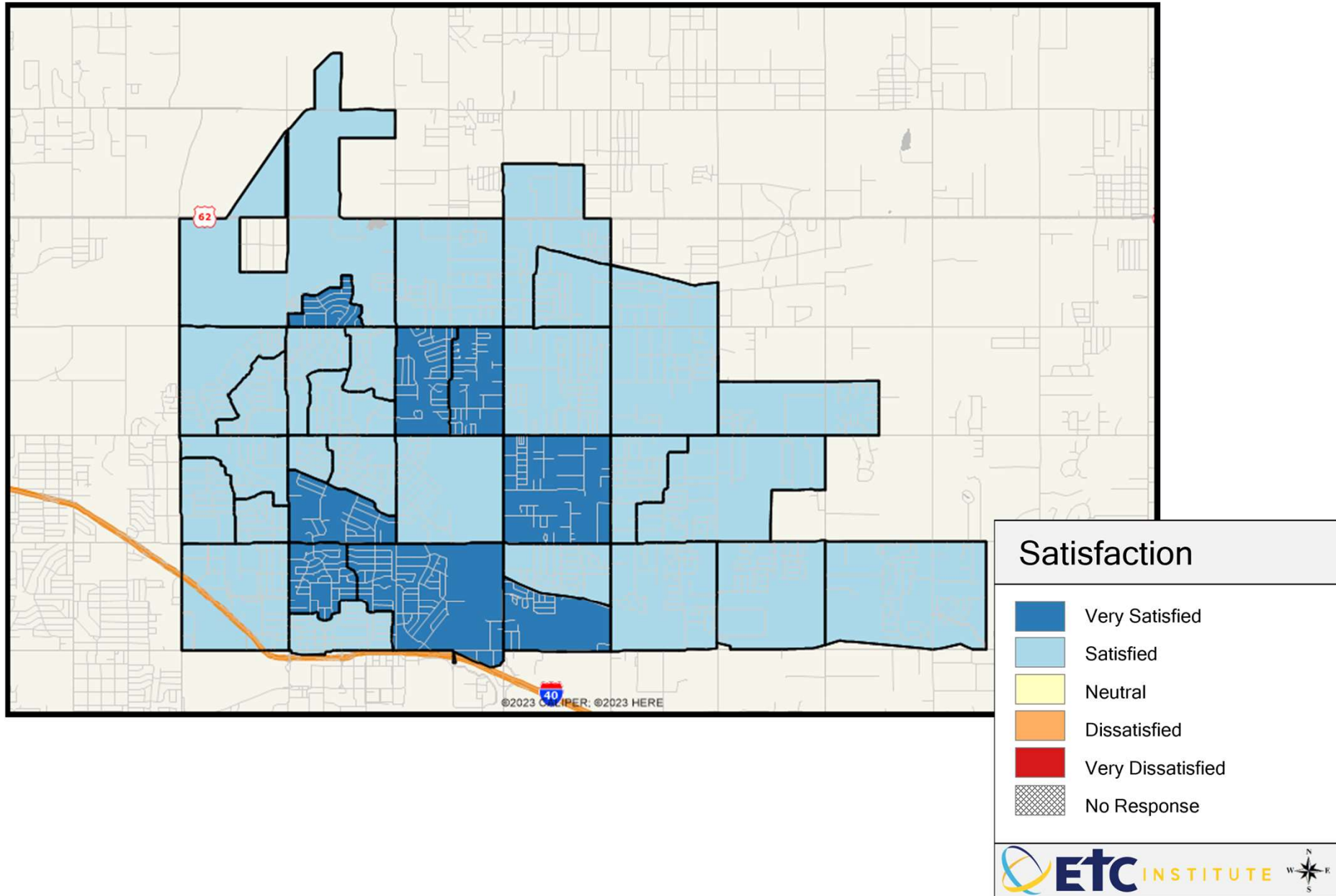


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

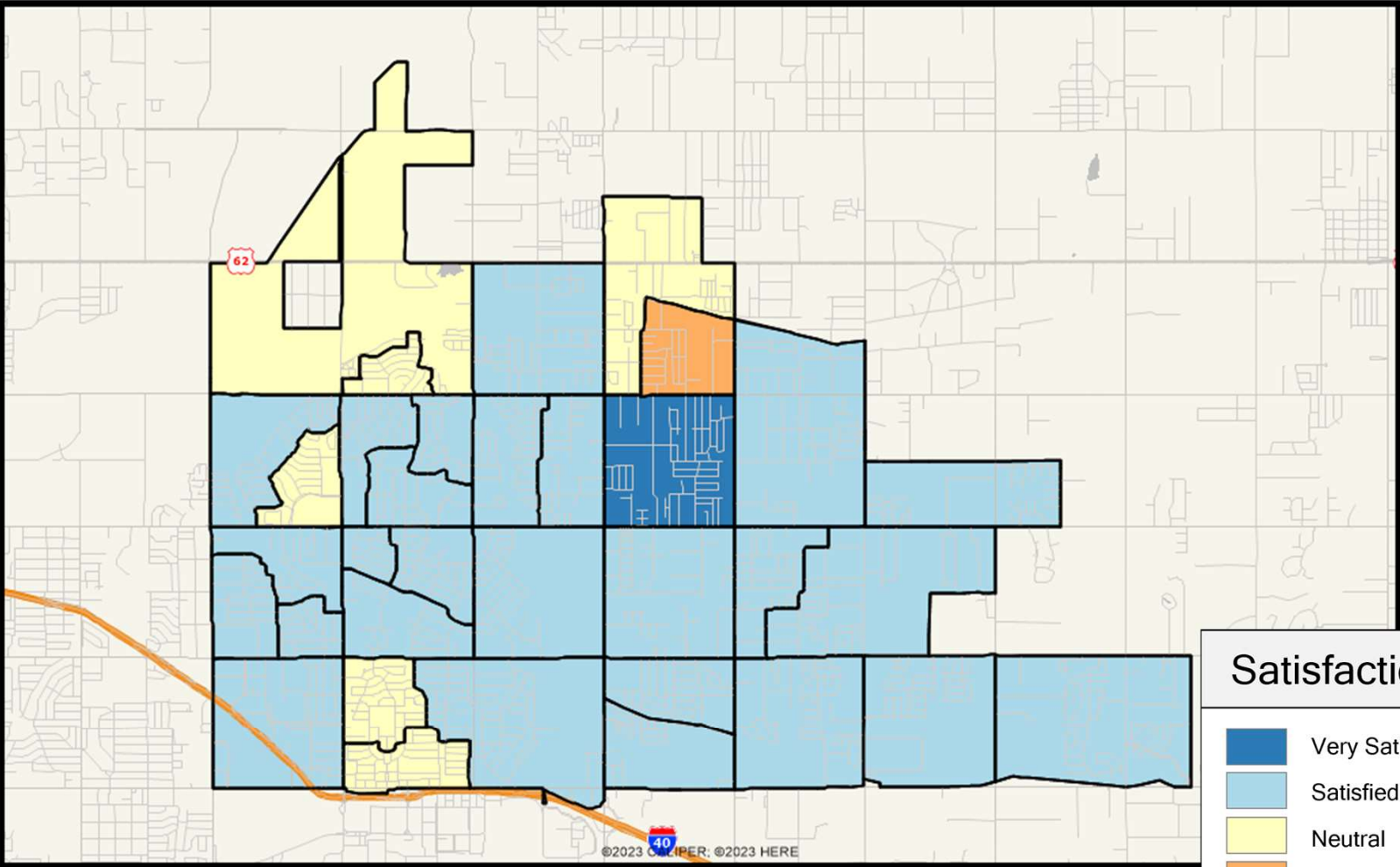
Q18-02. Quality of residential curbside recycling services

Mean: 4.04



Q18-03. Collection of household hazardous waste

Mean: 3.75



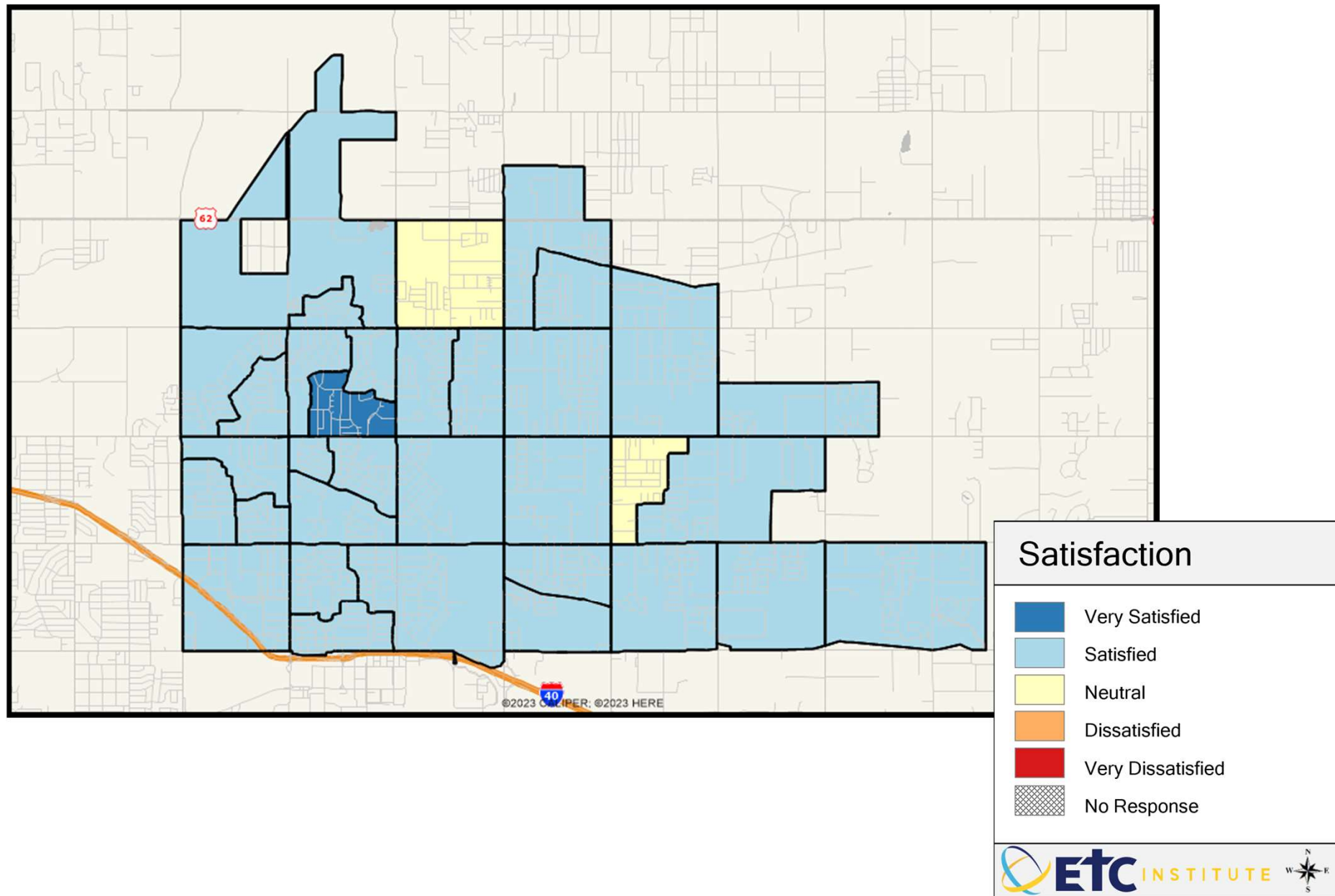
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

Q18-04. Collection of household bulk waste

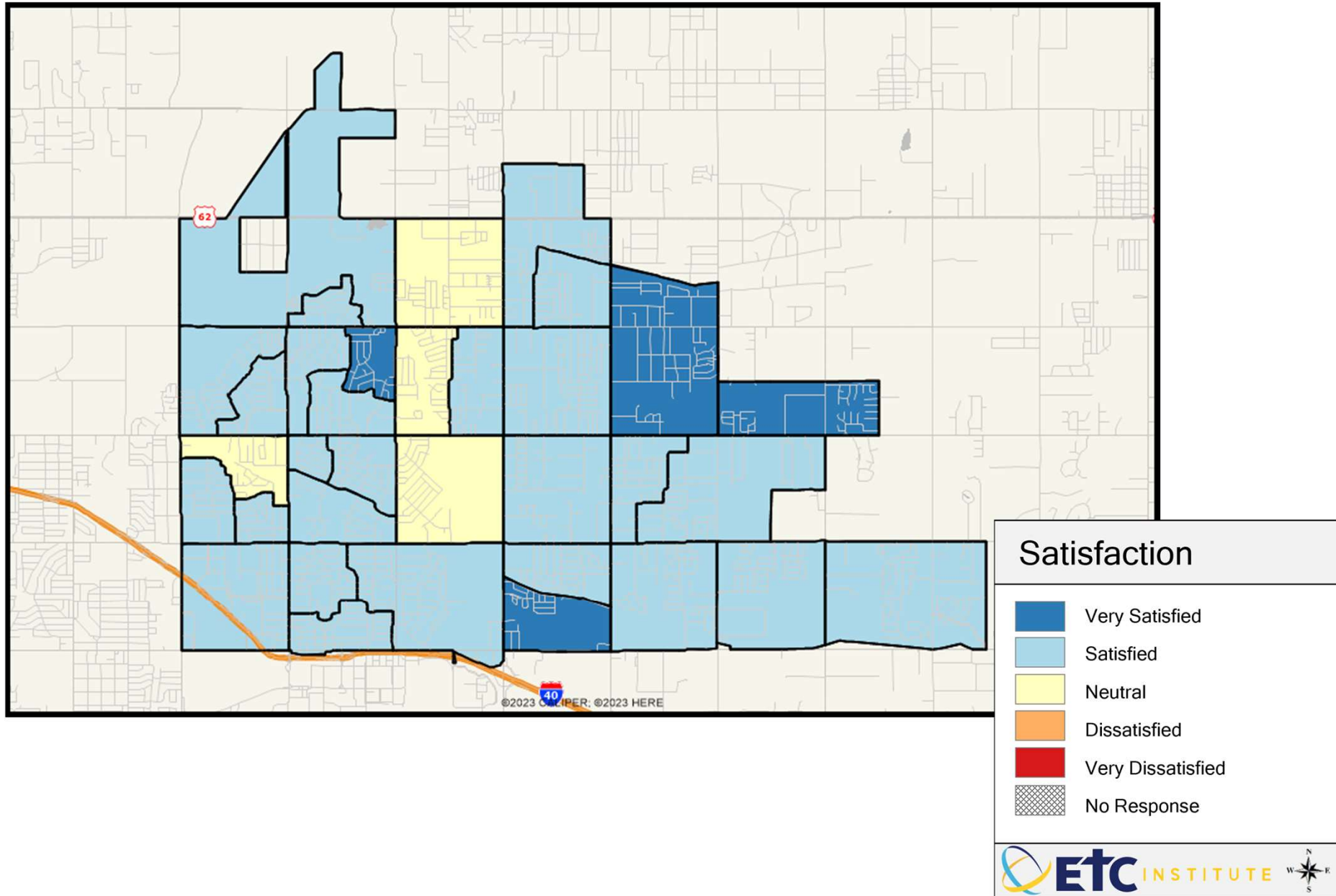
Mean: 3.79



Q18-05. Collection of brush and vegetative debris at Compost Facility

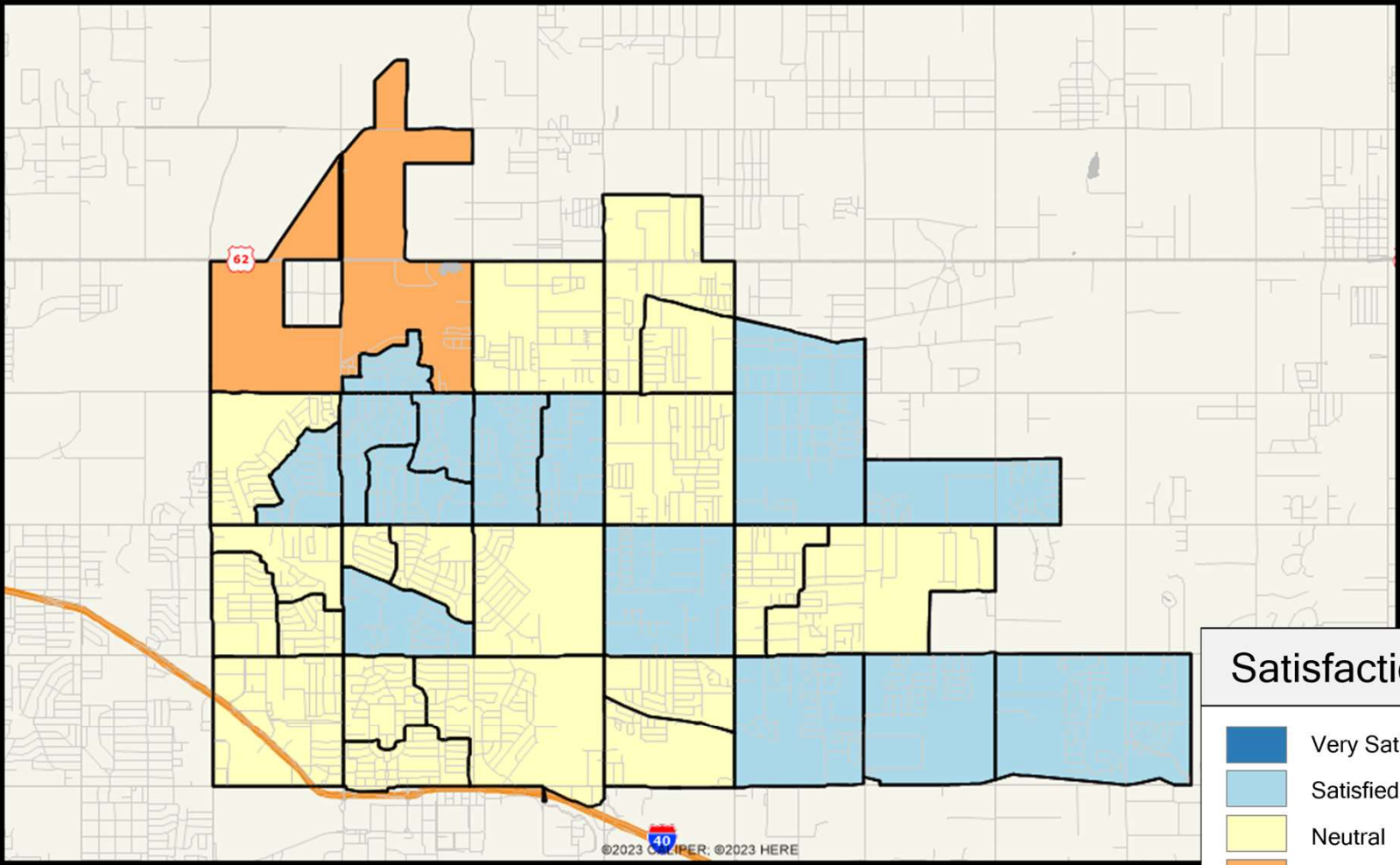
Facility

Mean: 3.84



Q19-01. Quality of drinking water

Mean: 3.4



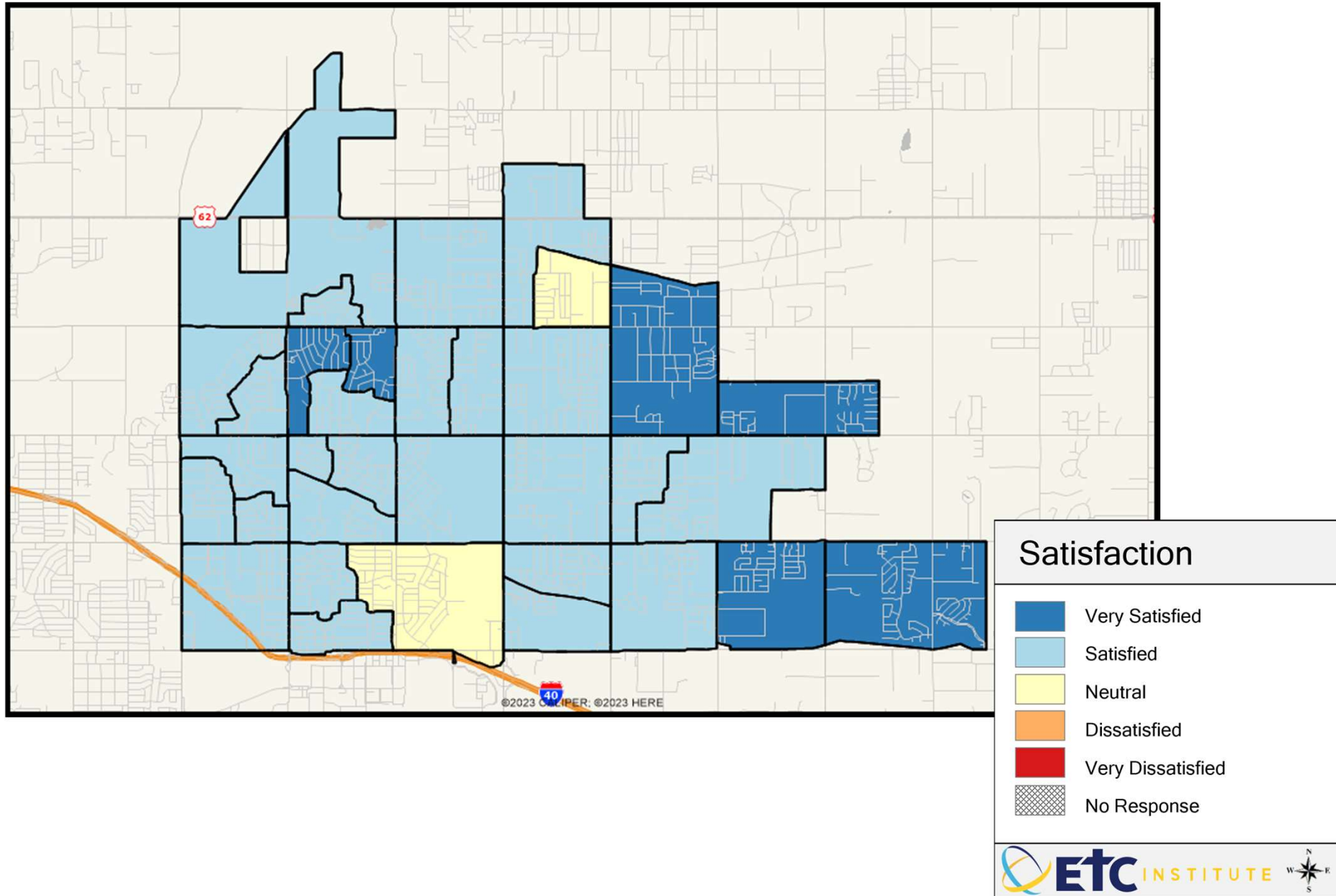
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

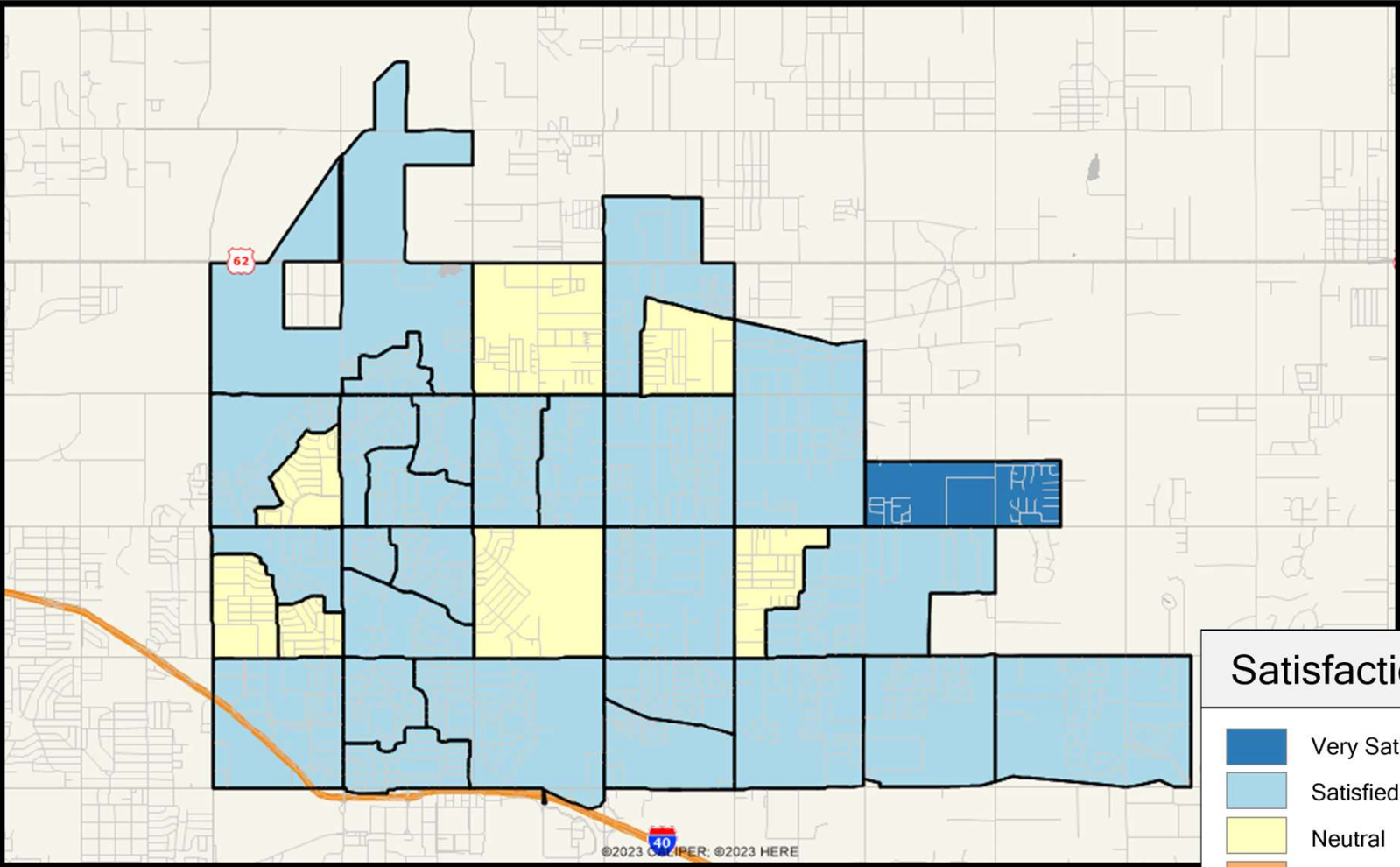
Q19-02. Quality of wastewater (sewage) services

Mean: 3.87



Q19-03. Water and wastewater response time to emergencies

Mean: 3.69



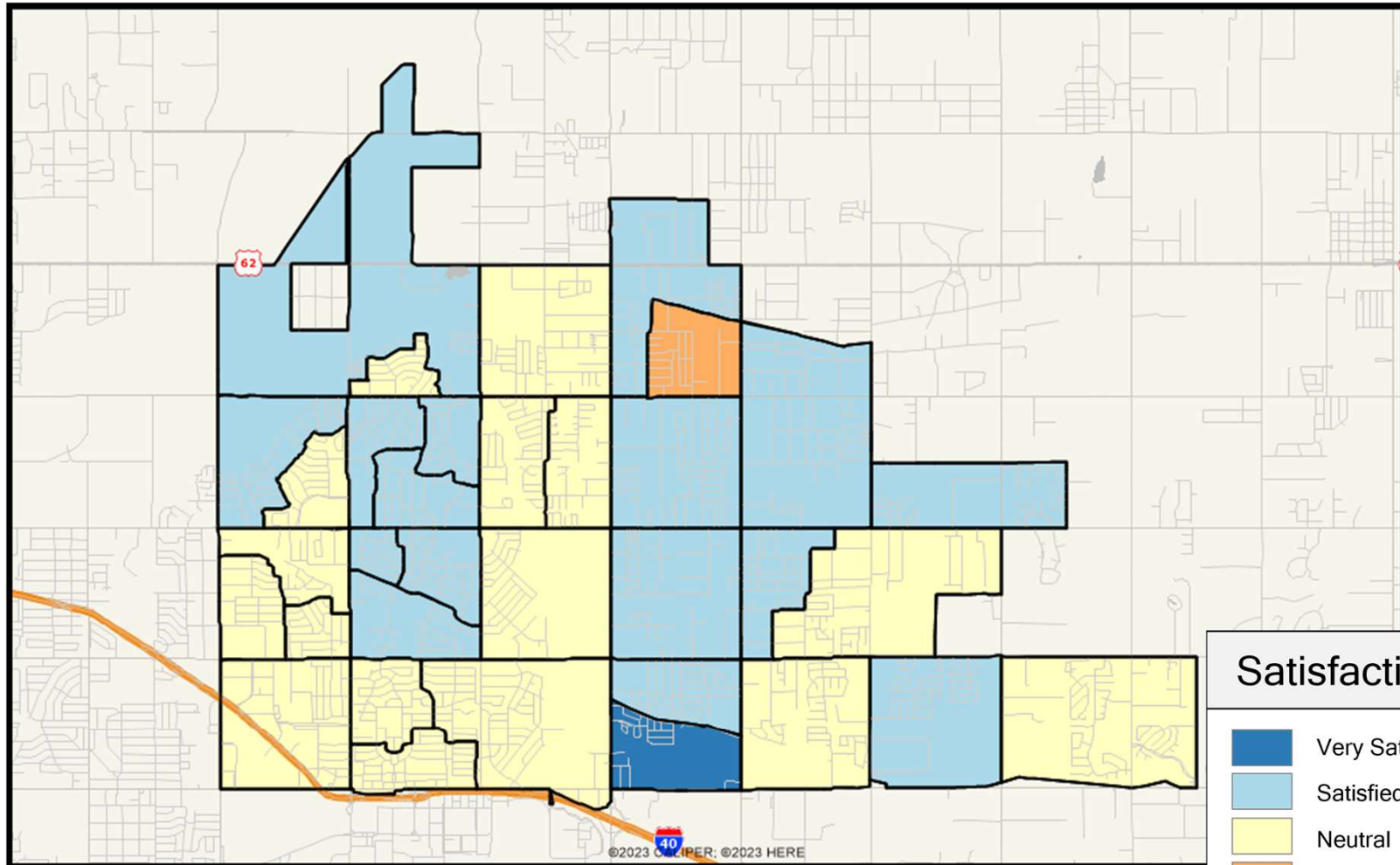
Satisfaction







- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response



ETC INSTITUTE

Q19-04. Management of stormwater runoff

Mean: 3.42

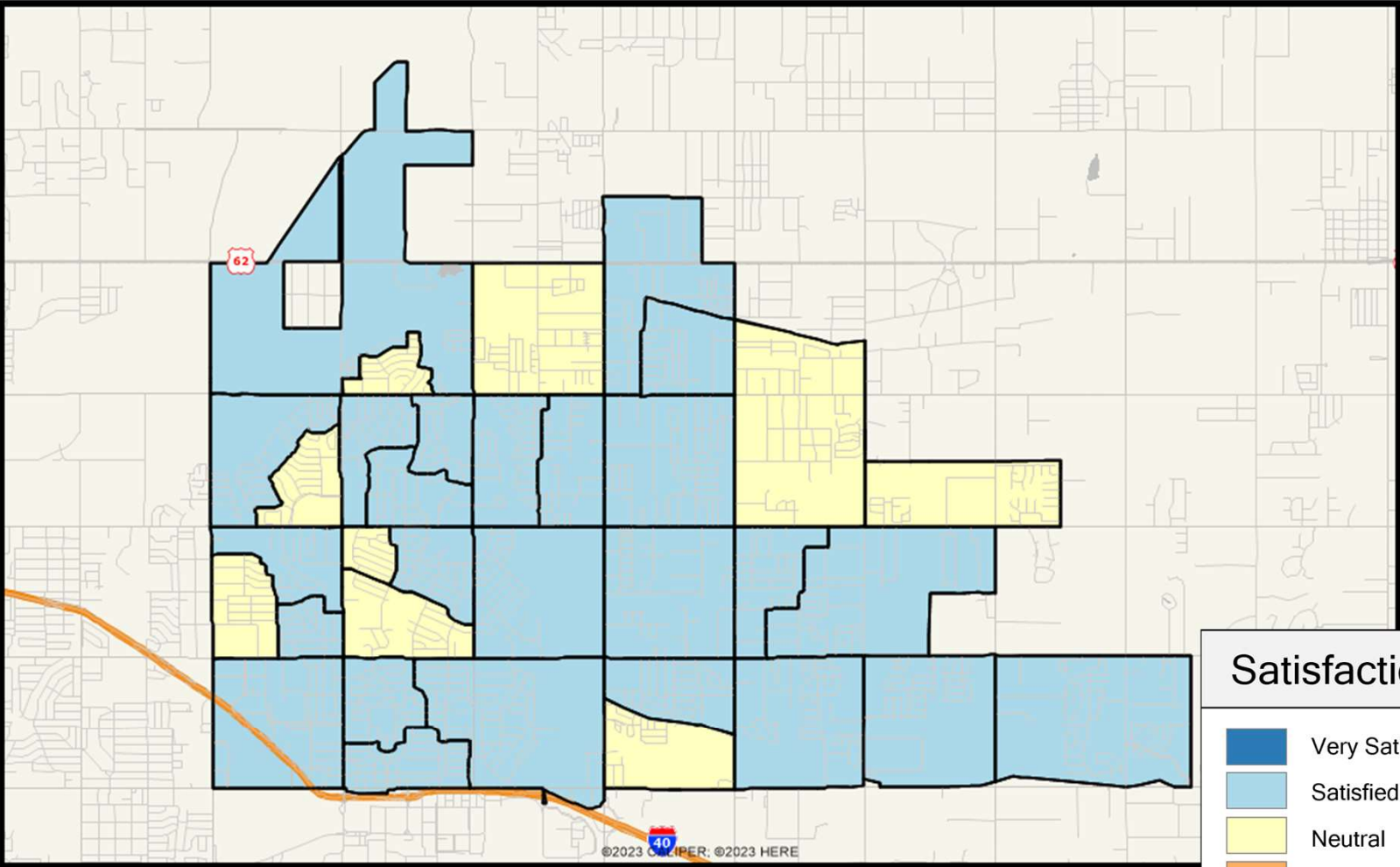


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

Q20-01. Quality of city parks

Mean: 3.56



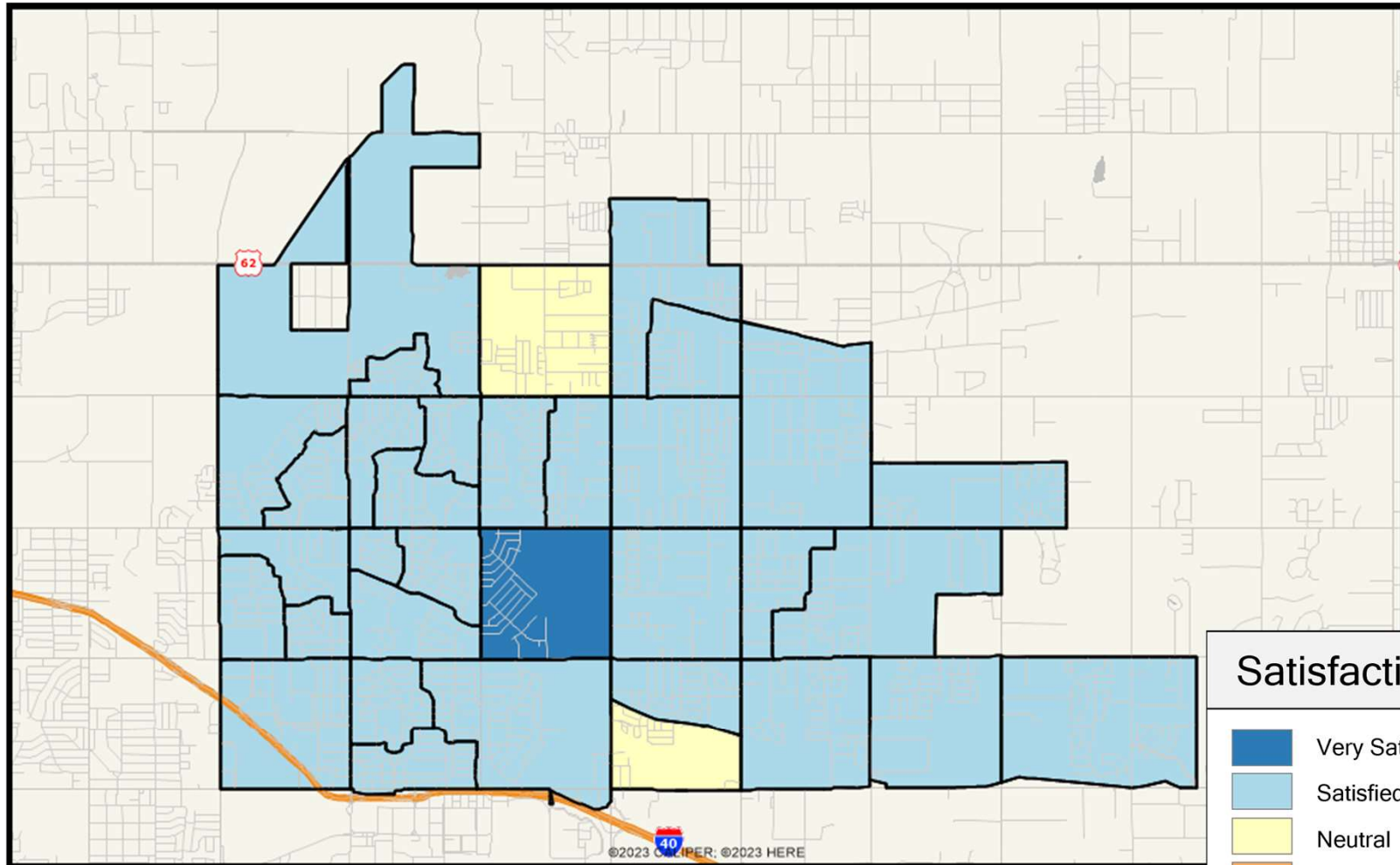
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

Q20-02. Number and location of city parks

Mean: 3.71



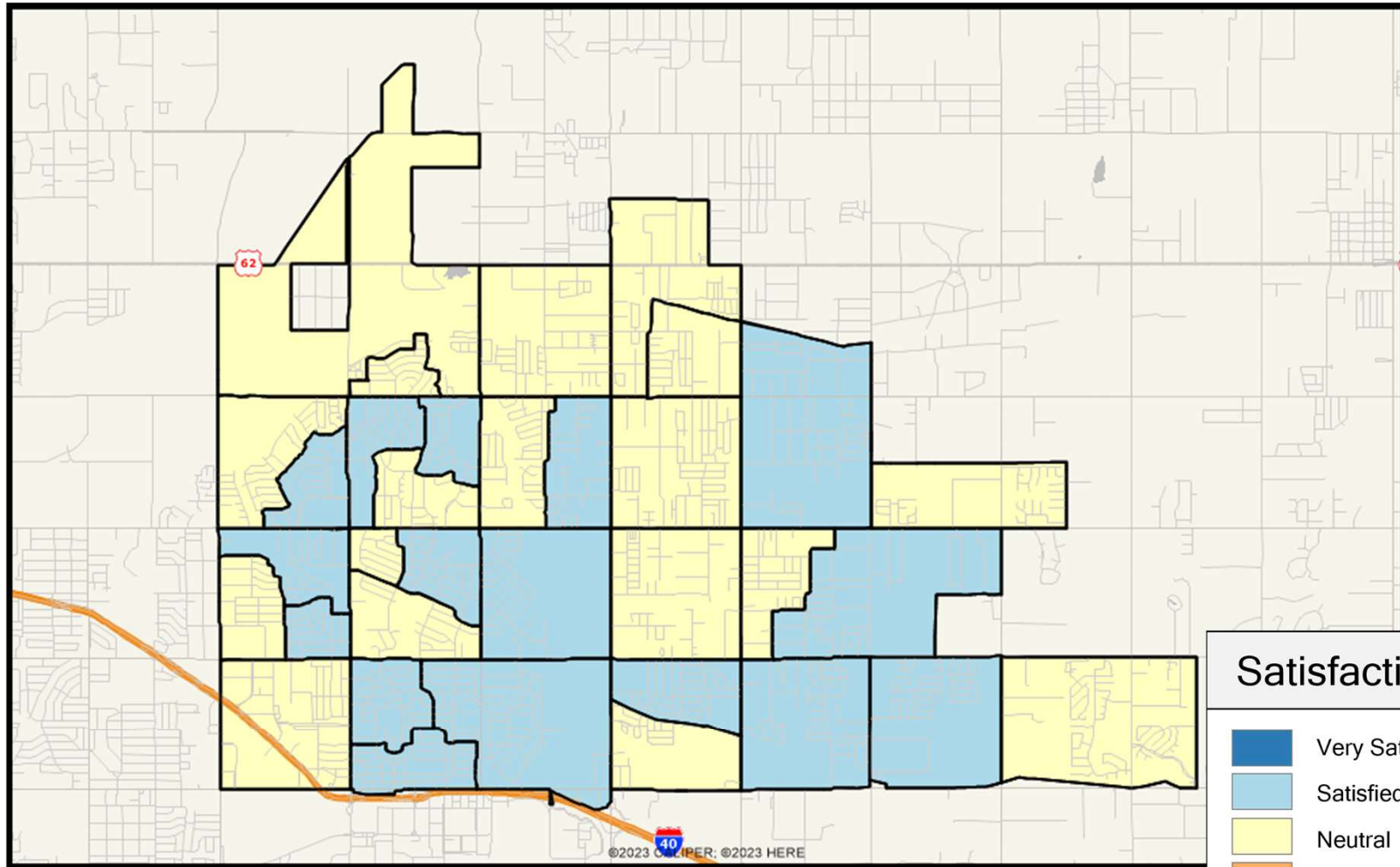
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

Q20-03. Quality and condition of splash pad

Mean: 3.4



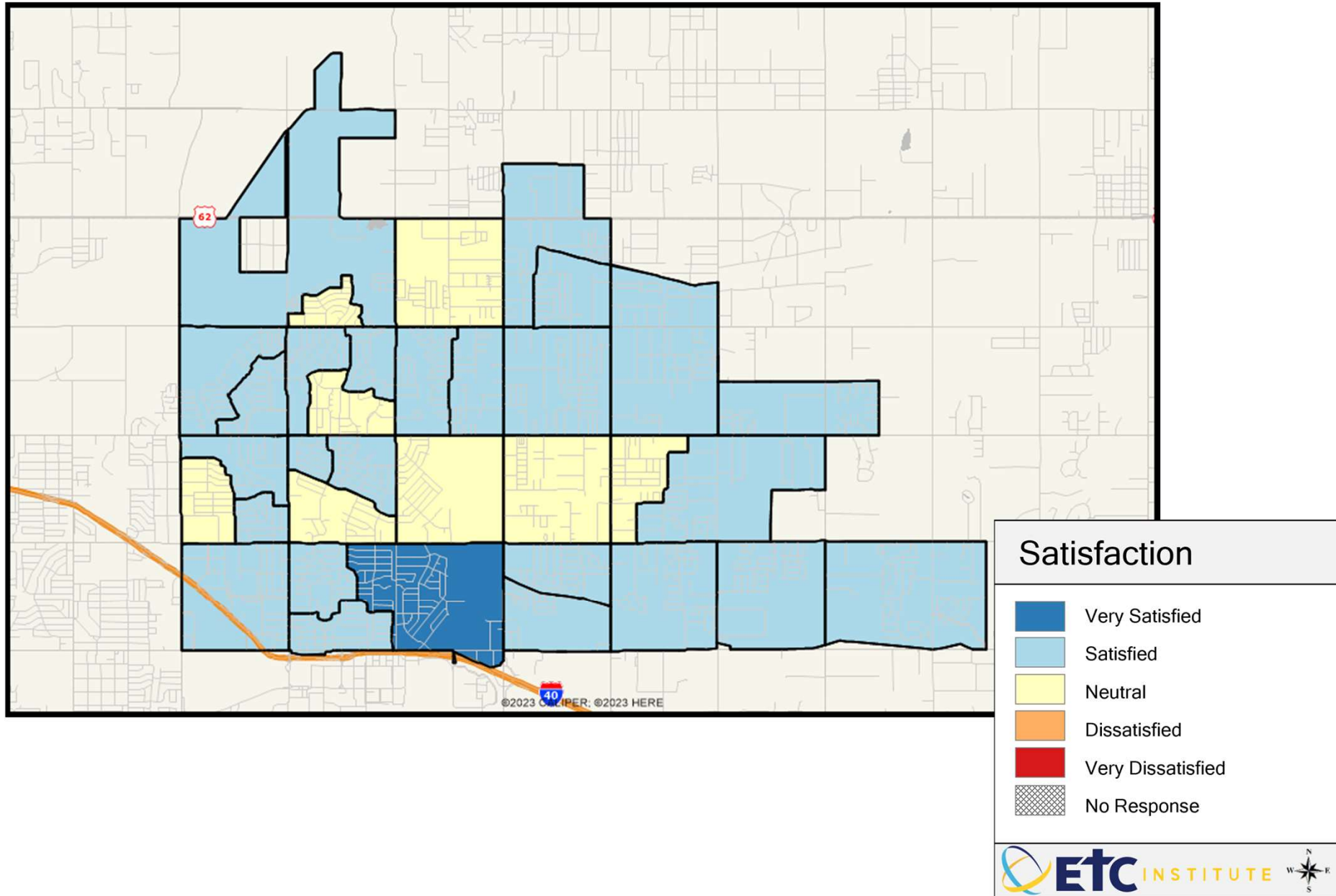
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

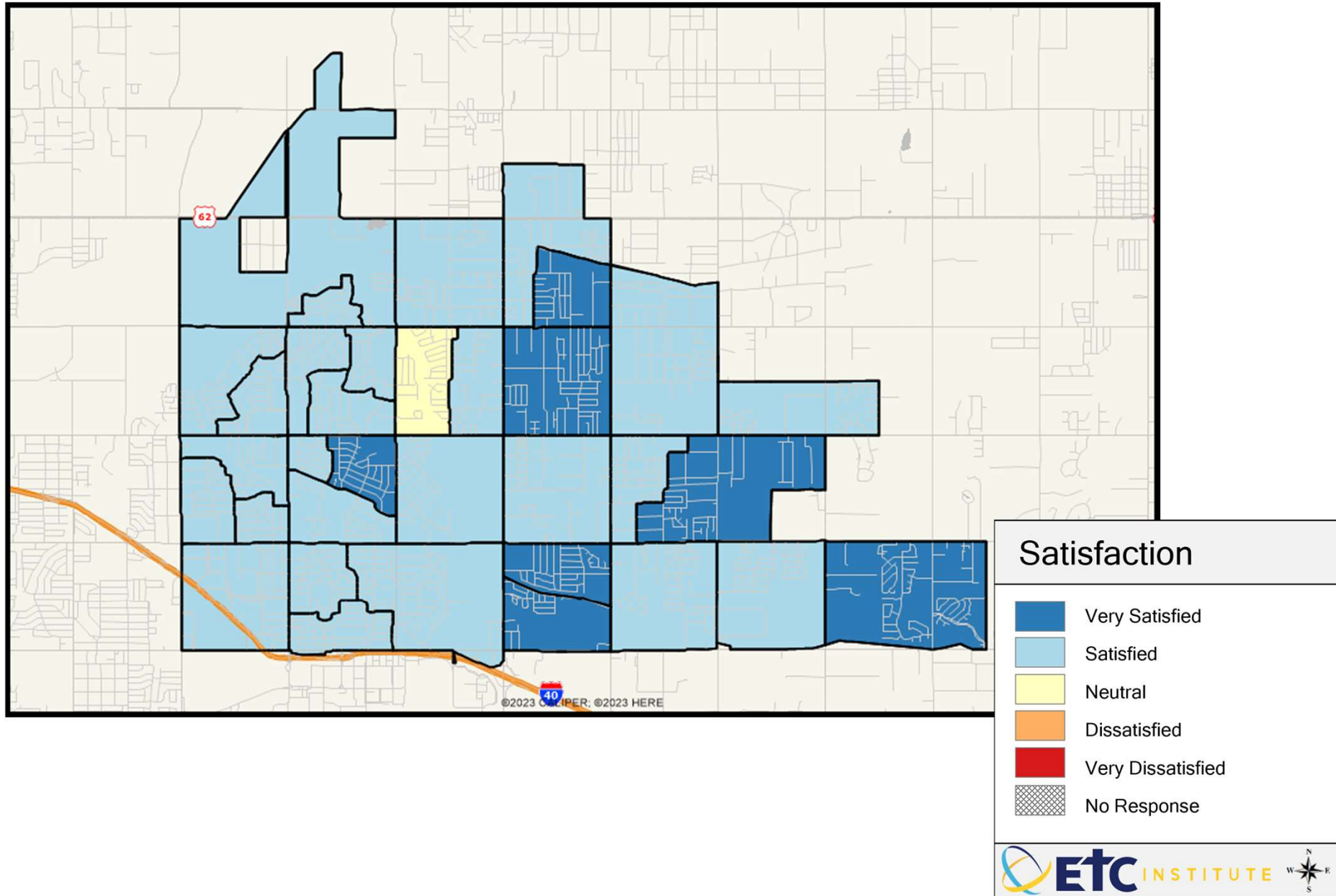
Q20-04. Quality and condition of swimming pool

Mean: 3.56



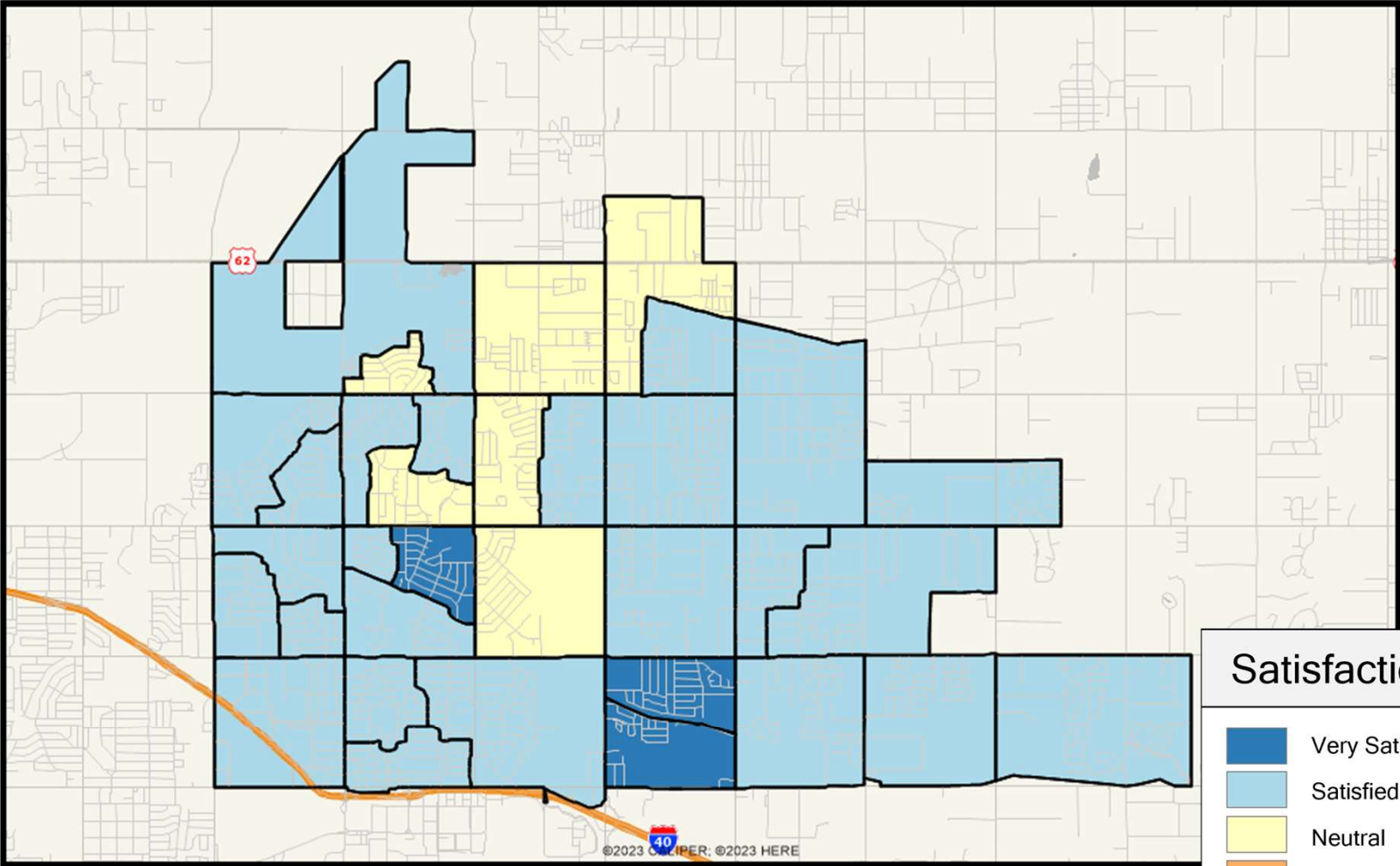
Q20-05. Quality and condition of John Conrad Golf Course

Mean: 3.91



Q20-06. Quality and condition of Hidden Creek Golf Course


Mean: 3.71



Satisfaction

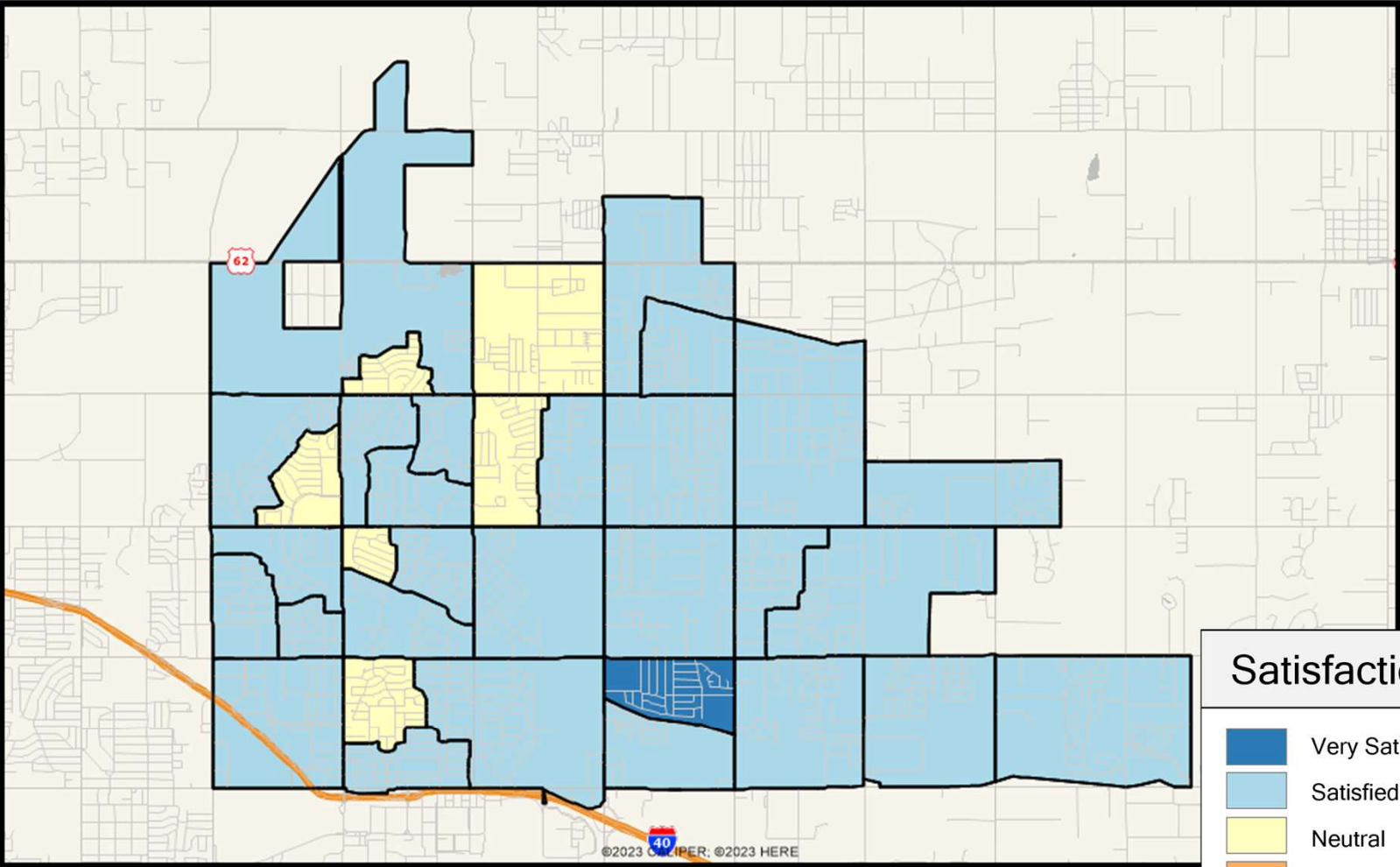
- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE



Q20-07. Quality and condition of Nick Harroz Community Center

Center
Mean: 3.64



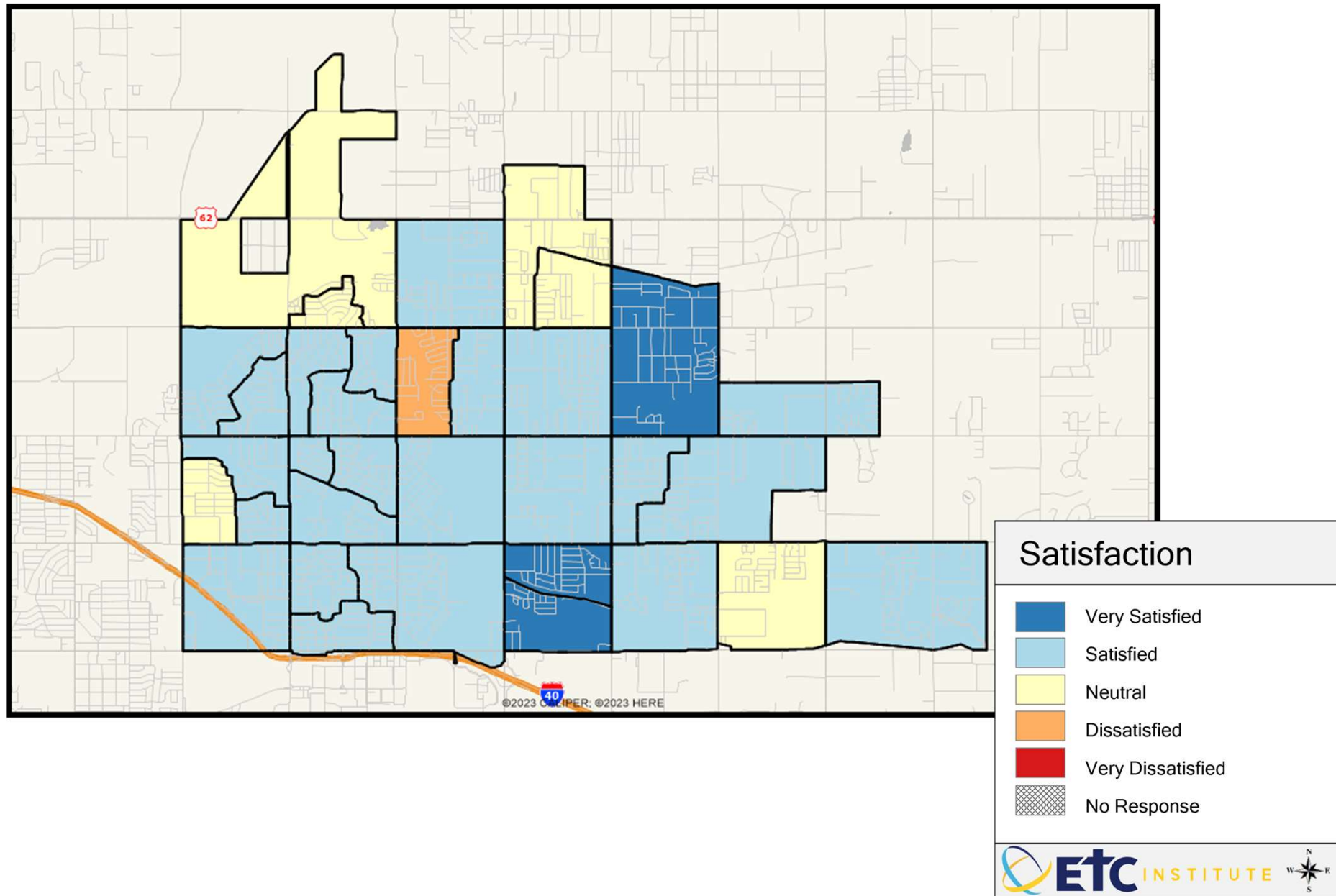
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

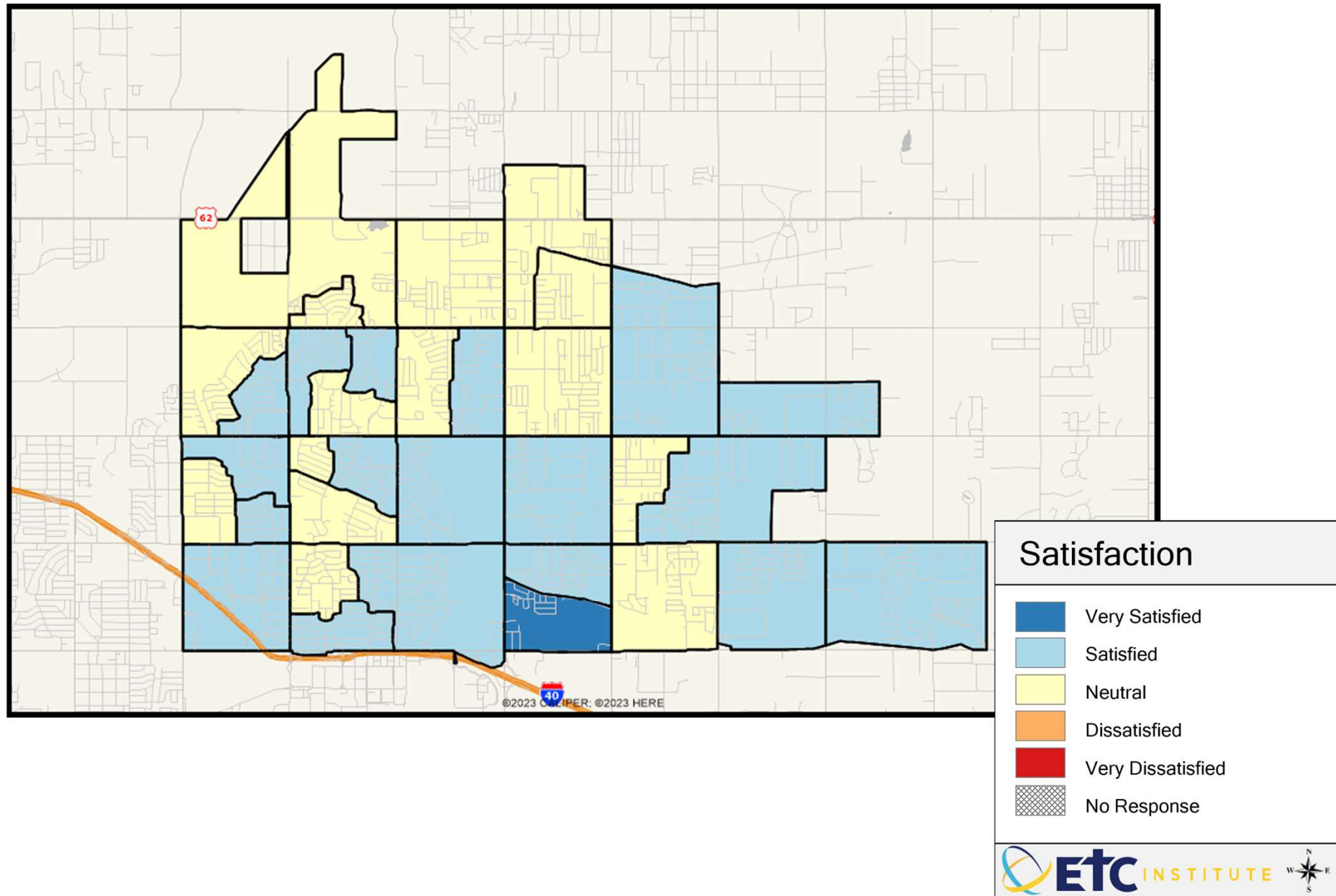
Q20-08. Quality and condition of Delta Hotels at Reed Conference Center

Mean: 3.75



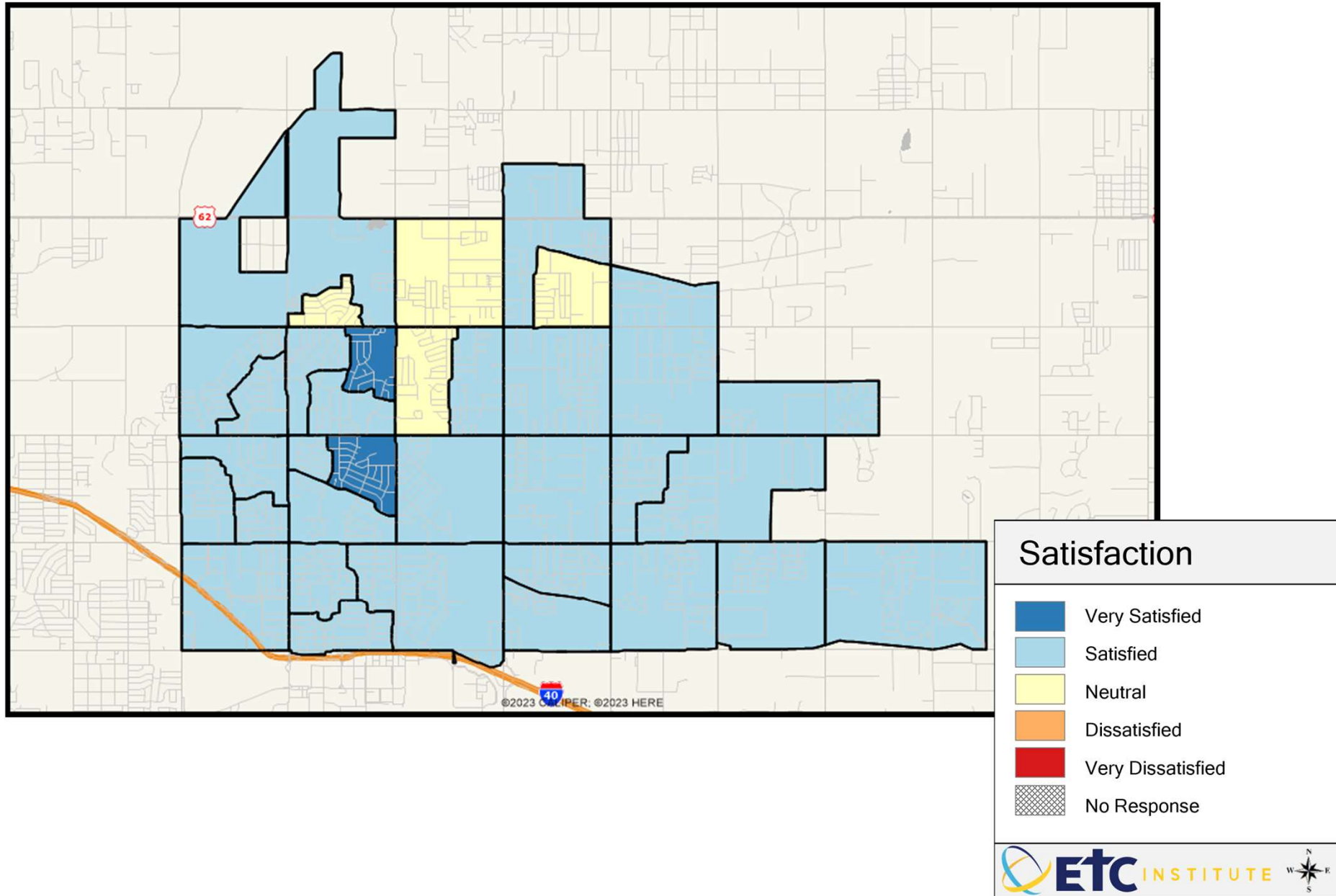
Q20-09. Quality of customer service at city parks and facilities

Mean: 3.51



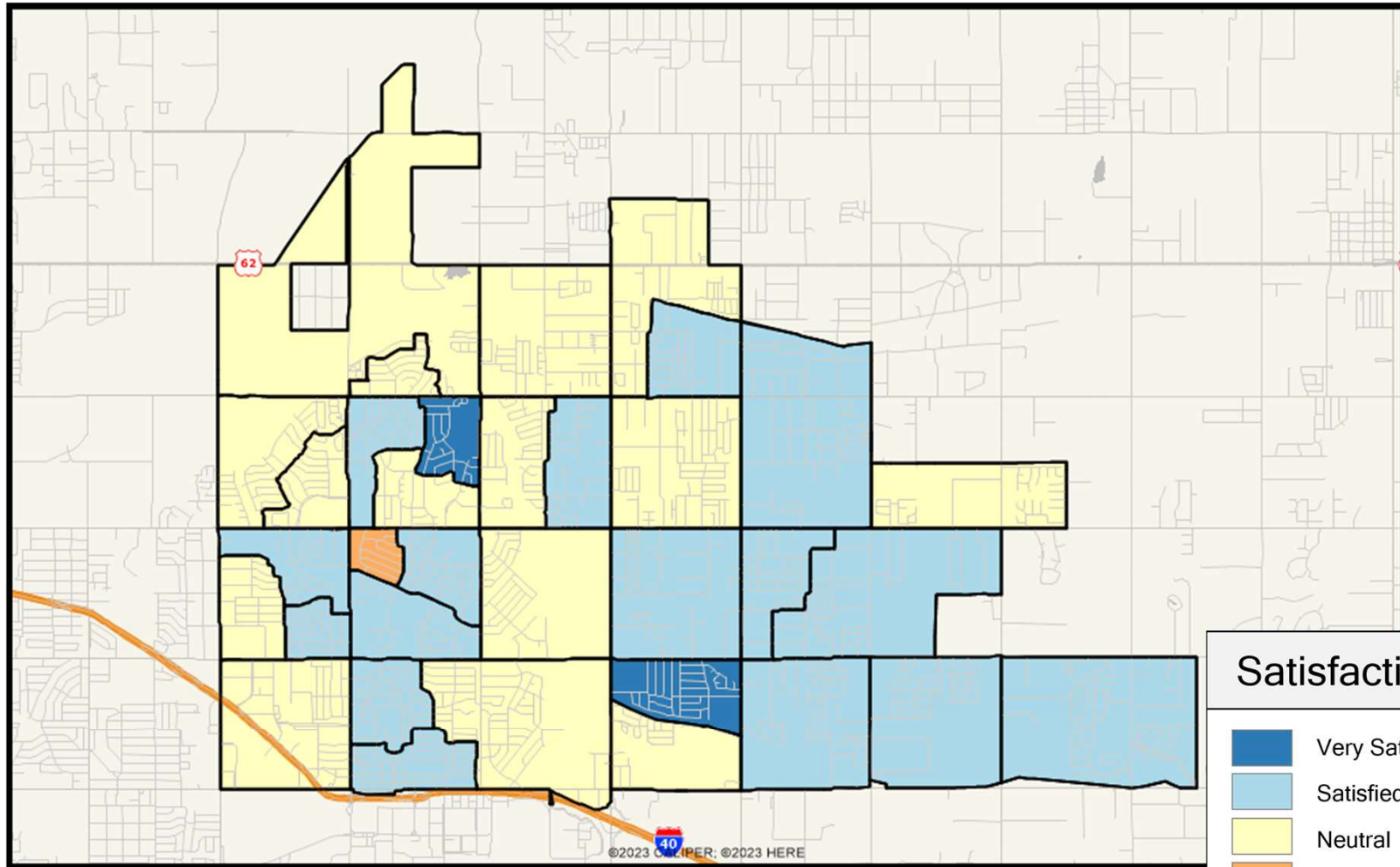
Q20-10. Quality of city sponsored events and activities

Mean: 3.72



Q20-11. Quality of youth sports programs

Mean: 3.44



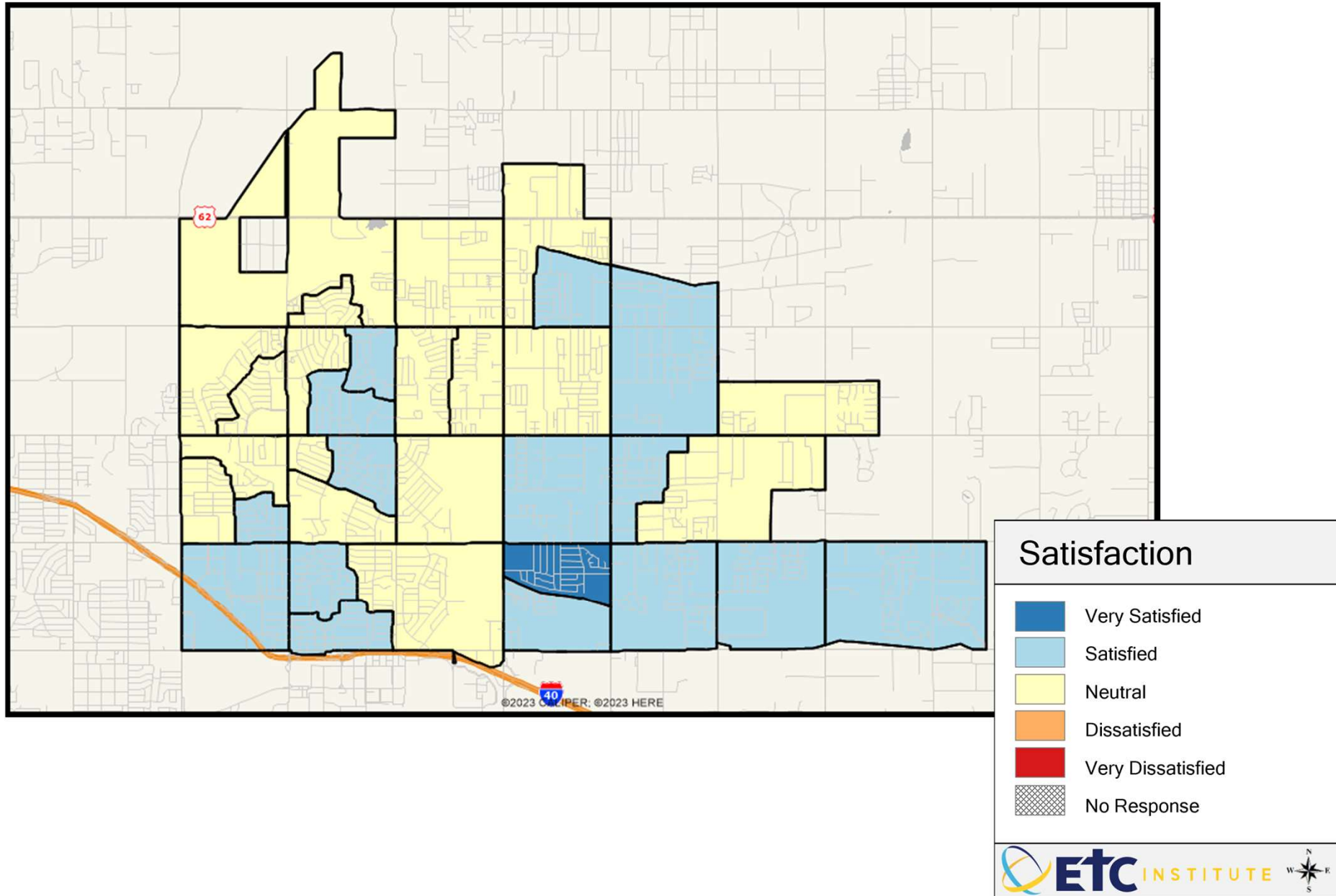
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

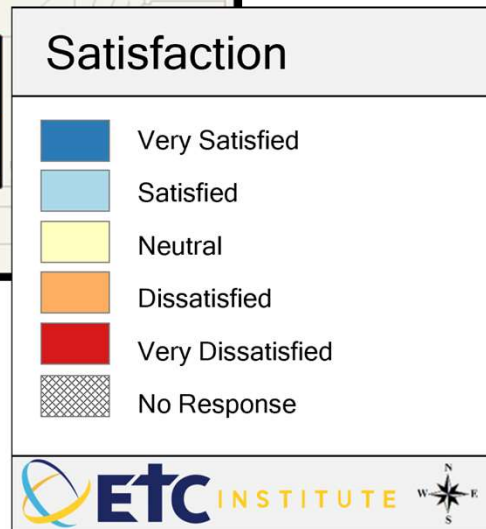
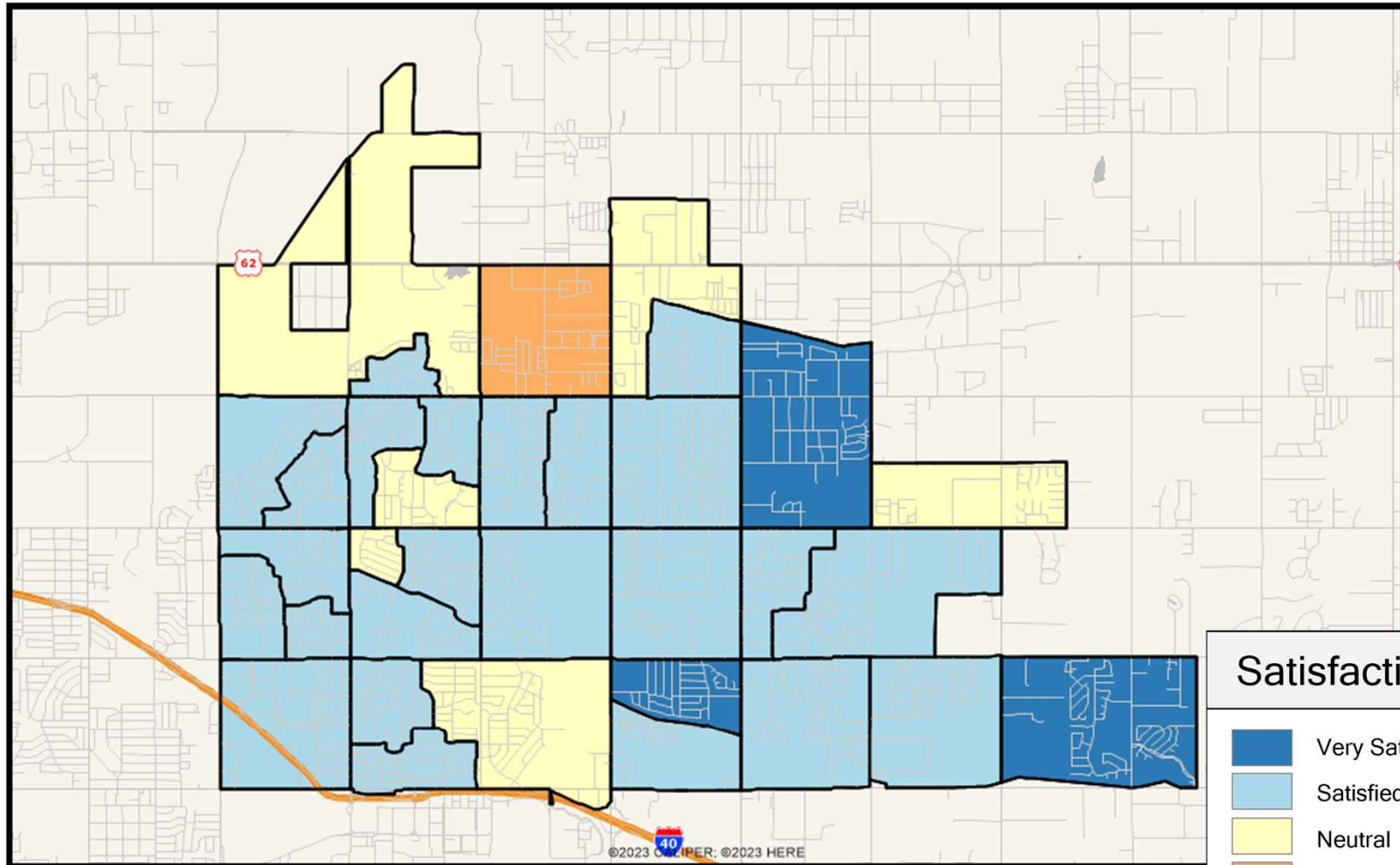
Q20-12. Quality of adult sports programs

Mean: 3.32



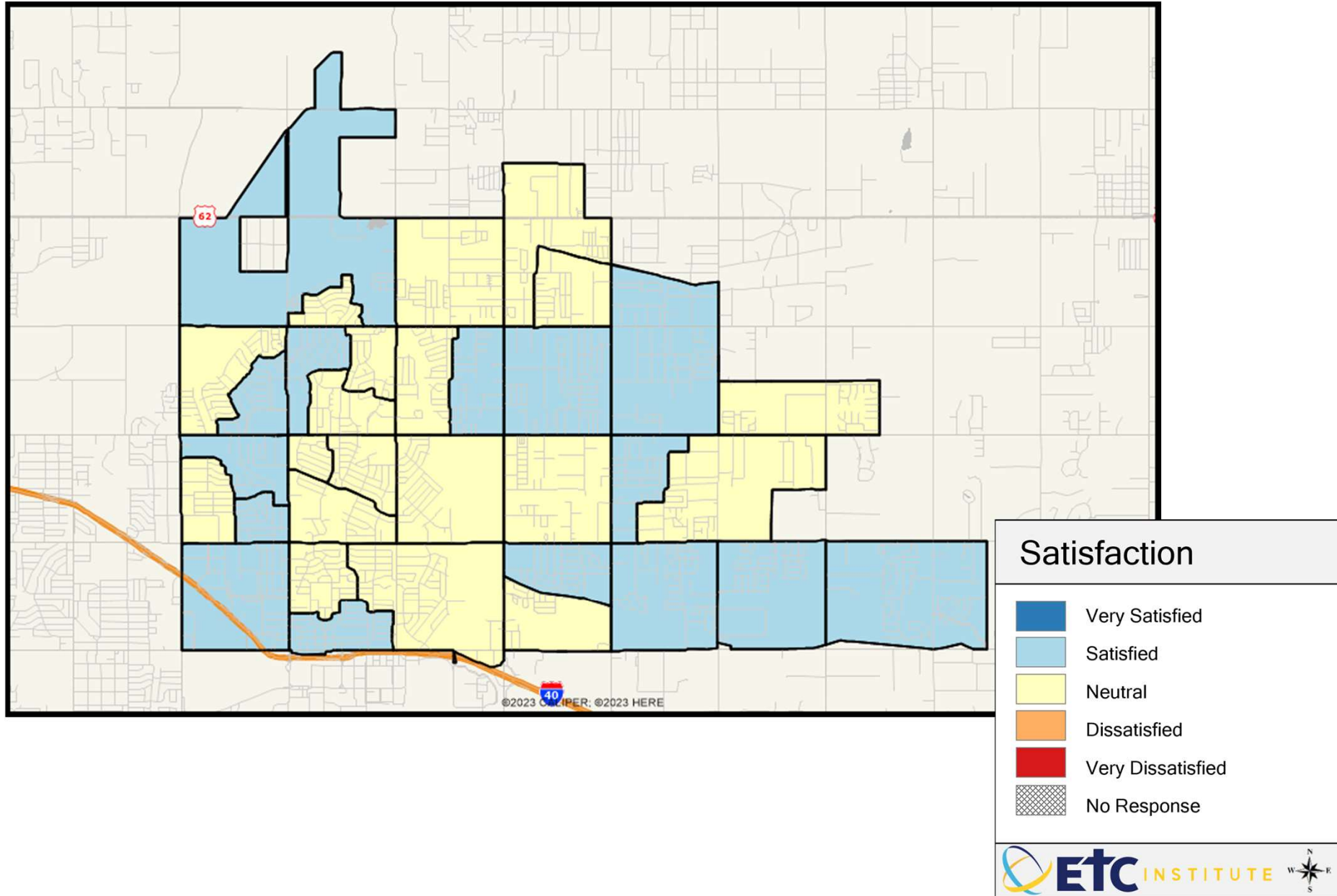
Q20-13. Quality of outdoor athletic fields

Mean: 3.65



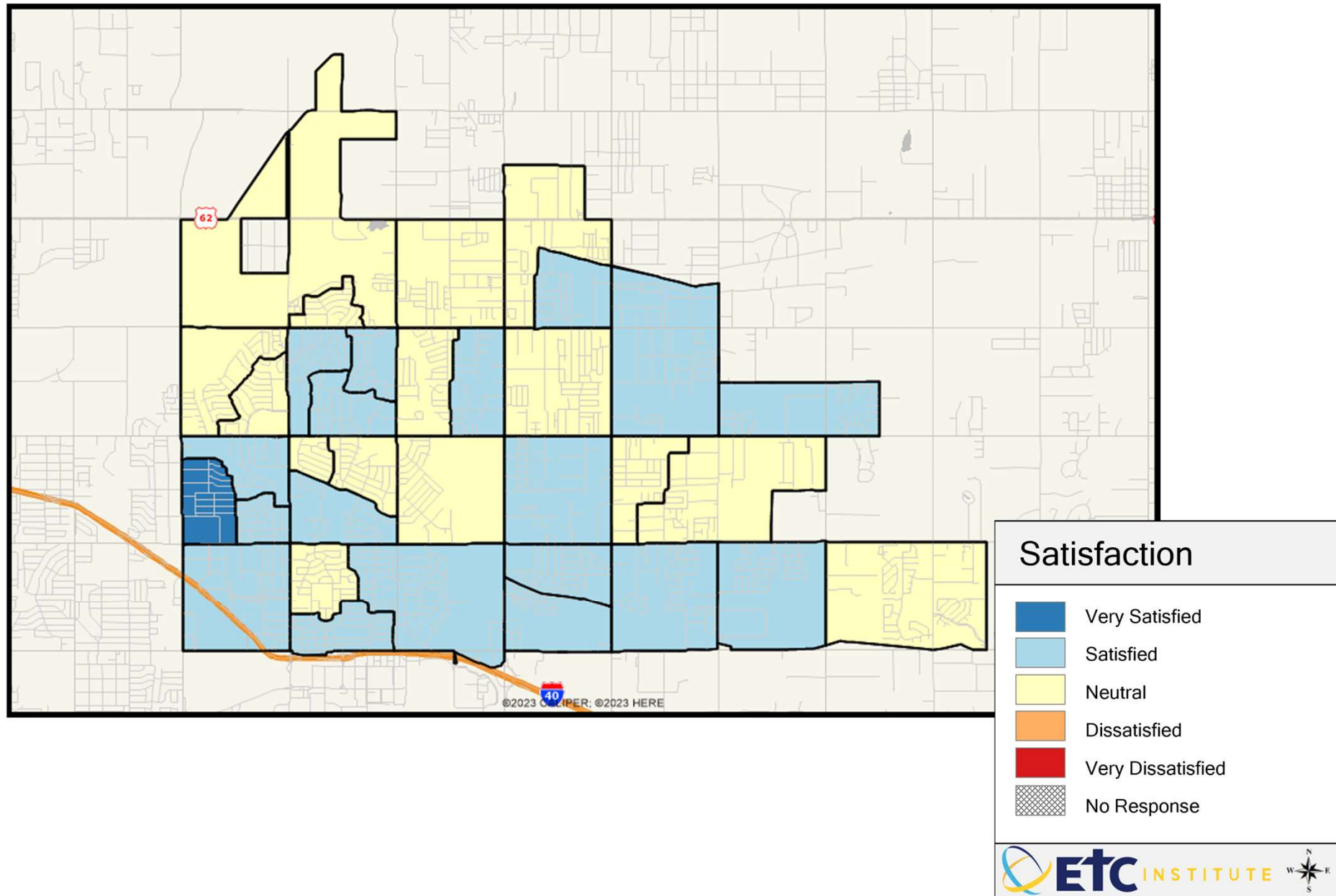
Q20-14. Quality of picnic, pavilion areas, playgrounds at city parks

Mean: 3.35



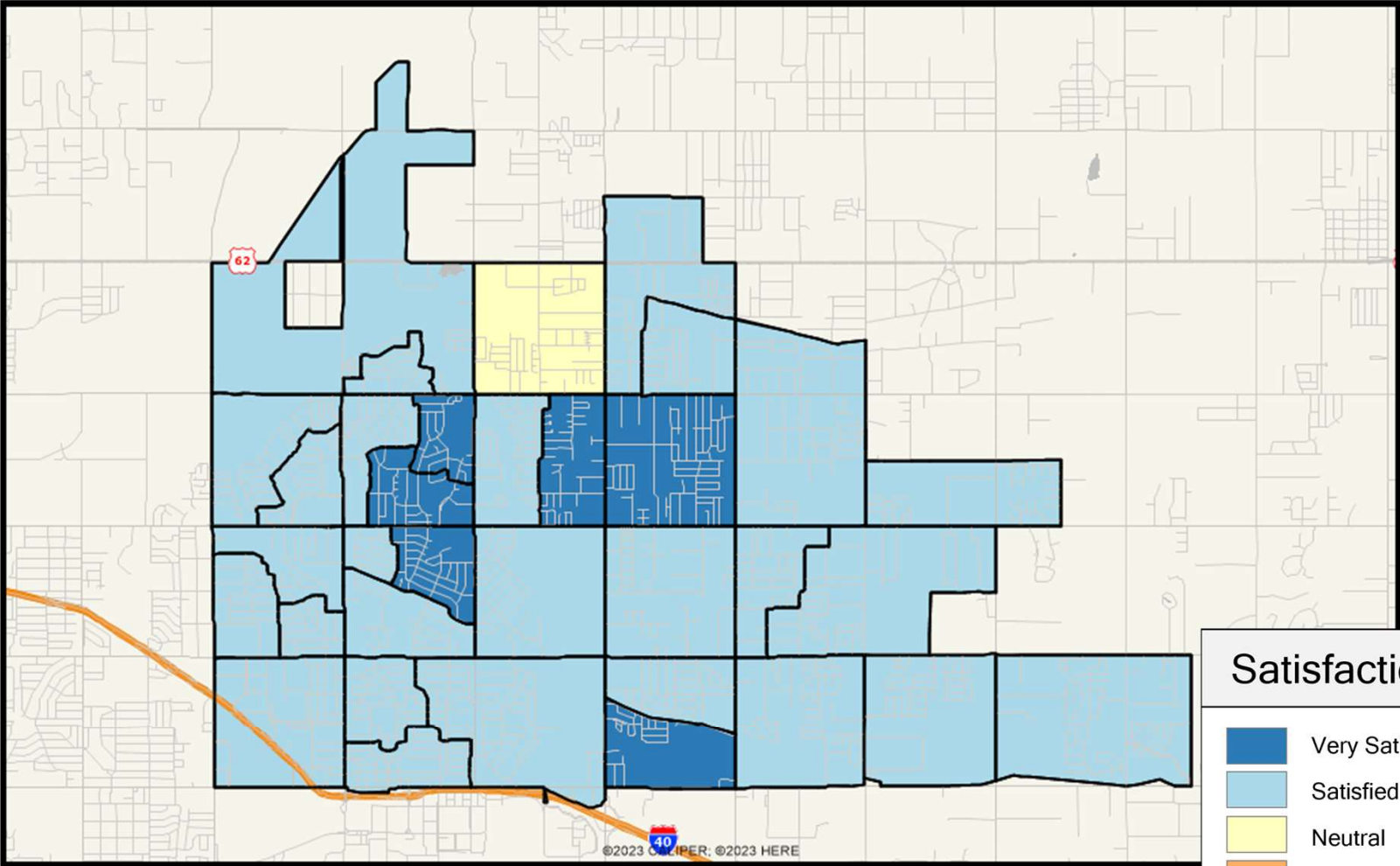
Q20-15. Quality of Senior Center programs and services

Mean: 3.5



Q20-16. Quality of Library

Mean: 4.0



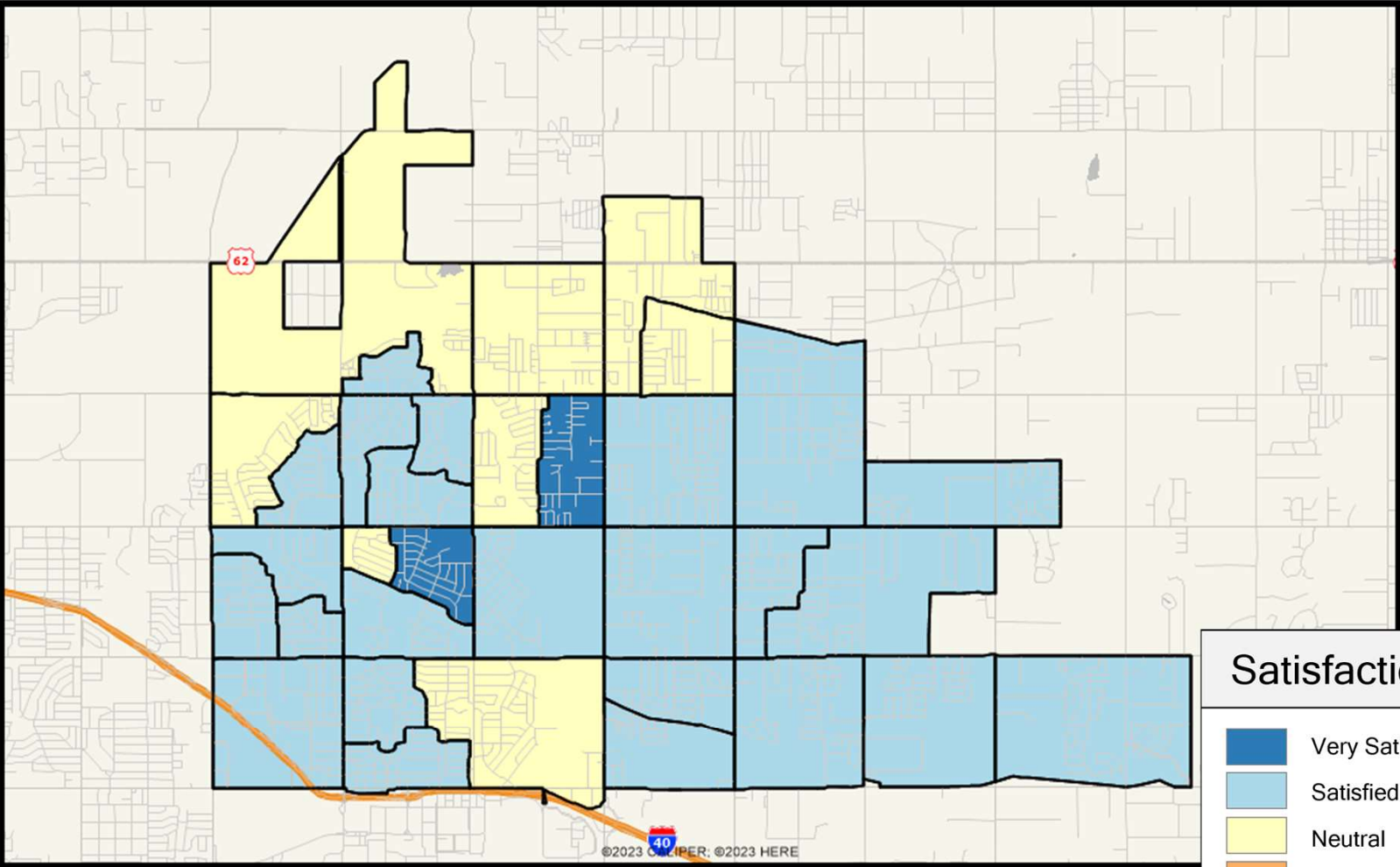
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

Q20-17. Amount of walking and biking trails

Mean: 3.72



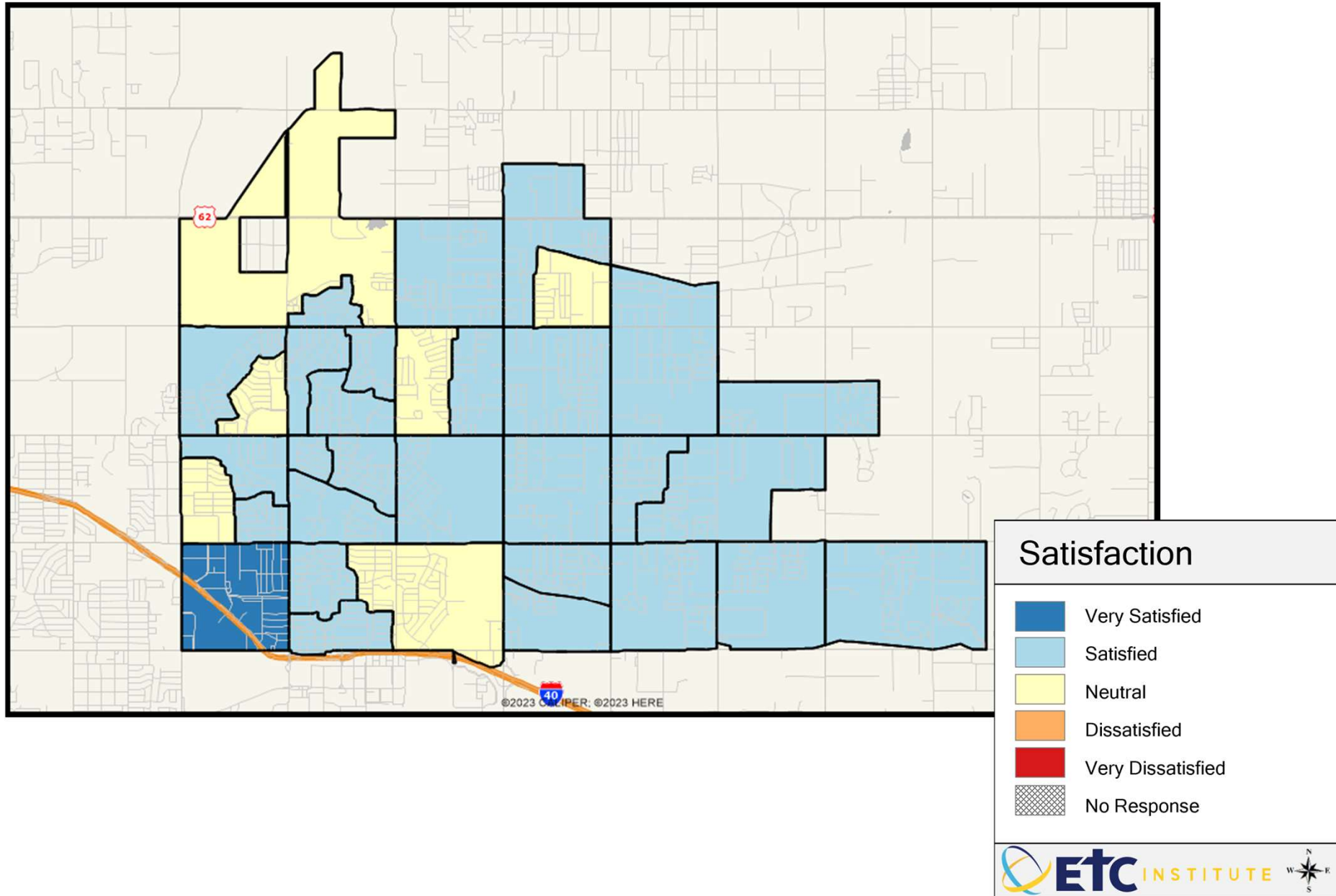
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

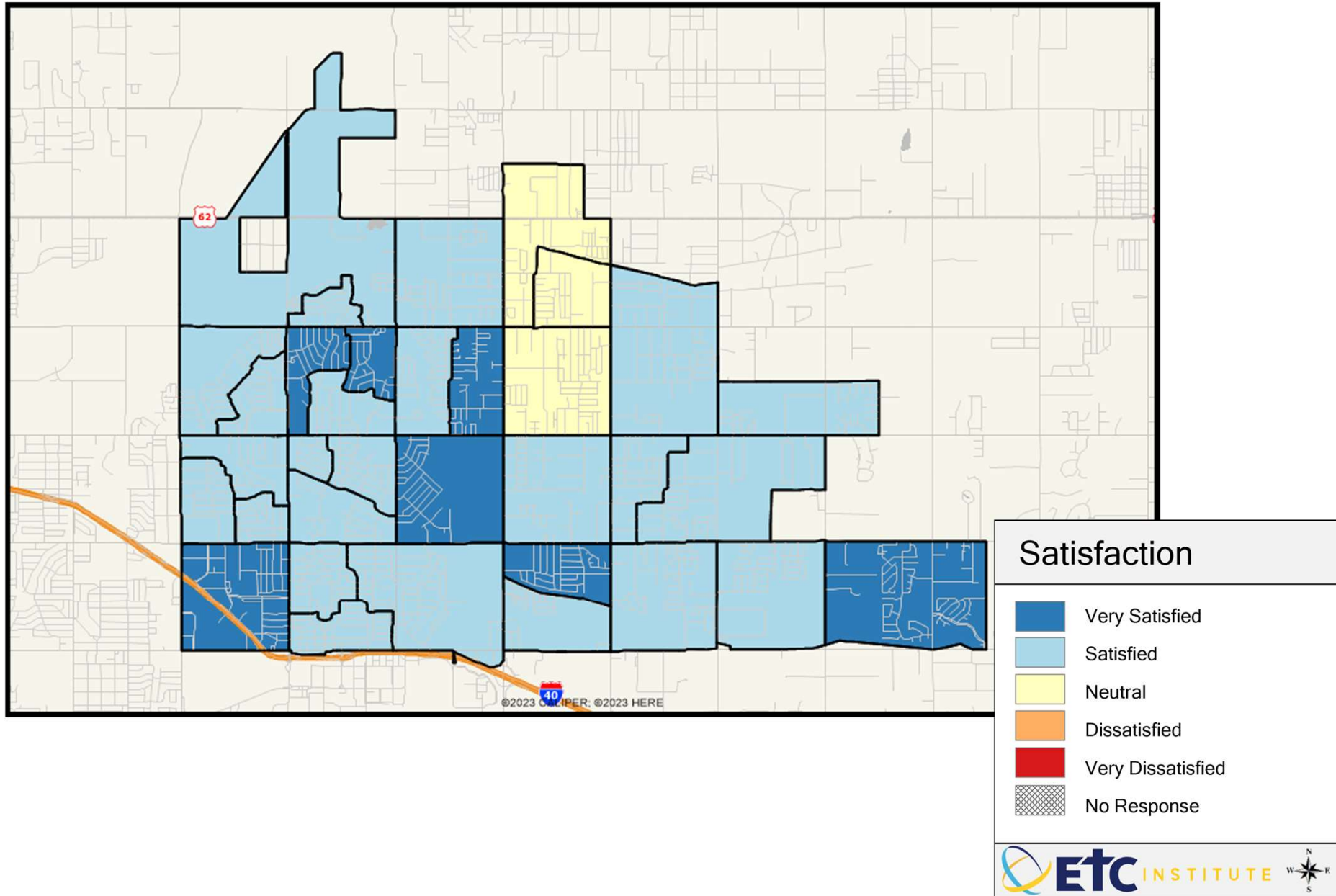
Q22-01. Assistance with monthly utility bill payments and questions

Mean: 3.69



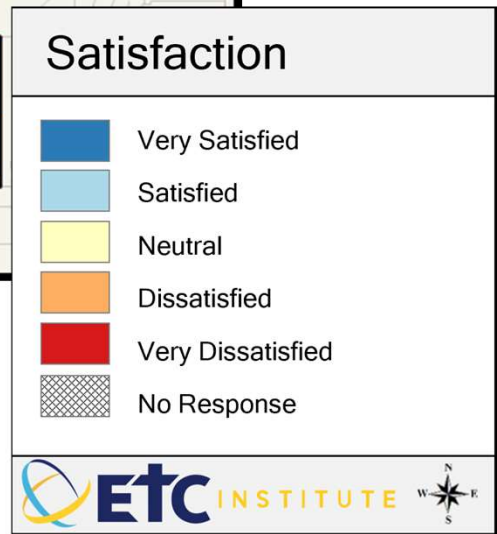
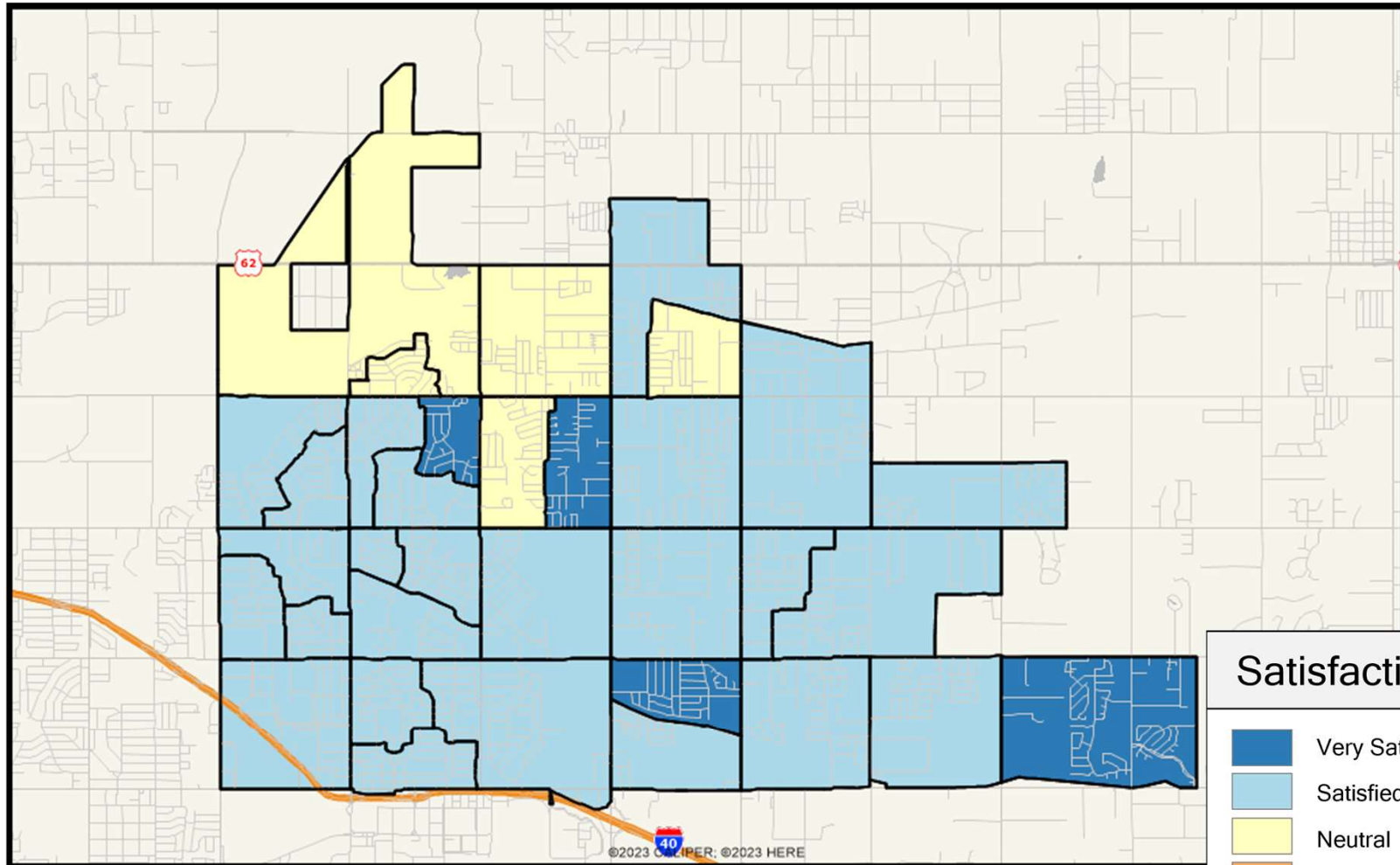
Q22-02. Ease of monthly utility bill payment methods

Mean: 3.91



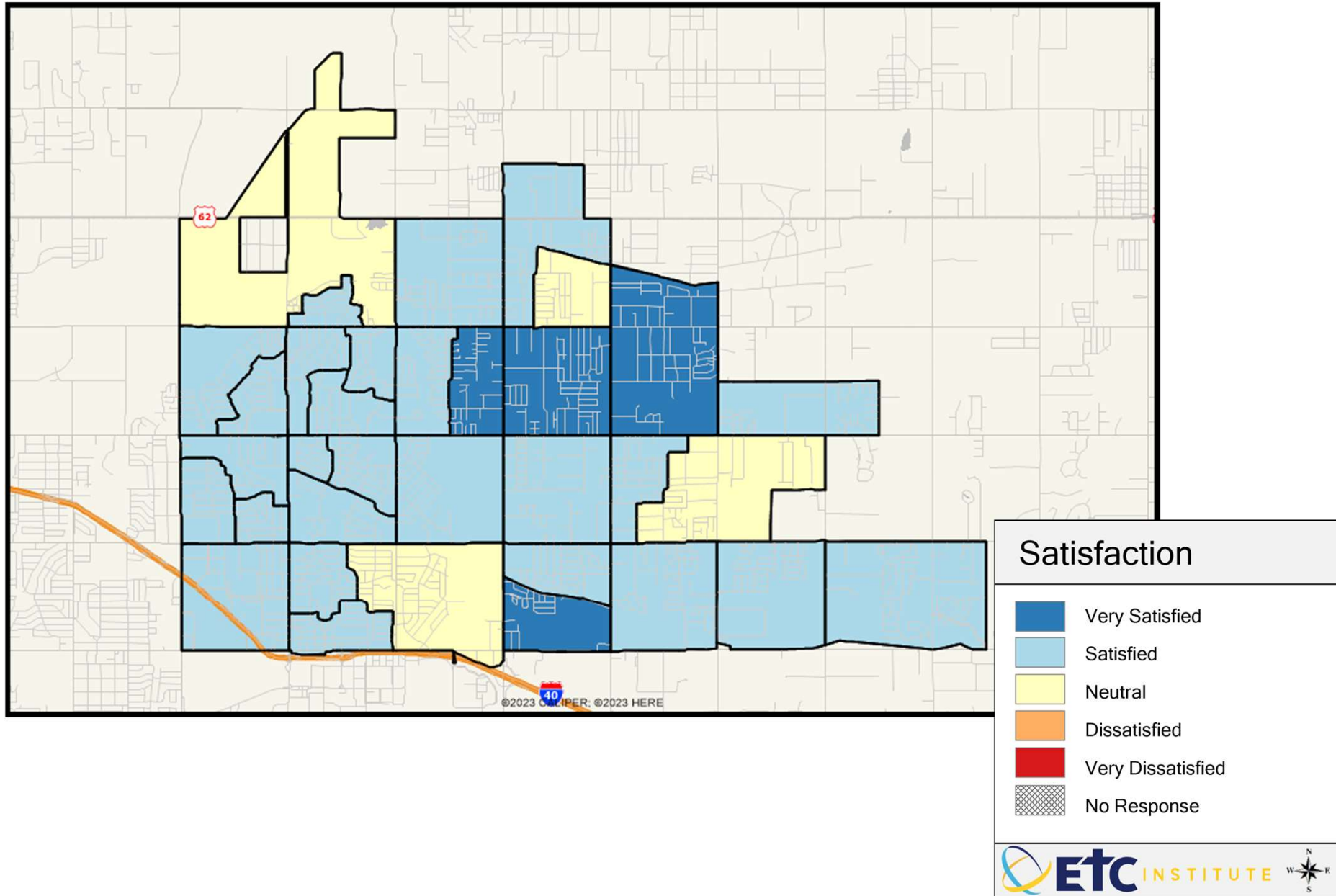
Q22-03. Hours open to public

Mean: 3.76



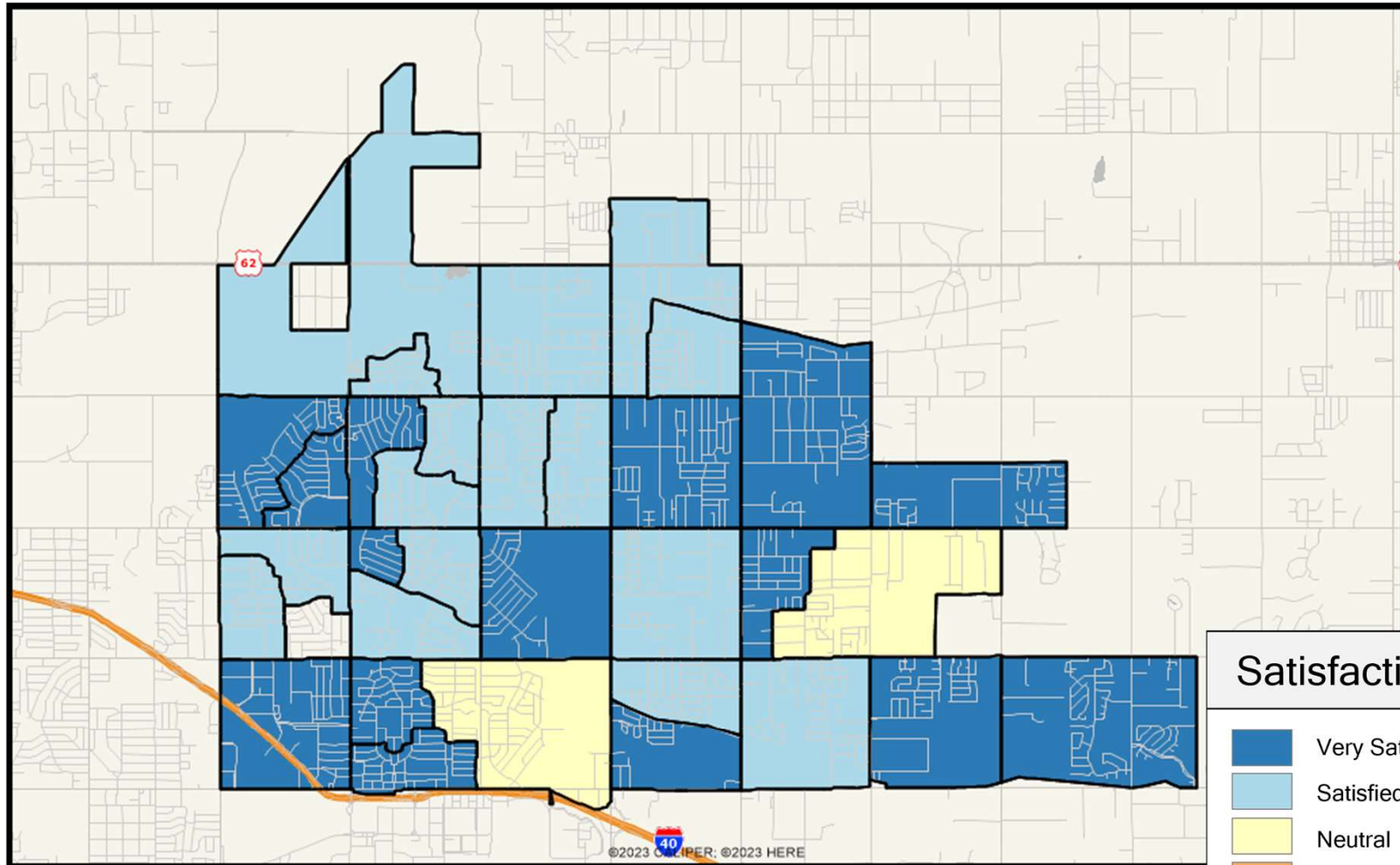
Q22-04. Overall quality of customer service provided by city







Mean: 3.87





Q24c-01.9They9were9polite

Mean: 4.15

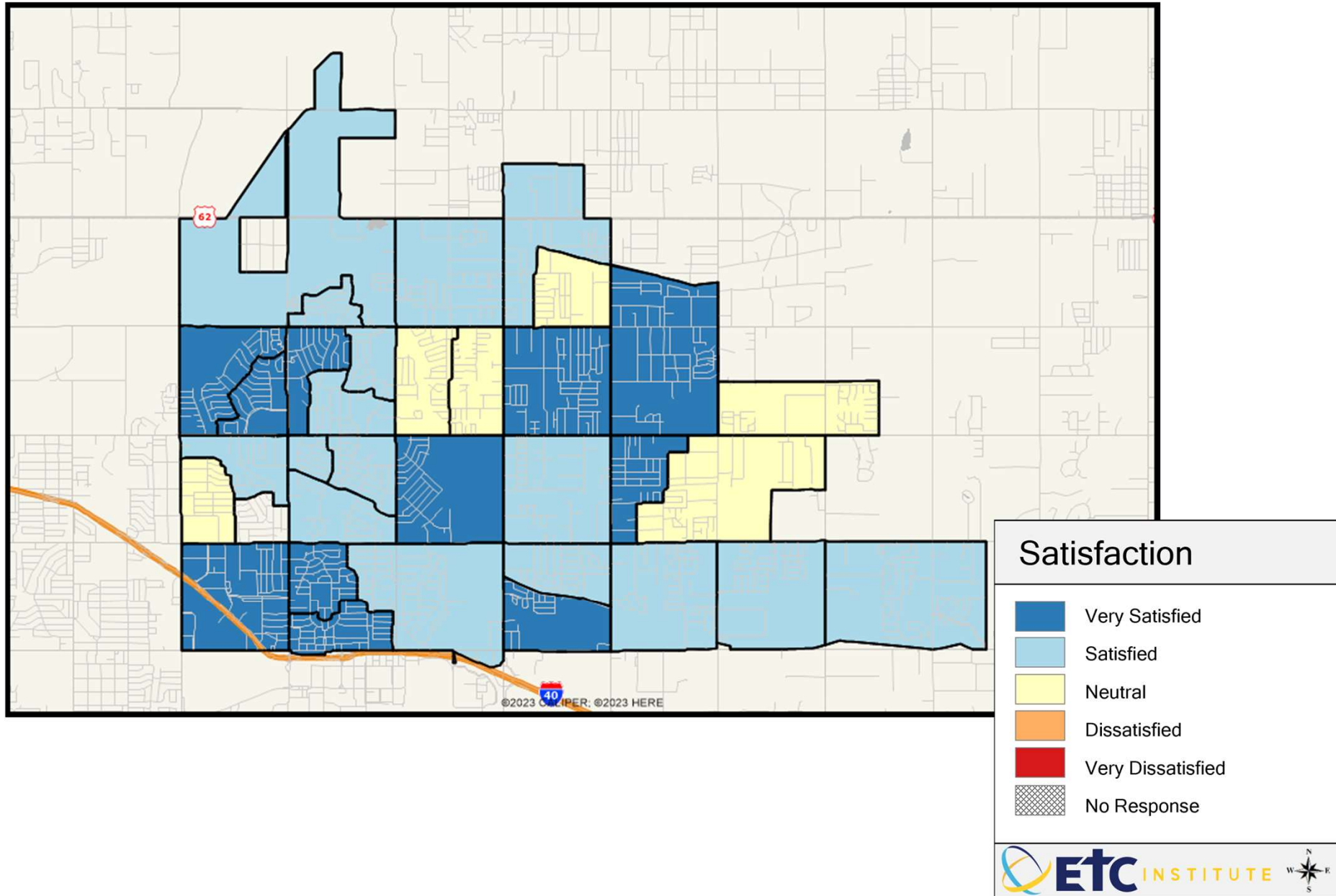


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

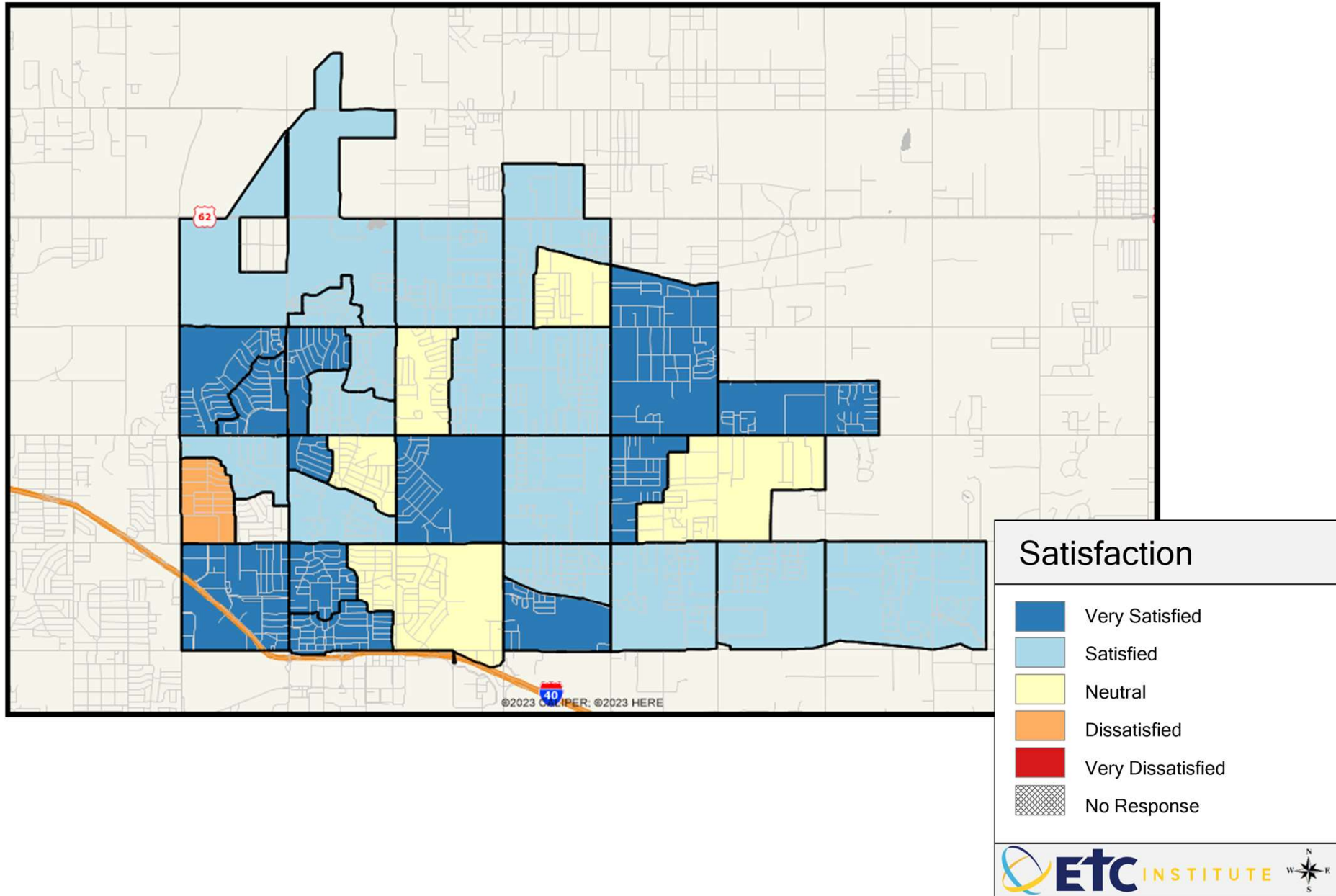
Q24c-02.9They gave accurate answers to your questions

Mean: 3.91



Q24c-03.9They9acted9or9responded9in9a9timely9manner

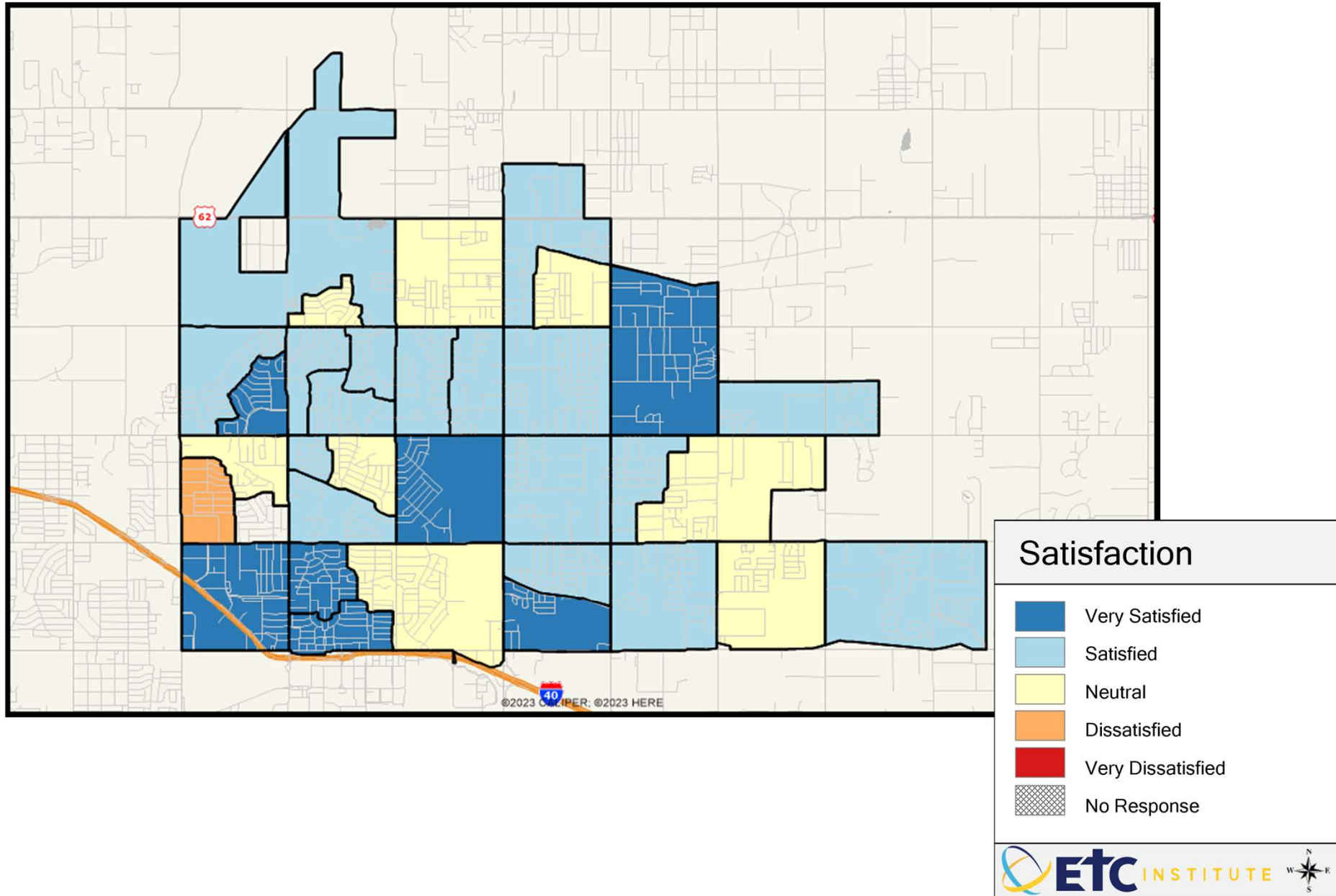
Mean: 3.95



Q24c-

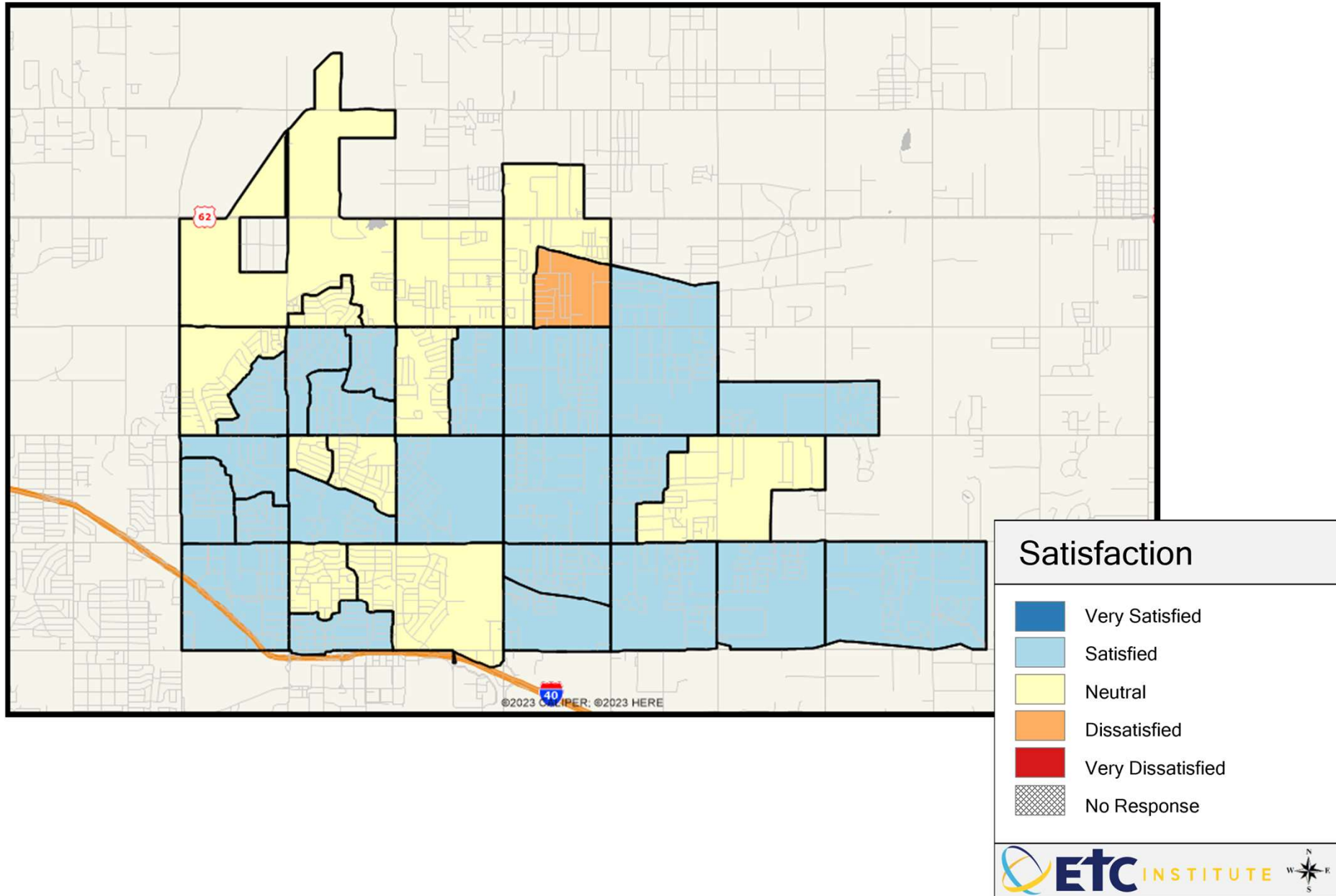
04.9They9helped9you9resolve9an9issue9to9your9satisfaction

Mean: 3.74



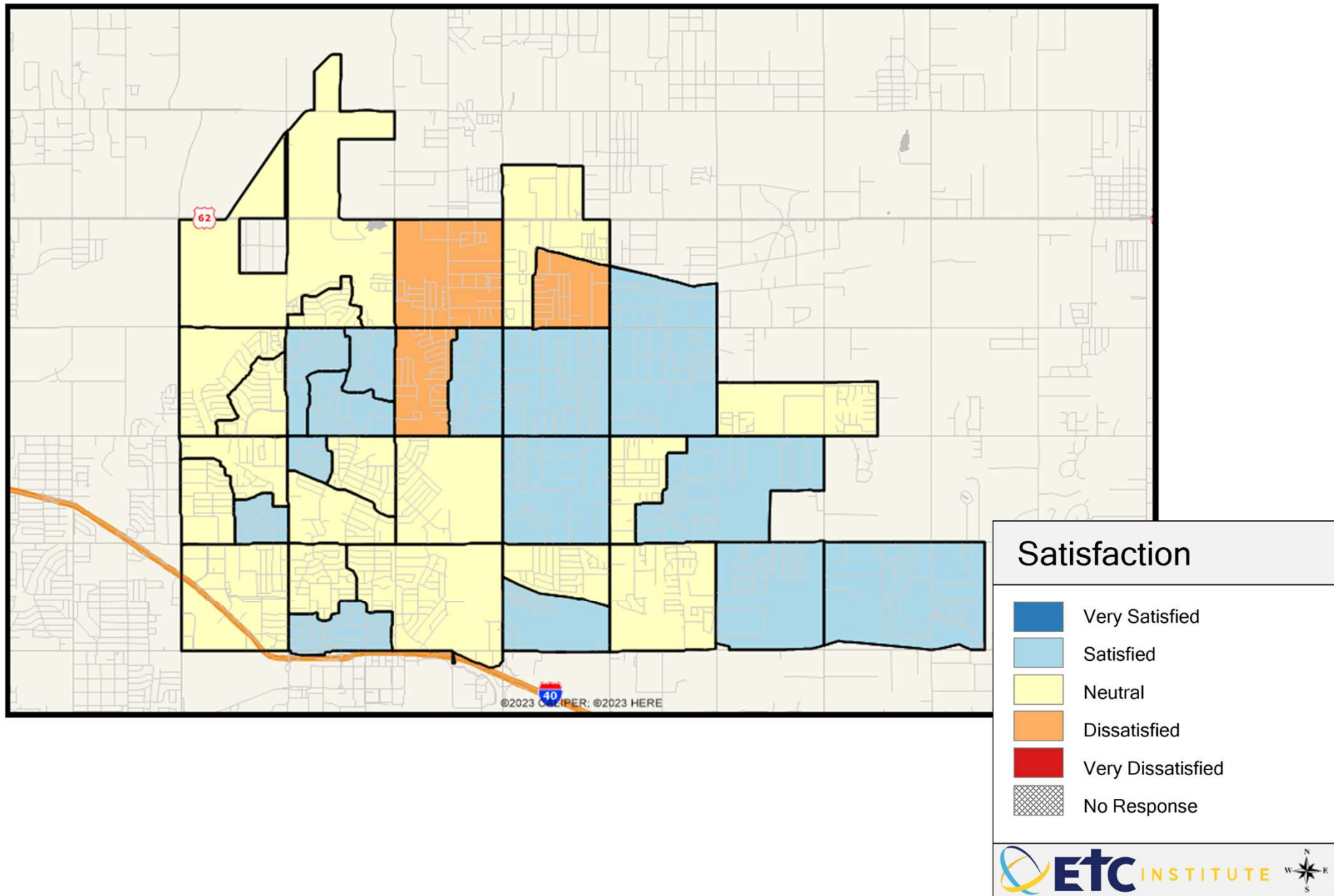
Q25-01. Overall effectiveness of city communication with public

Mean: 3.55



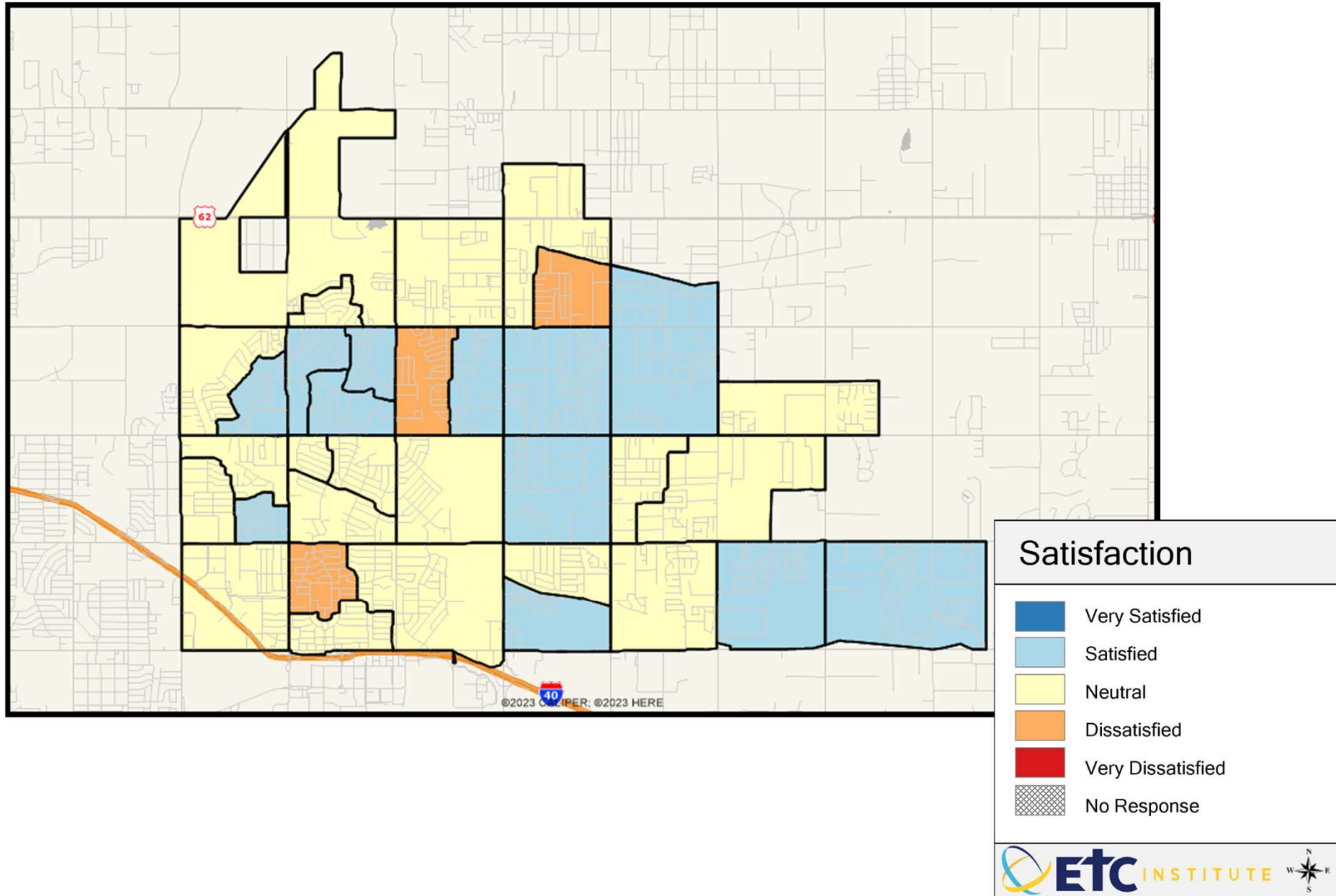
Q25-02. Availability of information about city programs and services

Mean: 3.35



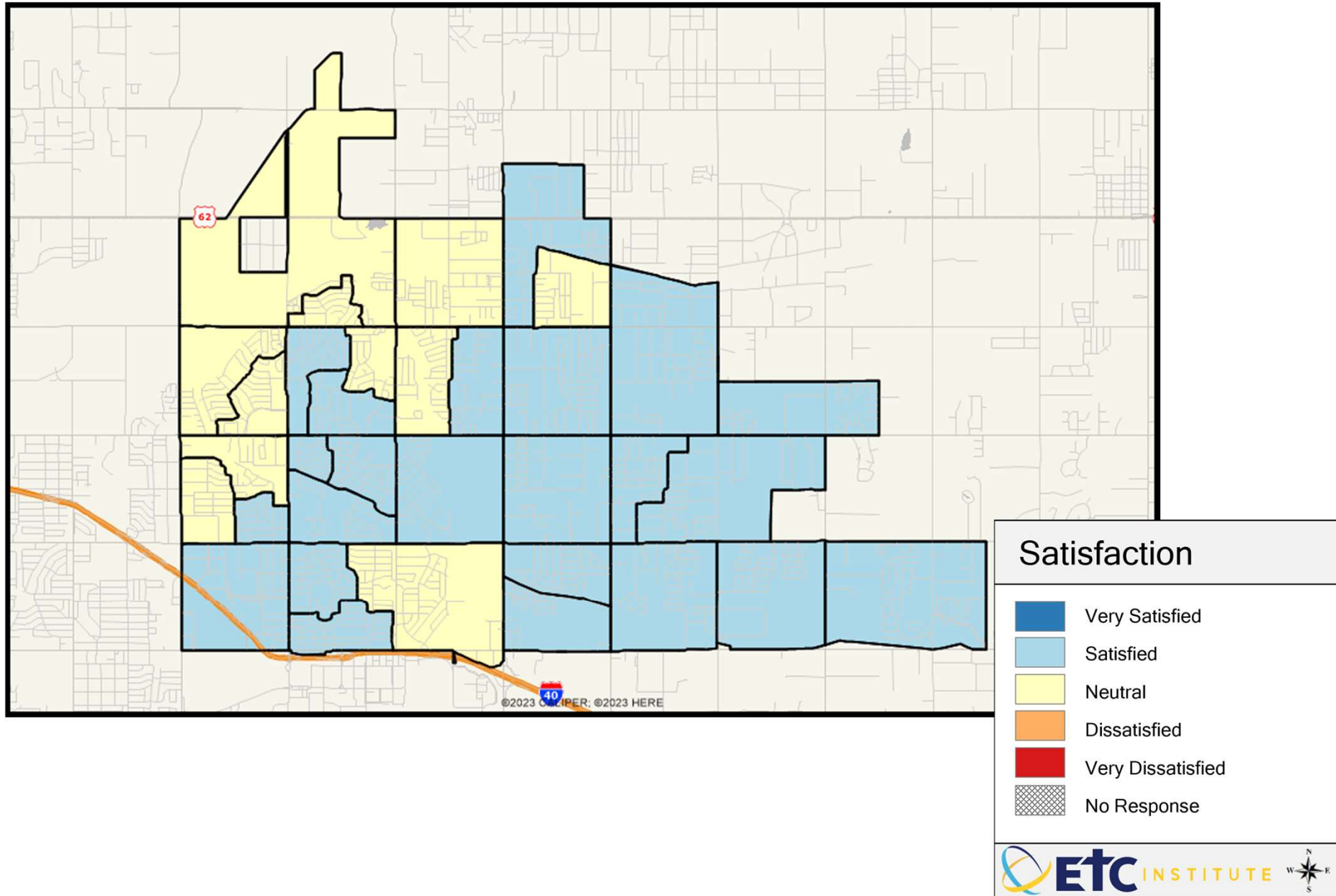
Q25-03. City efforts to keep you informed about local issues

Mean: 3.29



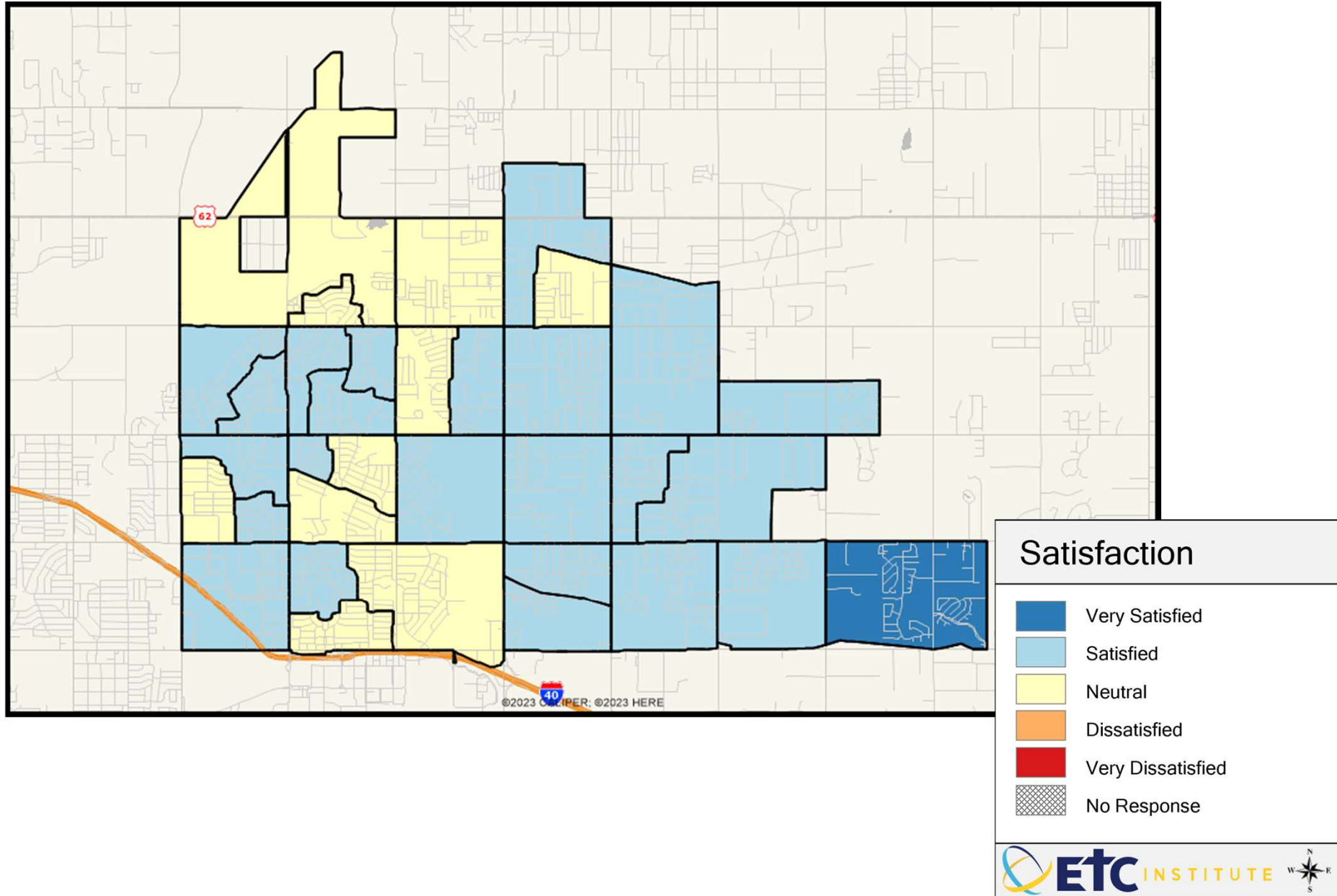
Q25-04. Overall quality of city's website

Mean: 3.51



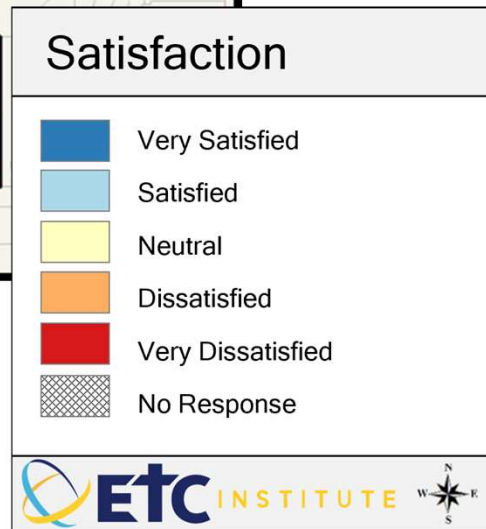
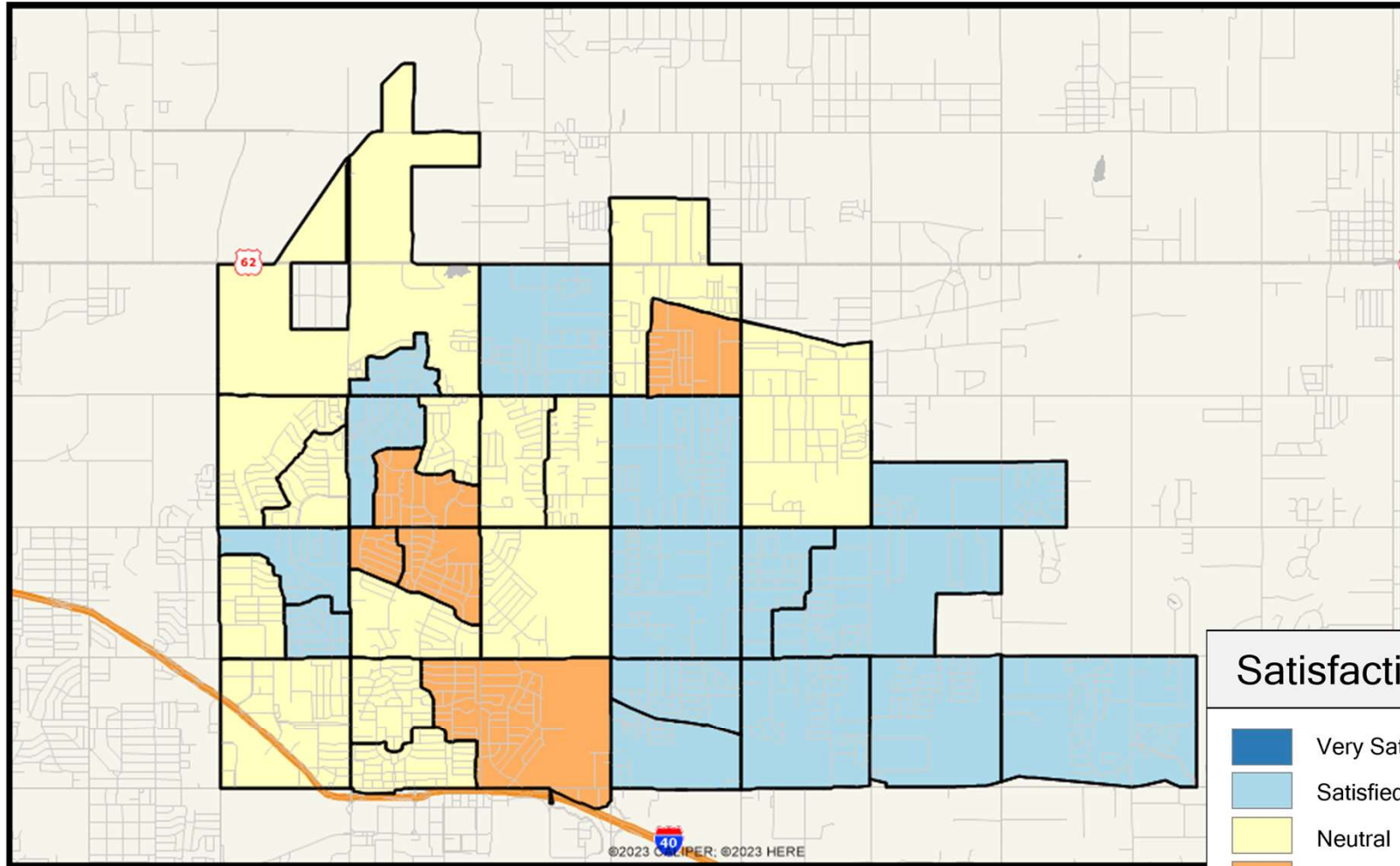
Q25-05. Overall quality of city's e-newsletters (email)

Mean: 3.61



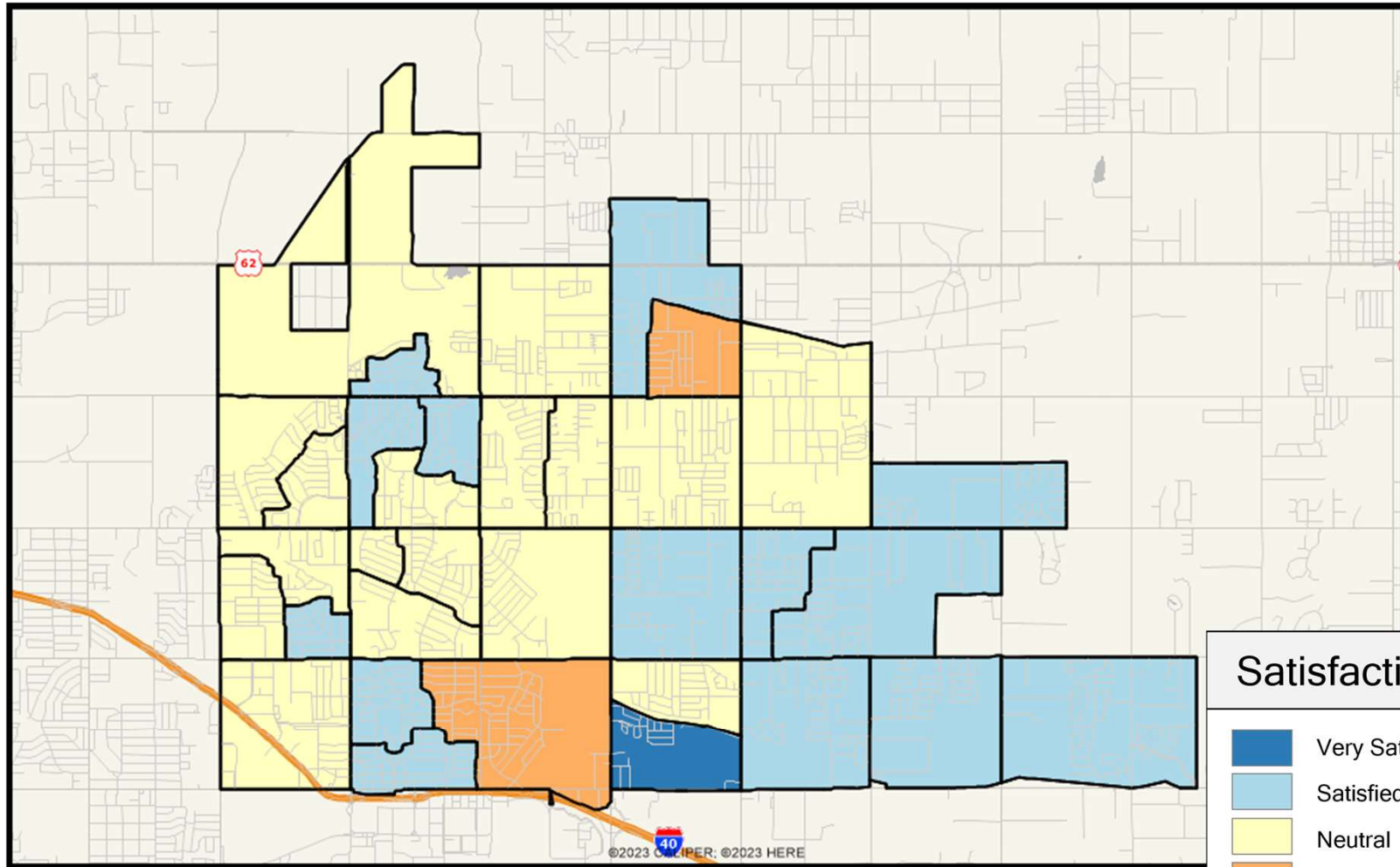
Q27-01. Overall quality of your local schools

Mean: 3.29



Q27-02. Overall condition of your local schools

Mean: 3.37



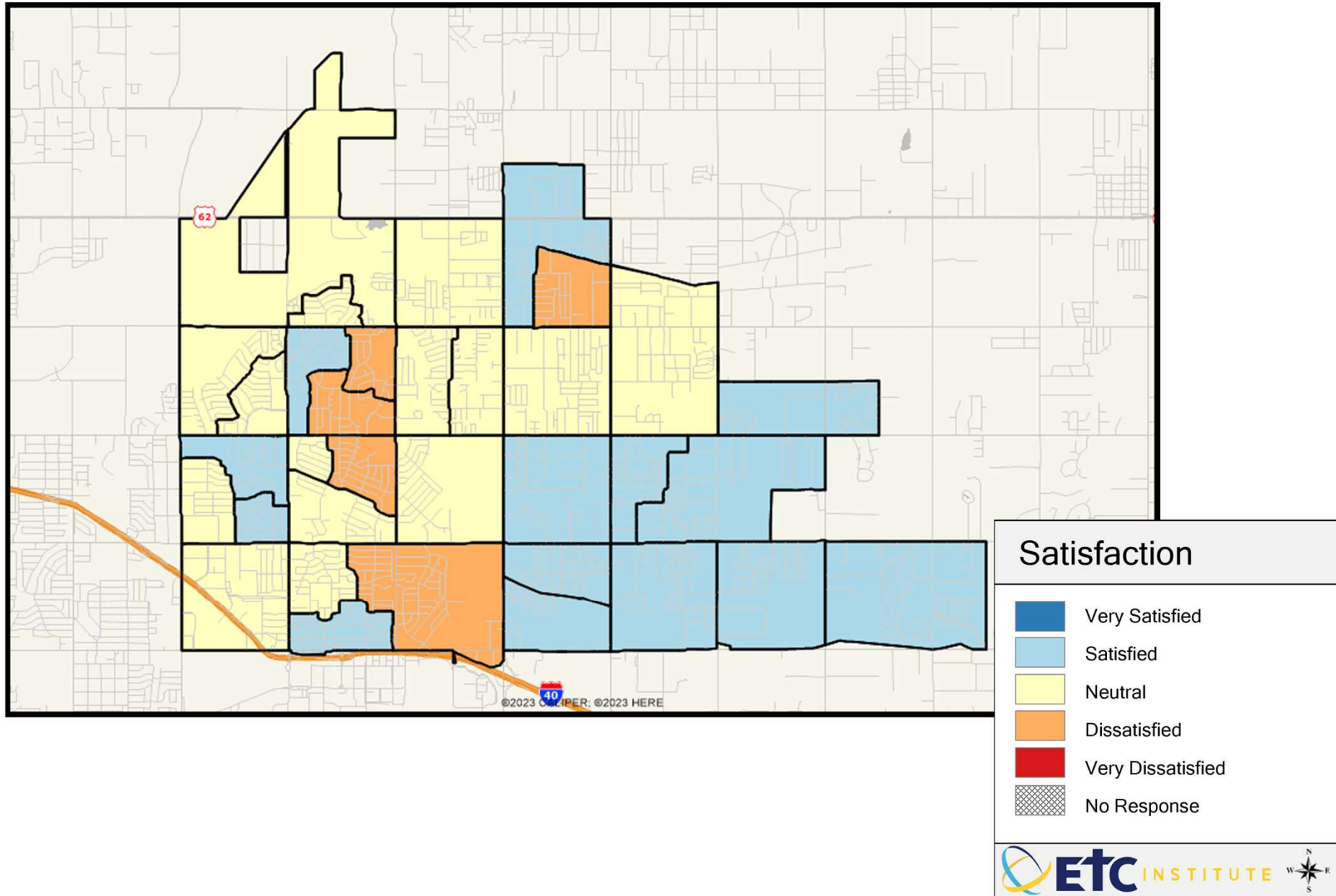
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

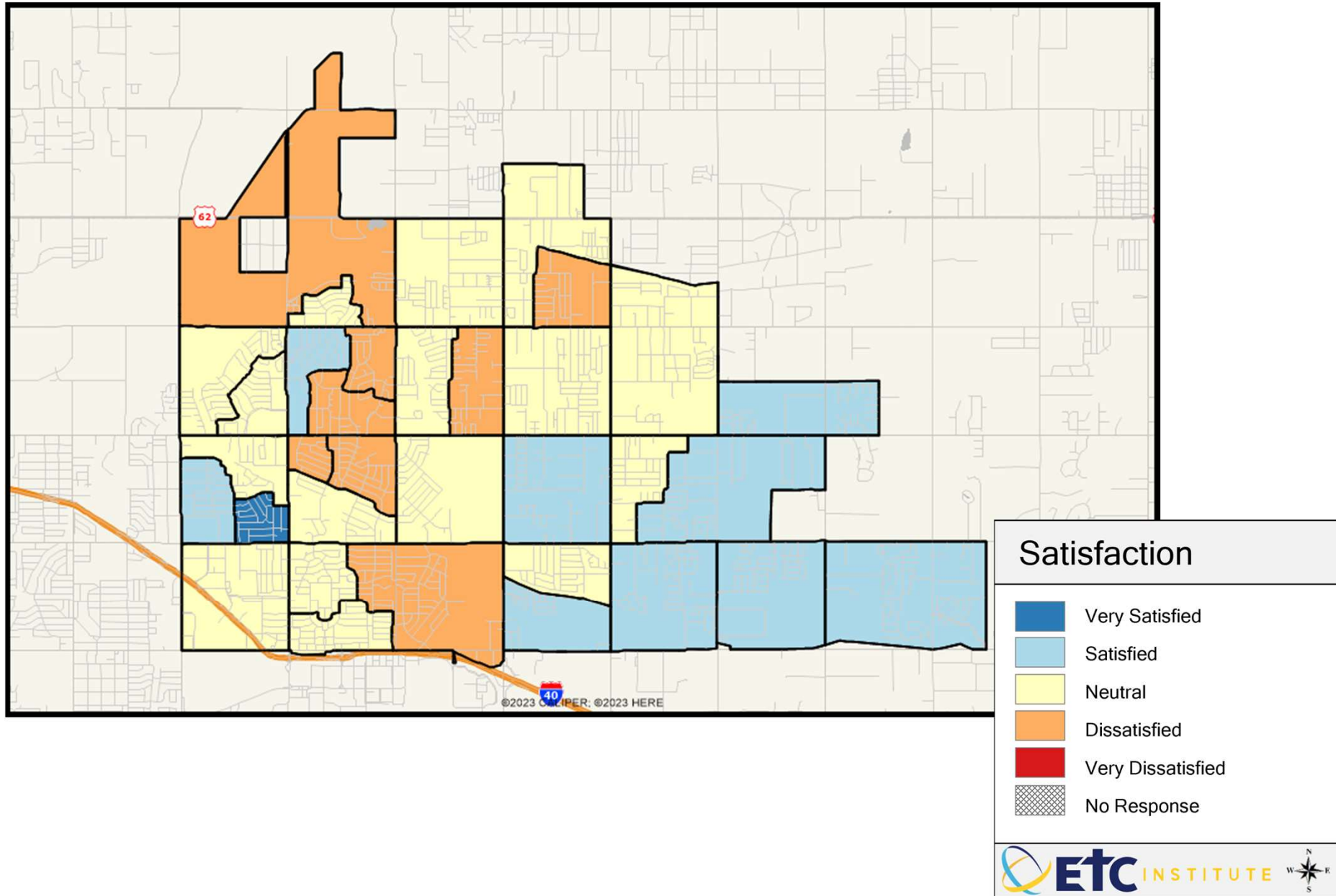
Q27-03. Quality of education received at your local elementary schools

Mean: 3.29



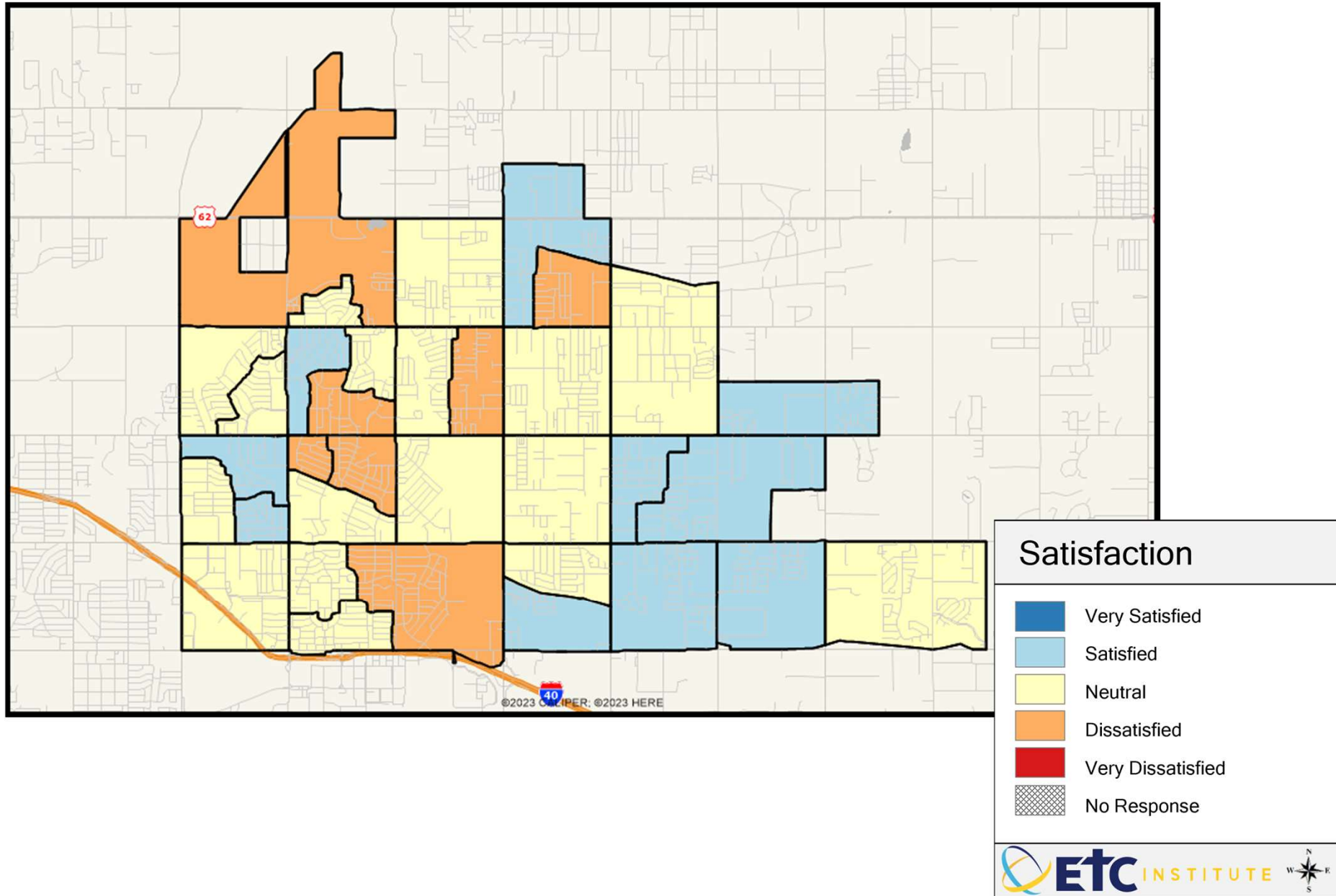
Q27-04. Quality of education received at your local middle schools

Mean: 3.14



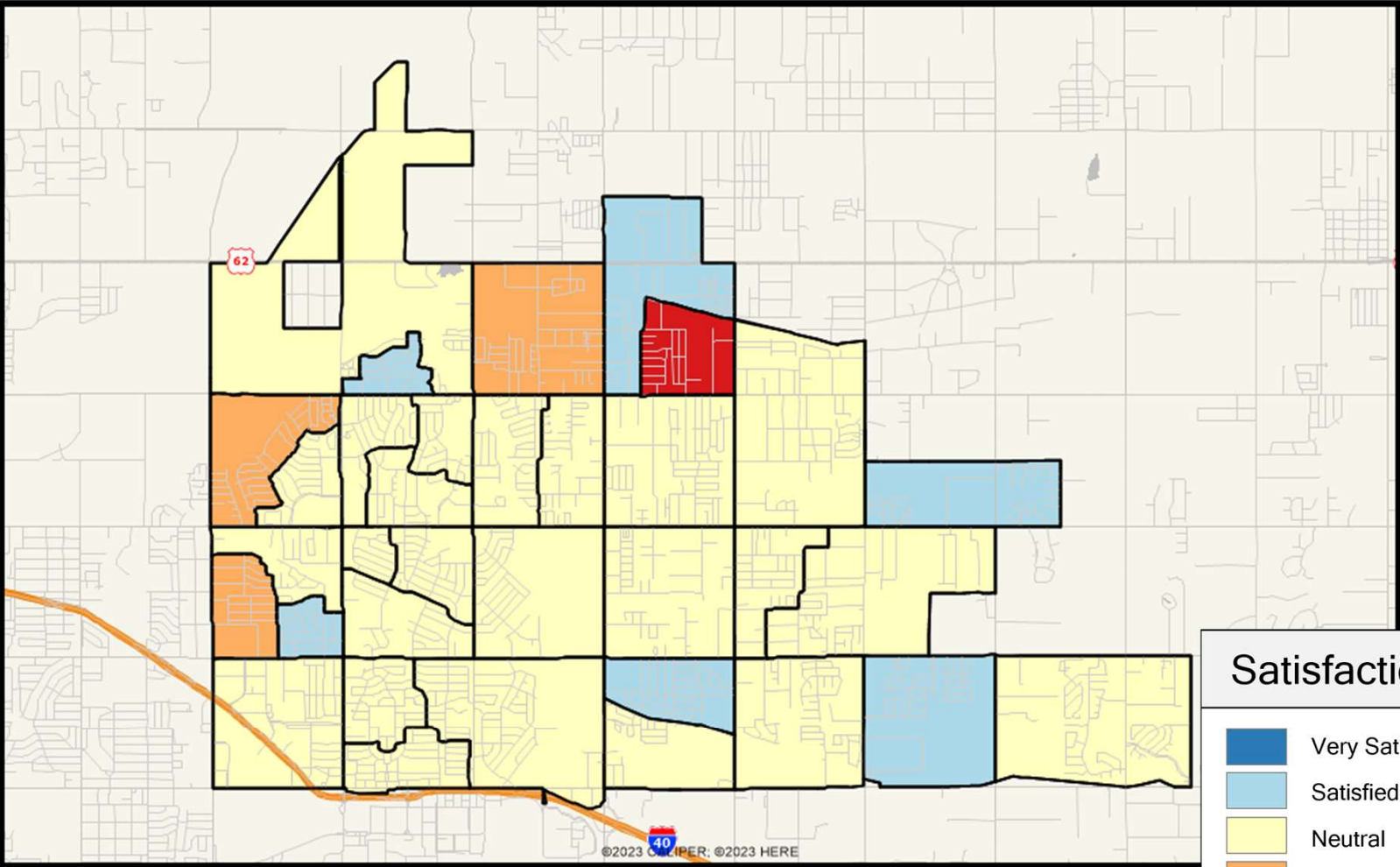
Q27-05. Quality of education received at your local high schools

Mean: 3.14



Q27-06. Availability of quality preschools and childcare facilities

Mean: 3.11



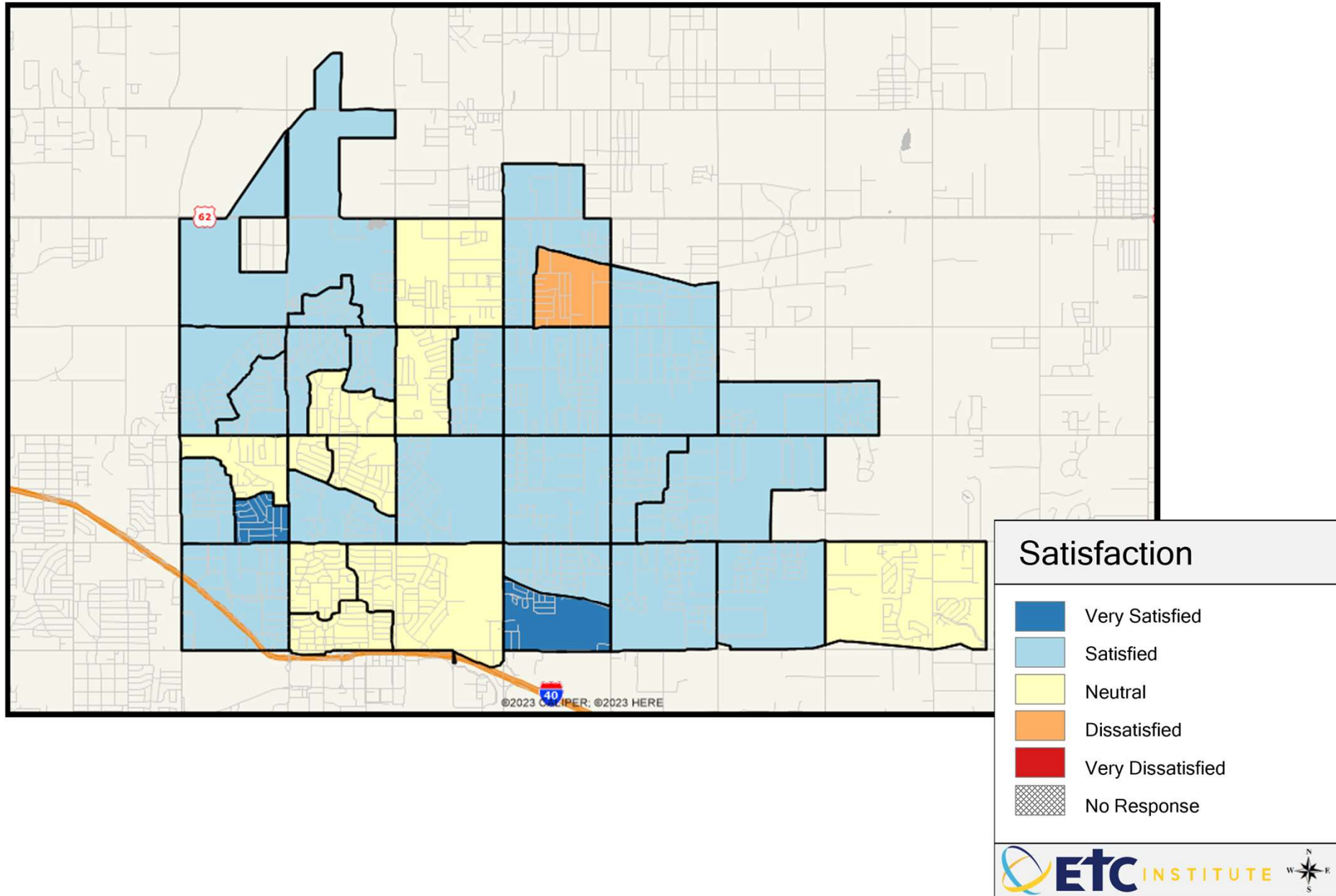
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

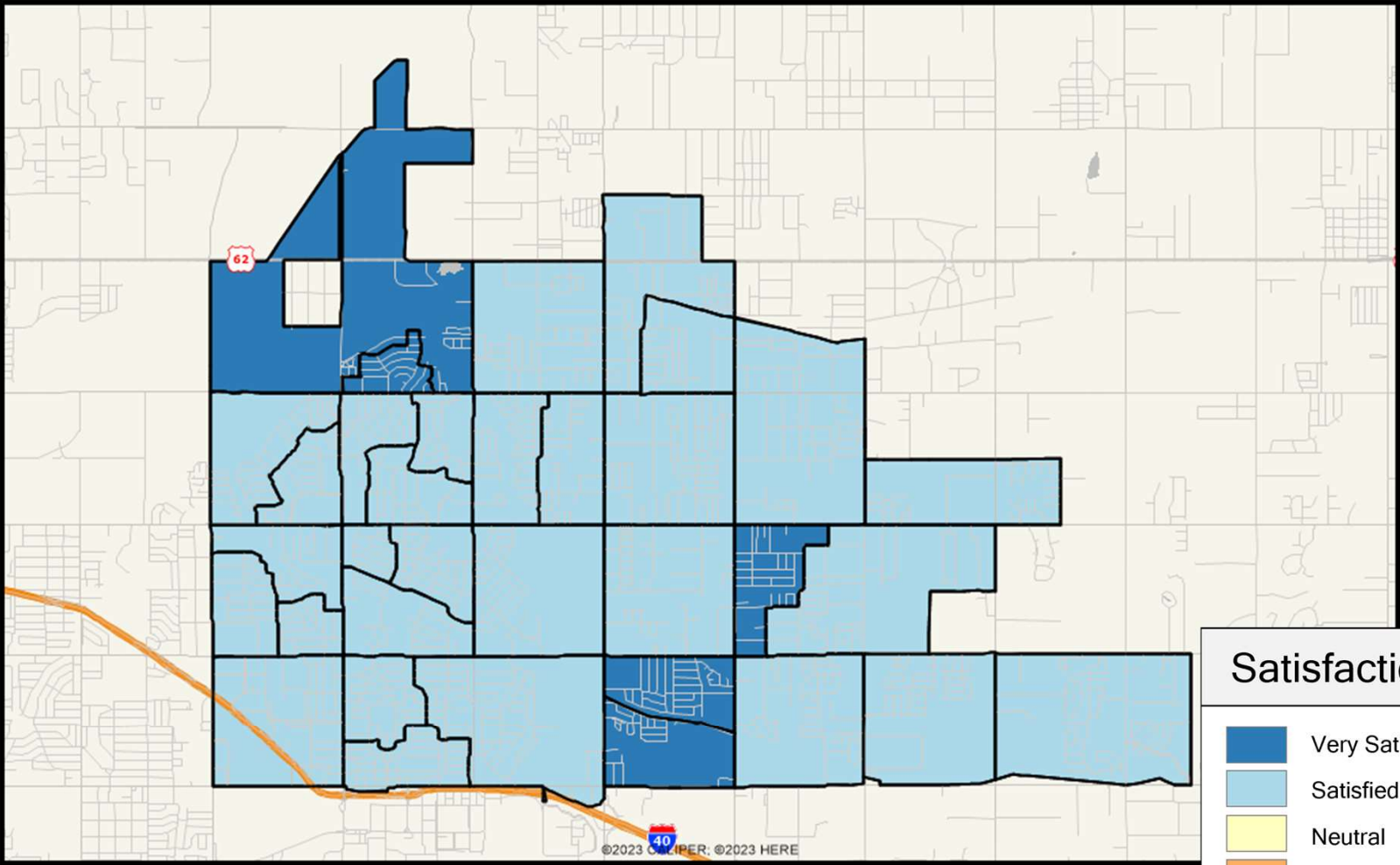
Q27-07. Overall quality of vocational/technical school opportunities

Mean: 3.62



Q27-08. Overall quality of education at Rose State College

Mean: 4.01

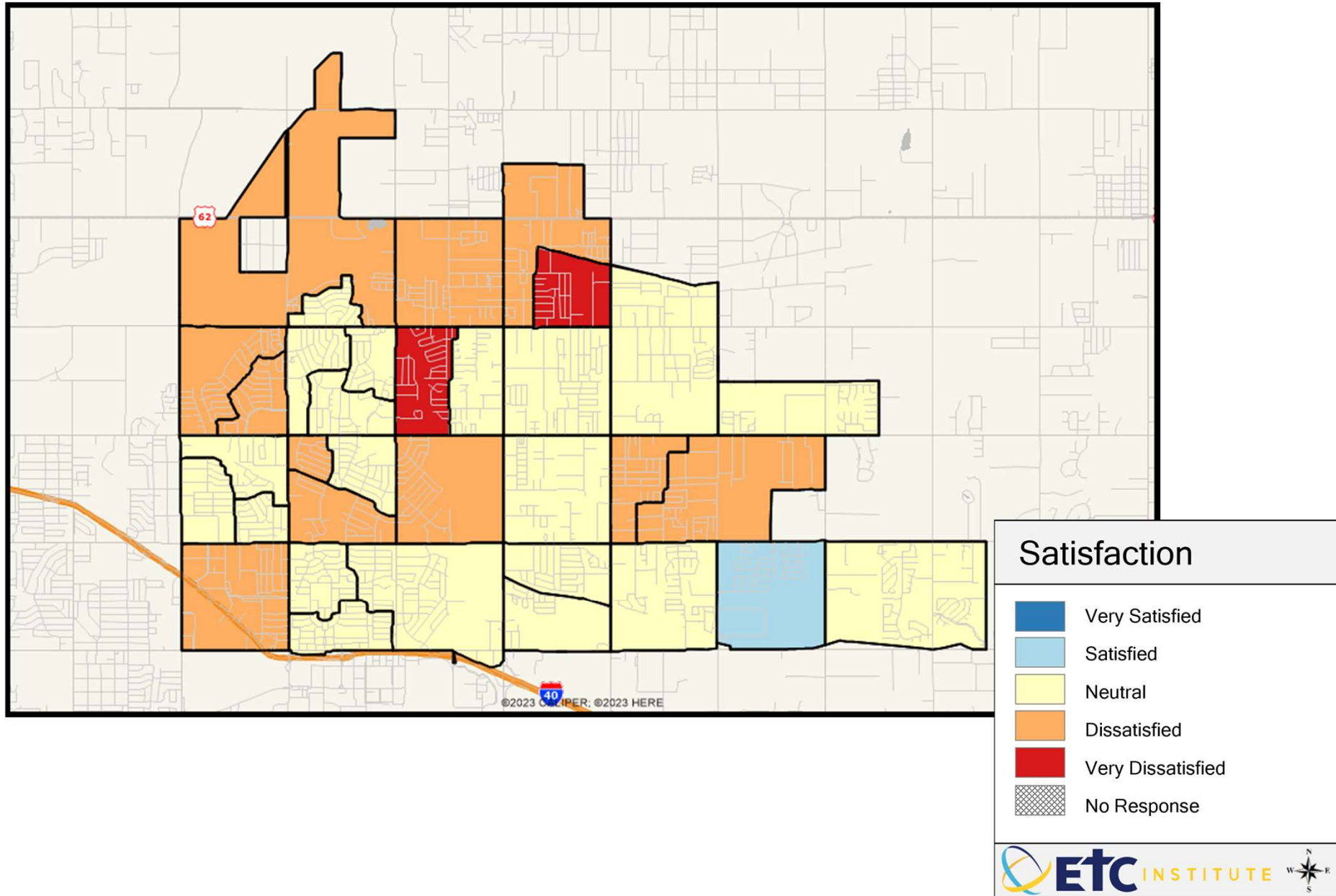


Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

ETC INSTITUTE

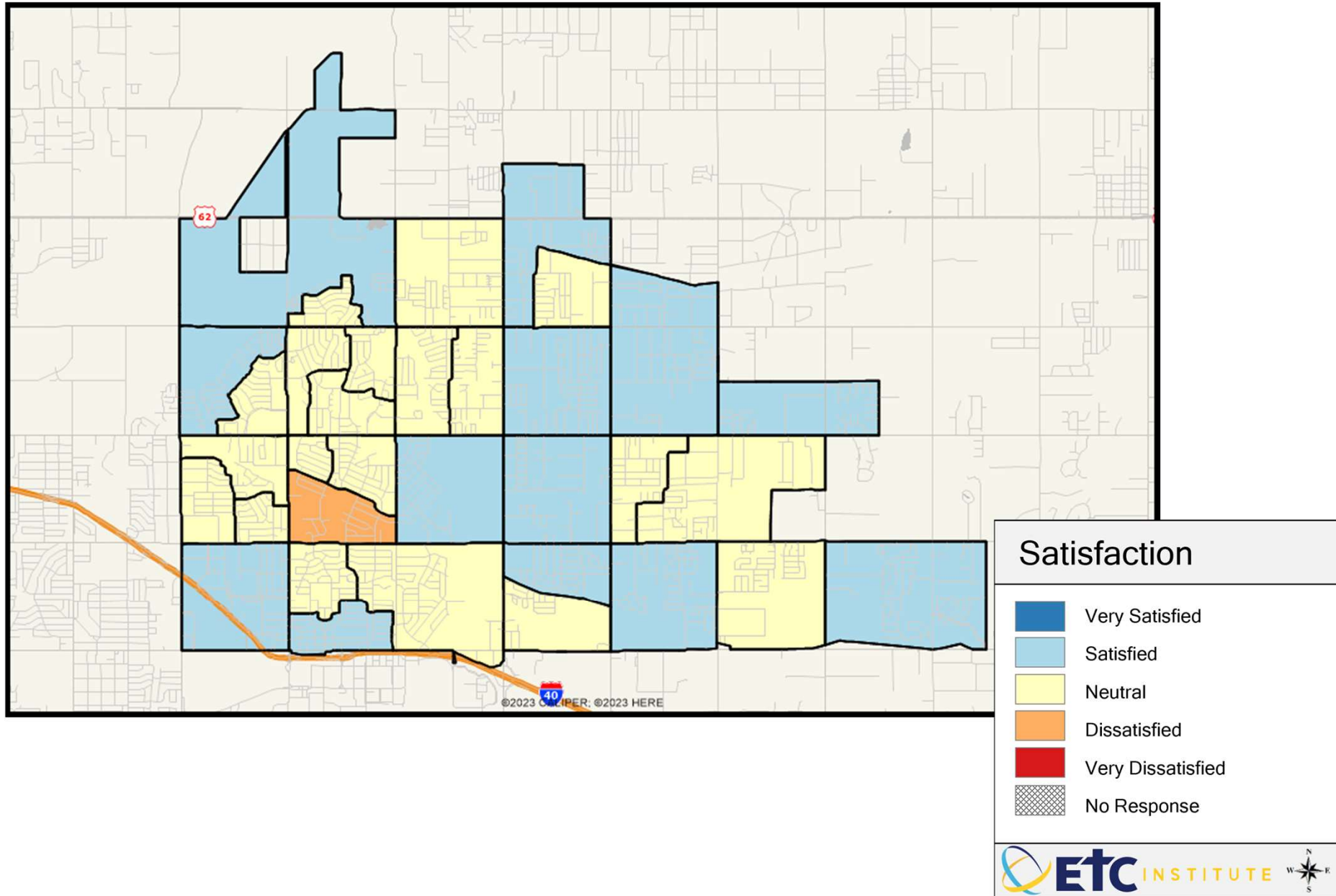
Q28-01. Quality of rental housing options in Midwest City

Mean: 2.72



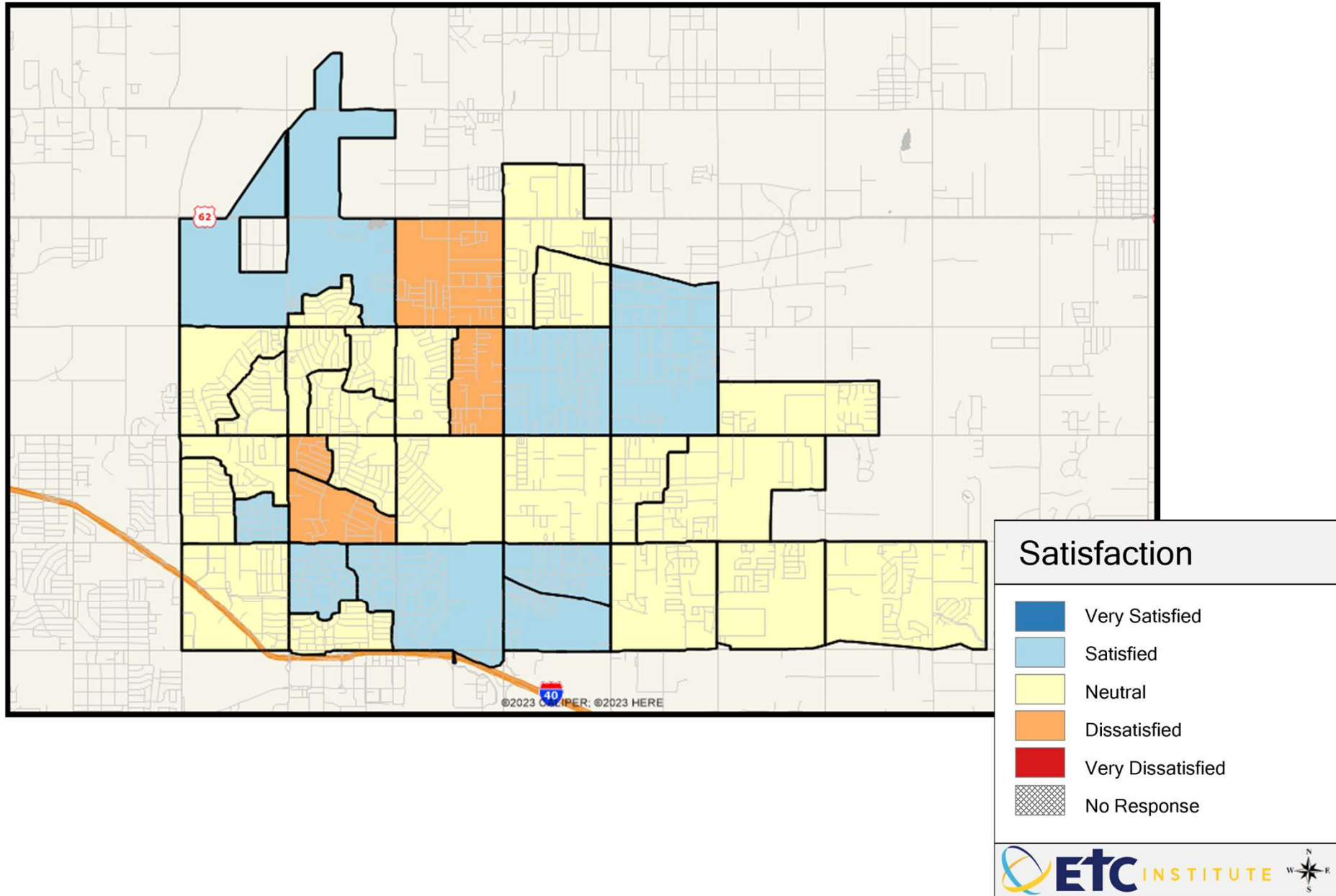
Q28-02. Quality of owner housing options in Midwest City

Mean: 3.36



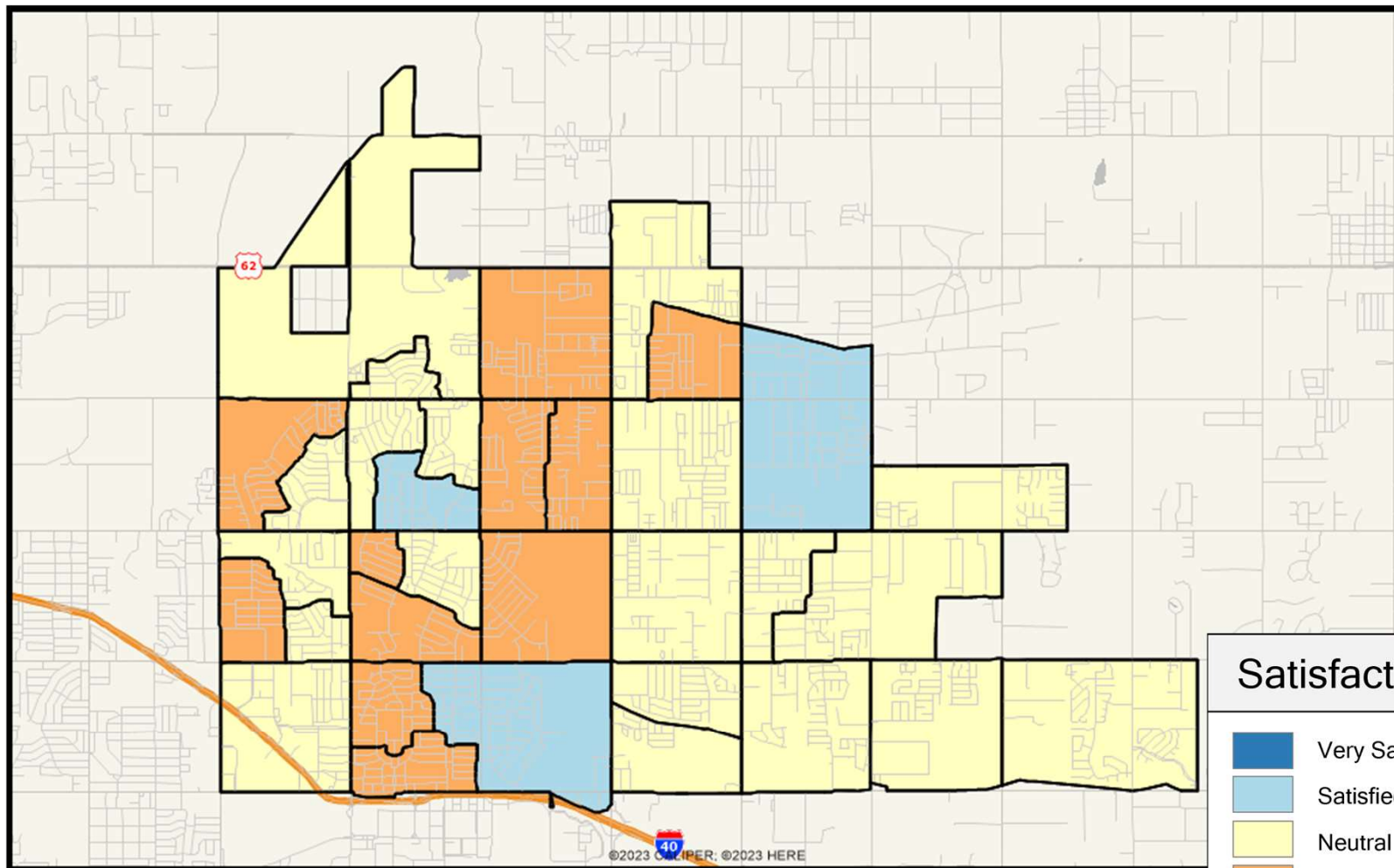
Q28-03. Availability of homebuyer assistance programs

Mean: 3.14



Q28-04. Availability of home improvement/repair programs

Mean: 2.86

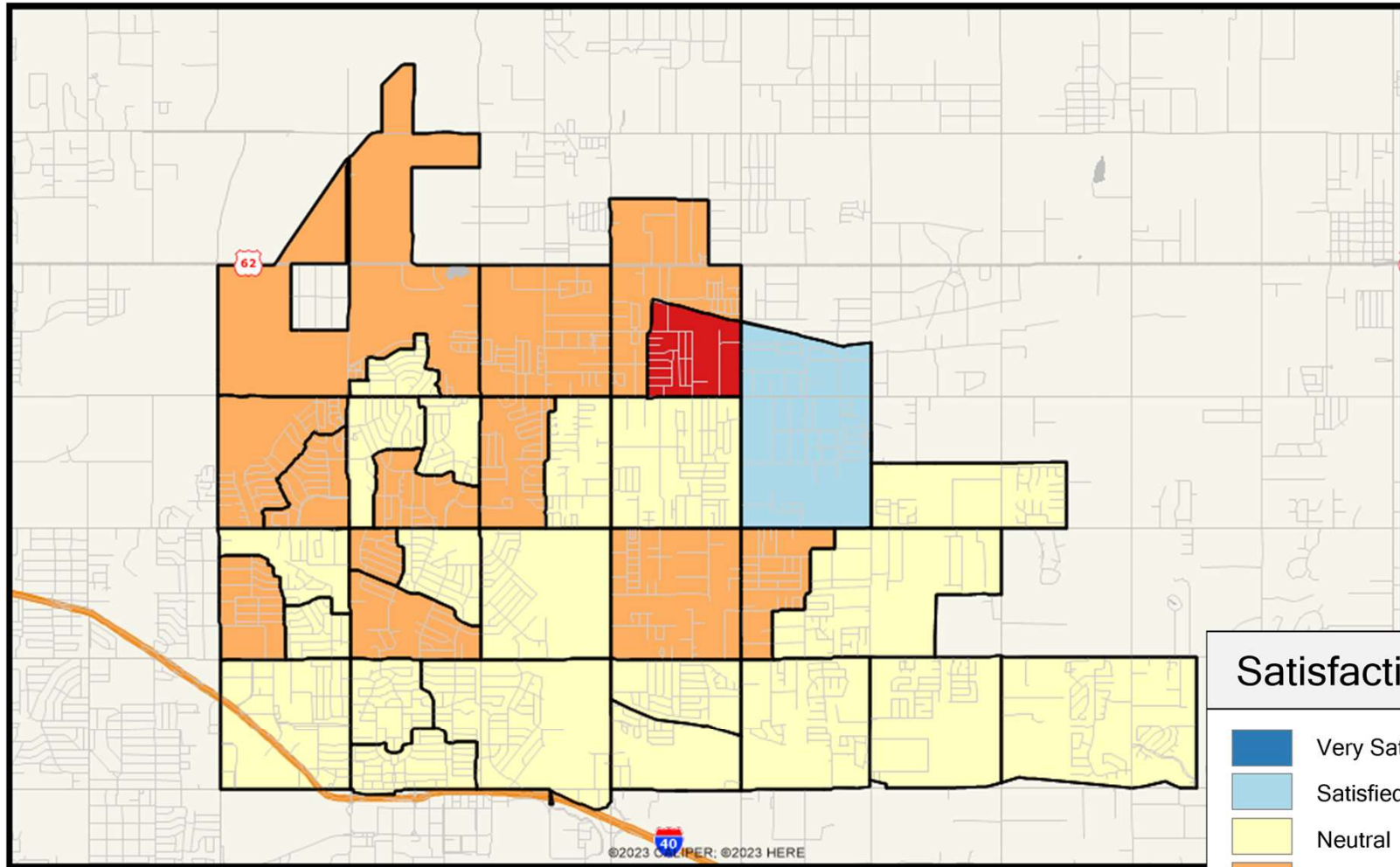








Satisfaction	
	Very Satisfied
	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response



ETC INSTITUTE

Q28-05. Availability of housing options for seniors

Mean: 2.69

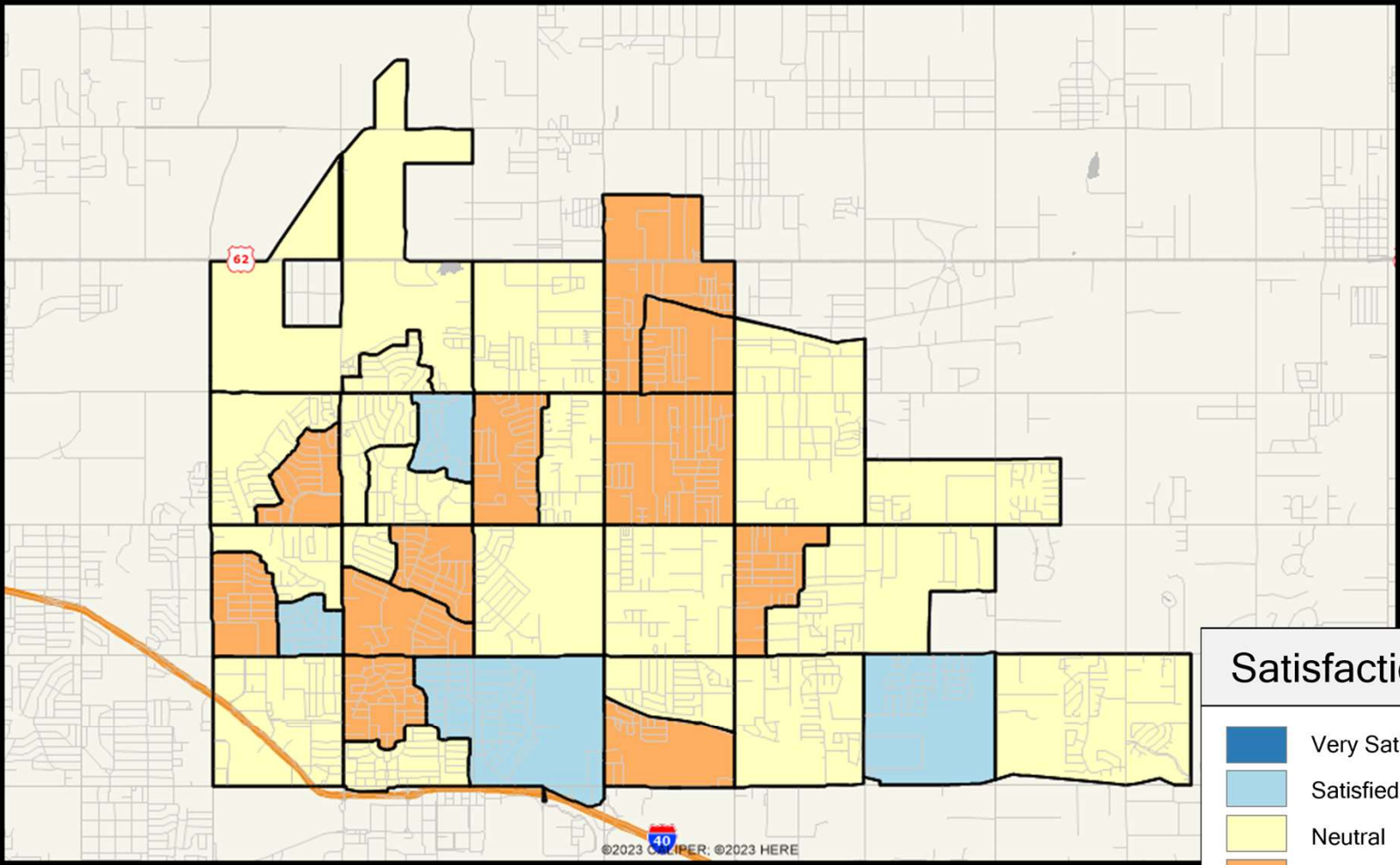


Satisfaction	
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	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

Q28-06. Availability of handicapped accessible housing

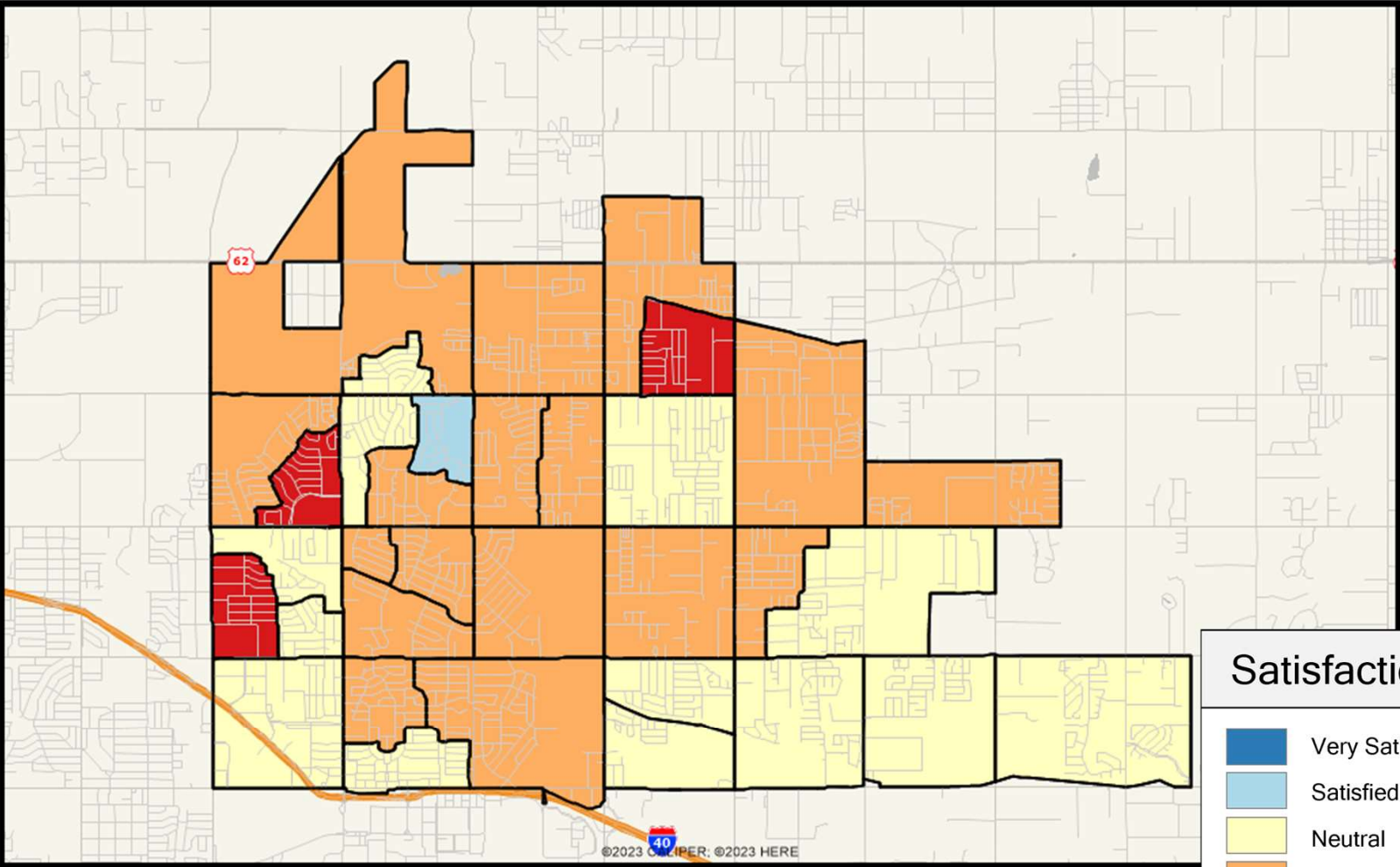
Mean: 2.81



Satisfaction	
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	Satisfied
	Neutral
	Dissatisfied
	Very Dissatisfied
	No Response

Q28-07. Availability of homeless prevention services

Mean: 2.43



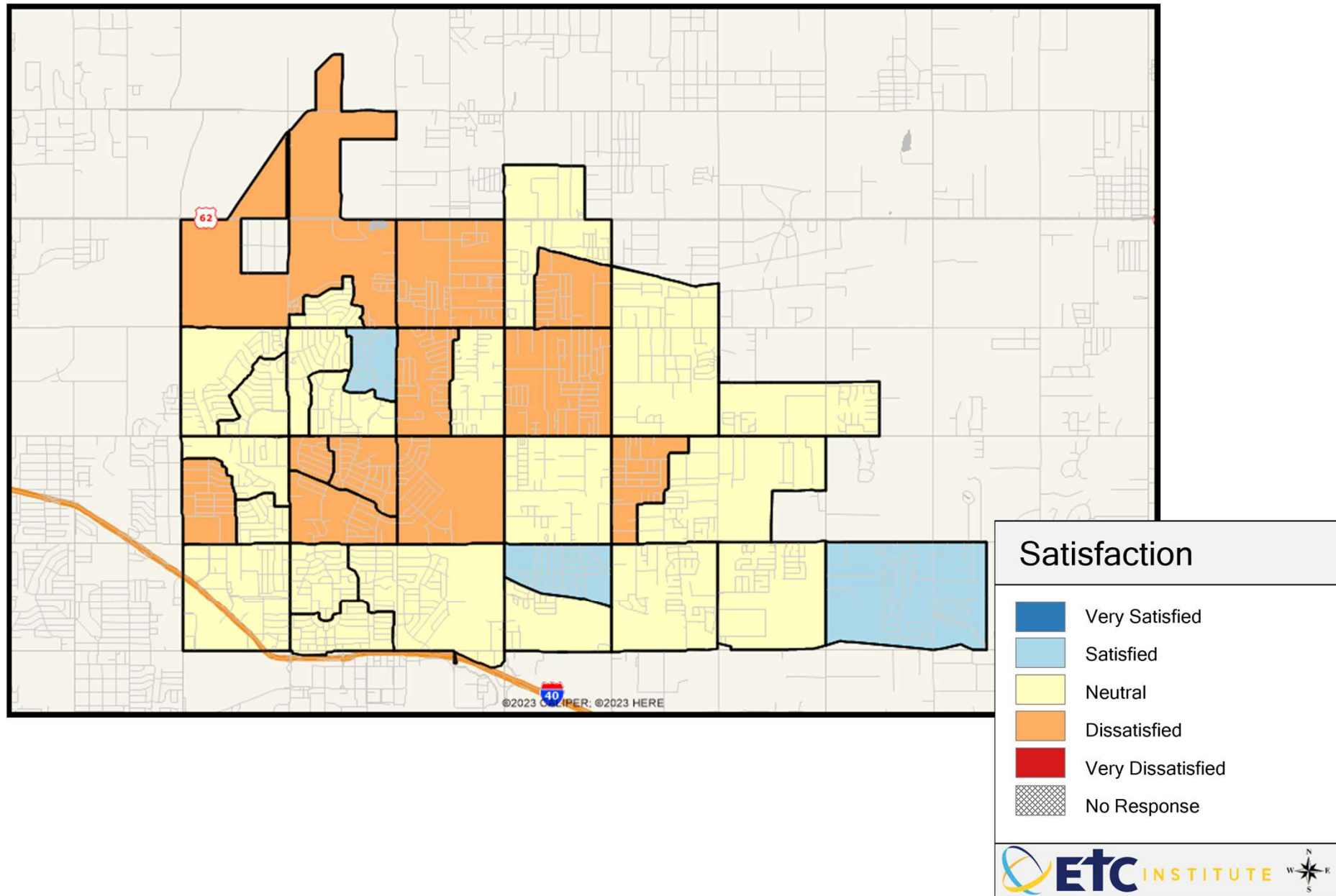
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

Q28-08. Availability of affordable housing in Midwest City

Mean: 2.86





The City Of Midwest City Neighborhood Services Department

Neighborhoods in Action • Code Enforcement • Neighborhood Initiative
8726 SE 15th Street, Midwest City, OK 73110
(405) 739-1005

Date: January 28, 2025

To: Honorable Mayor and City Council

From: Mike S. Stroh, Neighborhood Services Director

Subject: Public hearing with discussion and consideration, including any amendments, of passing a resolution declaring the structure(s) located at **8515 N. E. 16th St.** a dilapidated building(s) as defined in Midwest City Ordinance “Section” 9-3 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site.

Midwest City Ordinance “Section” 9-3 (g) defines a Dilapidated building as:

(A) a structure which through neglect or injury lacks necessary repairs or otherwise is in a state of decay or partial ruin to such an extent that the structure is a hazard to the health, safety, or welfare of the general public;

(B) a structure which is unfit for human occupancy due to the lack of necessary repairs and is considered uninhabitable or is a hazard to the health, safety, and welfare of the general public;

(C) a structure which is determined by the municipal governing body or administrative officer of the municipal governing body to be an unsecured building, as defined by paragraph (g)(1) of this Section, more than three times within any twelve-month period;

(D) a structure which has been boarded and secured, as defined by paragraph (g)(1) of this Section, for more than six (6) consecutive months; or

(E) a structure declared by the municipal governing body to constitute a public nuisance; and

On 03/08/2023 Code Enforcement staff inspected the property, and found:

1. The owner of this property, Shari Kimbrough, was found deceased on 9-10-2023.
2. The home is open and unsecure to allow vagrants and unlawful activities. Also due to damage, is a public safety concern.
3. The last utilities were active on March 2, 2000.
4. The home has a notice and order for vacant and dilapidated from April 24, 2024.
5. There is \$5,960.90 in Liens on this home.

The inspection verified that the structure was open unsecure conditions and suffered from a lack of maintenance. The structure(s) meets the requirements for demolition and is a detrimental to the health, safety and welfare of the general public. If the council agrees with staff's opinion and finds that a nuisance does in fact exist, staff recommends requiring demolition within ten (10) days and removal of the structure(s) to be completed within thirty (30) days.

Mike S. Stroh, Neighborhood Services Director

RESOLUTION NO. 2025-_____

A RESOLUTION DECLARING THE STRUCTURE LOCATED AT 8515 NE 16th ST A DILAPIDATED BUILDING AS DEFINED BY SECTION 9-3 OF THE MUNICIPAL CODE; AND SETTING DATES TO DEMOLISH AND REMOVE THE STRUCTURE FROM THE SITE

WHEREAS, Section 9-3 of the Municipal Code establishes procedures for declaring and abating a public nuisance within the corporate limits of Midwest City; and

WHEREAS, the City Council of the City of Midwest City, after proper notice to the property owner, conducted a public hearing regarding the structure located at **8515 N. E. 16th St.** and

WHEREAS, during the hearing the City Council reviewed the information on the condition of the property; and

WHEREAS, the current owner of the property was notified of the hearing by regular mail and posting pursuant to Section 9-3 of the Municipal Code;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA:

That the property located at **8515 N. E. 16th St.** is a public nuisance for the neighborhood and community.

That the property owner must begin to repair or demolish and remove the structure from the site located at **8515 N. E. 16th St.** within 10 days of the date of this resolution and have the repairs or demolition completed within 30 days of the date of this resolution. If the property owner fails to repair or demolish and remove the structure within 30 days of the date of this resolution, the City Council hereby directs the city manager to remove and abate the public nuisance and charge the abatement to the owner of the property.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma this ____ day of _____, 2025.

ATTEST:

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

SARA HANCOCK, City Clerk

APPROVED: as to form and legality this ____ day of _____, 2025.

DON MAISCH, City Attorney



30-Dec-2024 10:30:47
Brian Wood #702



30-Dec-2024 10:30:24
Brian Wood #702



30-Dec-2024 10:29:45
Brian Wood #702



The City Of Midwest City Neighborhood Services Department

Neighborhoods in Action • Code Enforcement • Neighborhood Initiative
8726 SE 15th Street, Midwest City, OK 73110
(405) 739-1005

Date: January 28, 2025

To: Honorable Mayor and City Council

From: Mike S. Stroh, Neighborhood Services Director

Subject: Public hearing with discussion and consideration, including any amendments, of passing a resolution declaring the structure(s) located at **1720 N. Spencer Rd** a dilapidated building(s) as defined in Midwest City Ordinance “Section” 9-3 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site.

MCO 9-3 (g) defines a Dilapidated building as:

(A) a structure which through neglect or injury lacks necessary repairs or otherwise is in a state of decay or partial ruin to such an extent that the structure is a hazard to the health, safety, or welfare of the general public;

(B) a structure which is unfit for human occupancy due to the lack of necessary repairs and is considered uninhabitable or is a hazard to the health, safety, and welfare of the general public;

(C) a structure which is determined by the municipal governing body or administrative officer of the municipal governing body to be an unsecured building, as defined by paragraph (g)(1) of this Section, more than three times within any twelve-month period;

(D) a structure which has been boarded and secured, as defined by paragraph (g)(1) of this Section, for more than six (6) consecutive months; or

(E) a structure declared by the municipal governing body to constitute a public nuisance; and

On 04/20/2023 Code Enforcement staff inspected the property, and found:

1. The home has an open cesspool in the front yard that can overflow and drain to the city curb during rain.
2. Home is open and unsecure to allow vagrants and unlawful activities. Also due to damage is a public safety.
3. The last utilities were active on 4/19/2022.
4. The home has two notices for vacant and dilapidated. The first notice was posted on 4/20/2023. The second was posted on 2/27/2024.
5. There is \$13,159.30 in Liens and taxes on this home.

6. There has been multiple PD calls on this home since the utilities were active in April 2022.
7. The upstairs exterior door has been removed.
8. Owner is deceased.
9. There was a house fire at this structure on November 17, 2024.

The inspection verified that the structure was open unsecure conditions and suffered from a lack of maintenance. The structure(s) meets the requirements for demolition and is a detrimental to the health, safety and welfare of the general public. If the council agrees with staff's opinion and finds that a nuisance does in fact exist, staff recommends requiring demolition within ten (10) days and removal of the structure(s) to be completed within thirty (30) days.

Mike S. Stroh

Mike S. Stroh, Neighborhood Services Director

RESOLUTION NO. 2025-_____

A RESOLUTION DECLARING THE STRUCTURE LOCATED AT 1720 N SPENCER RD A DILAPIDATED BUILDING AS DEFINED BY SECTION 9-3 OF THE MUNICIPAL CODE; AND SETTING DATES TO DEMOLISH AND REMOVE THE STRUCTURE FROM THE SITE

WHEREAS, Section 9-3 of the Municipal Code establishes procedures for declaring and abating a public nuisance within the corporate limits of Midwest City; and

WHEREAS, the City Council of the City of Midwest City, after proper notice to the property owner, conducted a public hearing regarding the structure located at **1720 N Spencer Rd.** ; and

WHEREAS, during the hearing the City Council reviewed the information on the condition of the property; and

WHEREAS, the current owner of the property was notified of the hearing by regular mail and posting pursuant to Section 9-3 of the Municipal Code;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA:

That the property located at **1720 N. Spencer Rd.** is a public nuisance for the neighborhood and community.

That the property owner must begin to repair or demolish and remove the structure from the site located at **1720 N. Spencer Rd.** within 10 days of the date of this resolution and have the repairs or demolition completed within 30 days of the date of this resolution. If the property owner fails to repair or demolish and remove the structure within 30 days of the date of this resolution, the City Council hereby directs the city manager to remove and abate the public nuisance and charge the abatement to the owner of the property.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma this ____ day of _____, 2025.

ATTEST:

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

SARA HANCOCK, City Clerk

APPROVED: as to form and legality this ____ day of _____, 2025.

DON MAISCH, City Attorney



30-Dec-2024 10:29:14
Brian Wood #702



30-Dec-2024 10:28:52
Brian Wood #702



30-Dec-2024 10:28:12
Brian Wood #702

To: Honorable Mayor and Council
From: Matt Summers, Director of Planning & Zoning
Date: January 28, 2025

Subject: (MP-00019) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Somerset Park Addition for the property described as a tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, described as Lot Thirteen (13) and a part of Lot Twelve (12) and Lot Fourteen (14) in Block Two (2) of Somerset Park Addition in Oklahoma County, located at 7105 Hilltop Court, Midwest City, Oklahoma.

Executive Summary: This application is for a minor plat. The applicant, Mr. Logan Brooks, has proposed for this property to be split into two (2) lots.

There is an existing residential structure on the subject property, which will need to be demolished prior to the proposed plat being recorded to ensure that said plat does not allow a non-compliant building to straddle the proposed new property line.

The request meets the criteria to qualify as a minor plat as outlined in Chapter 38 of the Midwest City Municipal Code.

Both state and local notification requirements were met. At the time of this writing, staff received one call from a surrounding property owner for clarification of the proposal. No opposition was voiced.

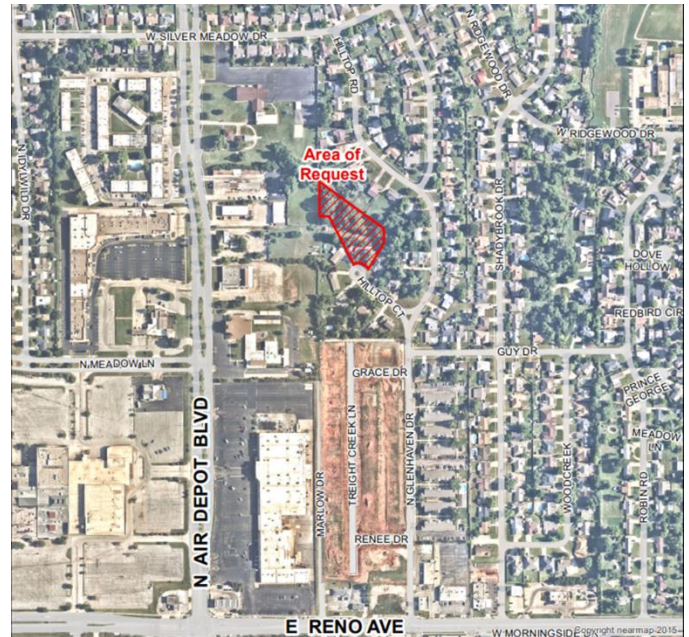
The Applicant was present at the Planning Commission meeting and addressed the Commission. At the public hearing before the Planning Commission, two nearby property owners had questions about what could be built on the proposed lots.

The Planning Commission recommended unanimous approval of this item with the conditions that the existing house be demolished prior to the recording of the minor plat, and the minor plat includes a 20-ft. wide drainage and utility easement along the north side of the subject property.

Action is at the discretion of the Council.

Dates of Hearing:

Planning Commission- December 3, 2024
City Council- January 28, 2025



Pre-Application Meeting Date:

October 4, 2024

Council Ward: Ward 4, Marc Thompson

Owner: Sabih Kalidy, Kalidy LLC

Applicant: Logan Brooks, Kalidy LLC

Municipal Code Citation:

Sec. 38-20. – Minor Plat

Sec. 38.20.1. Purpose.

The purpose of a minor plat is to provide a limited means for simple land division under certain circumstances, which result in minimal lot creation.

In circumstances where not new interior public or private roads are created to serve the subdivision, then a minor plat may be suitable as an instrument to subdivided one (1) lot into five (5) or fewer lots.

Minor plats are intended to ensure the future growth and development of the entire city by ensuring new development does not hinder the provision of public facilities and services to neighboring and nearby properties.

Sec. 38-20.2. Applicability

An application for approval of a minor plat may be filed when all of the following circumstances apply.

Minor plat circumstances.

- (1) The proposed division results in five (5) or fewer lots;
- (2) All lots in the proposed subdivision front onto an existing public or approved private street and the construction or extension of a street or alley is not required to meet these Subdivision Ordinance requirements;
- (3) All lots meet the zoning ordinance area regulations and standards (minimum frontage, etc.); and
- (4) The plat does not require new interior public or private roads to serve the subdivision.

Sec. 38-20.3 Minor plat requirements.

Minor plat requirements.

- (1) The proposed plat shall be for the subdivision of one (1) lot into five (5) or fewer lots.
- (2) No parcel of land shall have more than one (1) minor plat approved during any five-year period.
- (3) The proposed plat shall meet all zoning ordinance requirements.
- (4) The proposed plat shall meet all Subdivision Ordinance requirements (e.g., improvement of substandard streets, per subsection 38-42.3(b)(2)), or the applicant shall pay fee in-lieu.
- (5) Private wells and private wastewater treatment facilities that meet the current city health standards shall be considered adequate when existing public water and sewer lines are not within the required area for utility extension and connection as specified in this Code, and at the discretion of the city engineer.

Sec. 38-20.4. Application requirements.

- (a) *Same as a final plat.* The requirements for the submittal of a minor plat shall be the same as the requirements for a final plat, as outlined in [section 38-19](#), Final plat.
- (b) *Preliminary plat not needed.* As stated in subsection 38-16.6(a)(2), a preliminary plat is not required when a minor plat is submitted.
- (c) *Application preparation.* An application shall be prepared by a land surveyor, registered or an engineer, professional.

Sec. 38-20.5. Review and approval process.

- (a) *Review action and approval action—Same as final plat.* The review and approval processes for a minor plat shall be the same as the review and approval processes for a final plat per [section 38-19](#).
- (b) *Minor plat review criteria.* The following criteria shall be used to determine whether the application for a minor plat shall be approved, approved with conditions, or denied:
 - (1) The minor plat is consistent with all zoning requirements for the property (if applicable), and all other requirements of this Subdivision Ordinance that apply to the minor plat;
 - (2) All lots to be created by the minor plat already are adequately served by improved public street access and by all required city utilities and services and by alleys, if applicable;
 - (3) The ownership, maintenance and allowed uses of all designated easements have been stated on the minor plat; and
 - (4) The plat does not require new interior public or private roads to serve the subdivision.

Sec. 38-20.6. Procedures for minor plat recordation following approval.

The procedures for recordation of a minor plat shall be the same as the procedures for recordation of a final plat, as outlined in section 38-19.10., Procedures for final plat recordation upon approval.

Sec. 38-20.7. Revisions to a minor plat following approval.

Revisions may only be processed and approved as an amending plat, as applicable.

Sec. 38-65.88. Lot, flag.

A lot having access to a street by means of a parcel of land having a depth greater than its frontage, and having a width less than the minimum required lot width. May also be referred to as a panhandle lot.

History:

1. The subject property was platted as a part of Somerset Park Addition in October of 1952
2. (MP-19) Planning Commission recommended approval on December 3, 2024

Next Steps:

If Council approves this minor plat, applicant will need to obtain required signatures and file with Oklahoma County.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line along the north side of Hilltop Court. 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 an eight (8) inch public sewer main extending along the west side of the area of request. There's a six (6) inch public sewer main extending along the north side of the area of request. 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 area of request exists off of Hilltop Court. 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

Right of way is not required with this application.

Twenty (20) feet of utility / drainage easement is required along the north side of the subject property to provide a corridor for a potential future drainage project.

Planning Division:

Staff met with the applicant on October 04, 2024

There is an existing structure that will be demolished on the subject property.

The proposed plat splits the existing lot into two (2) lots. Both proposed new lots meet the City's requirements for minimum lot size, width, and frontage. Any new structures will need to comply with area regulations and standards for residential districts as outlined in Midwest City Municipal Code.

The request meets the criteria to qualify as a minor plat as outlined in Midwest City Municipal Code.

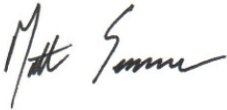
Action Required:

Approve or reject the Minor Plat of Somerset Park Addition for the property noted herein, subject to staff comments as found in the January 28, 2025, Council agenda packet and made part of the MP-00019 file.

Suggested Motion:

“To approve the Minor Plat of Somerset Park Addition subject to staff comments as found in the January 28, 2025, Council agenda packet and made part of the MP-00019 file.”

Please feel free to contact the Planner I’s office at (405) 739-1265 with any questions.

A handwritten signature in black ink that reads "Matt Summers". The signature is written in a cursive, flowing style.

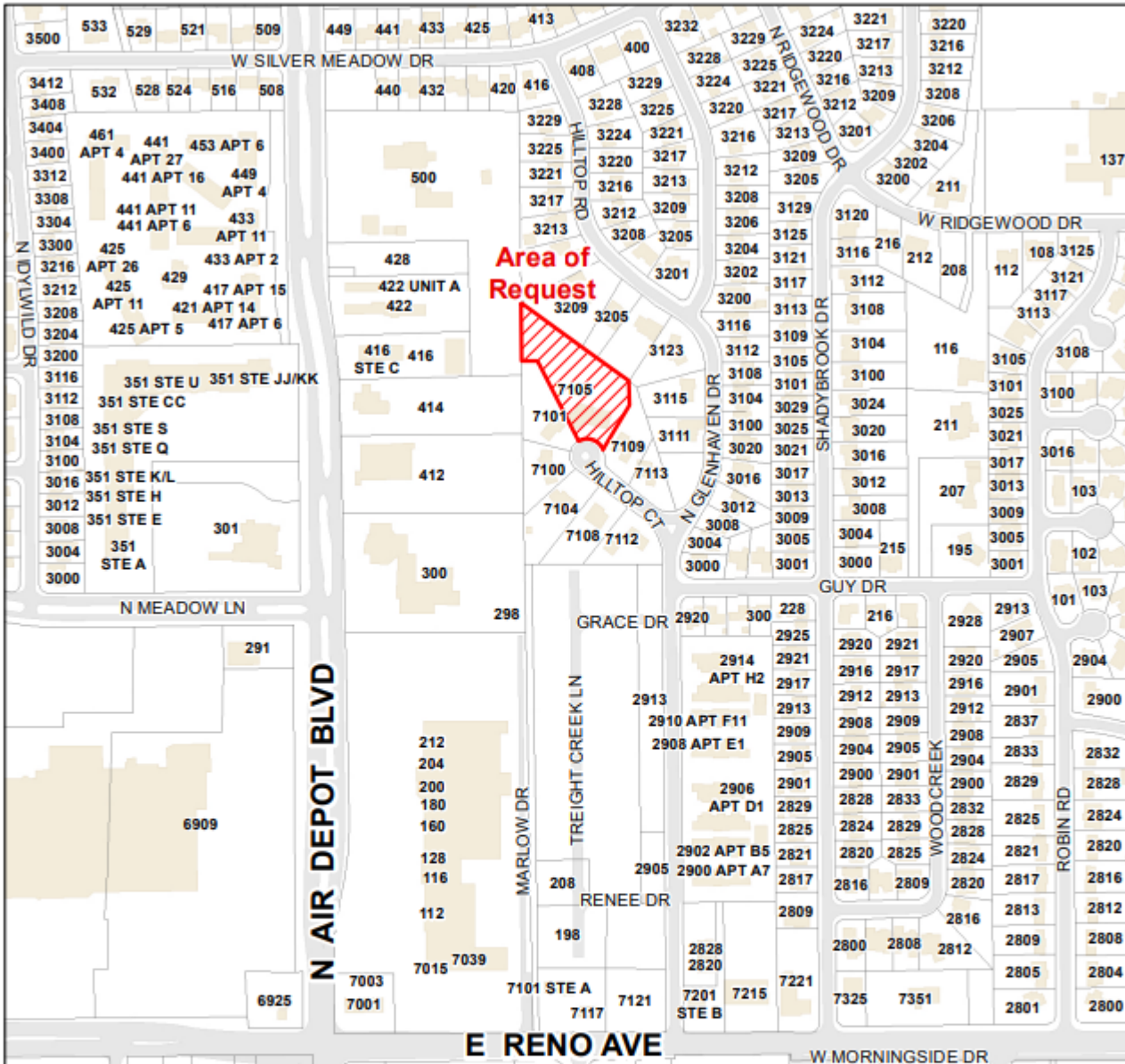
Matt Summers

Director of Planning & Zoning

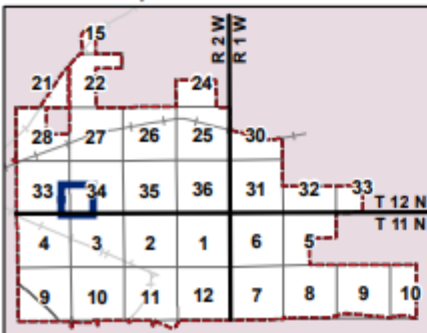
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



GIS- Information Technology/ Planning & Zoning



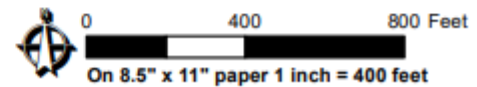
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

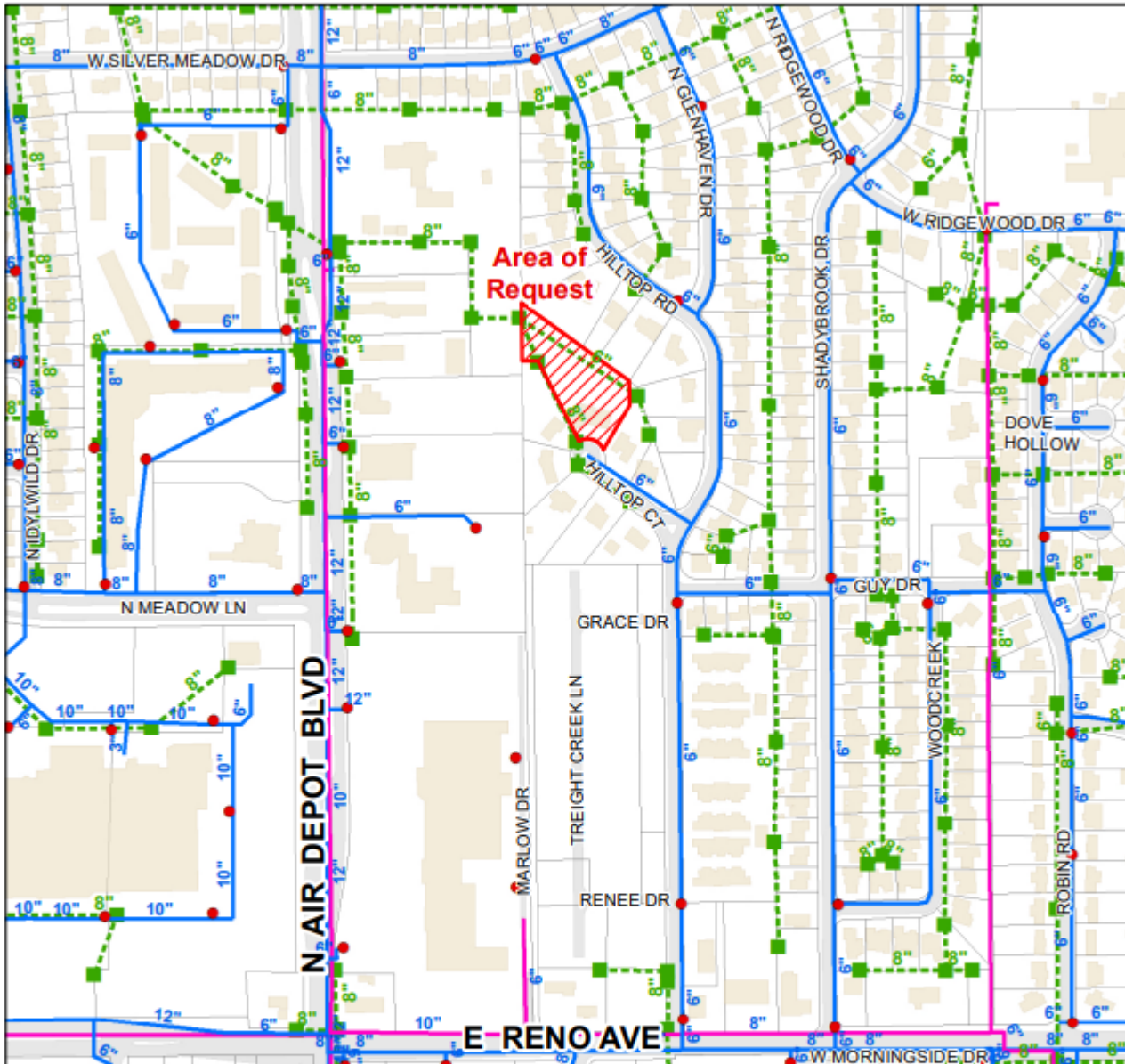
**GENERAL MAP FOR
MP-19
(SW/4, Sec 34, T12N, R2W)**



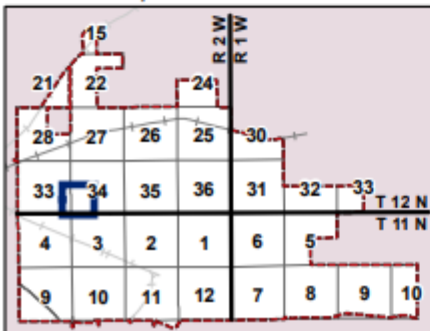
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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.



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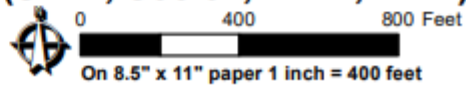
Locator Map



Water/Sewer Legend

- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - OKC Cross Country
 - Sooner Utilities
 - Thunderbird
 - Unknown
- Sewer Manholes
- Sewer Lines

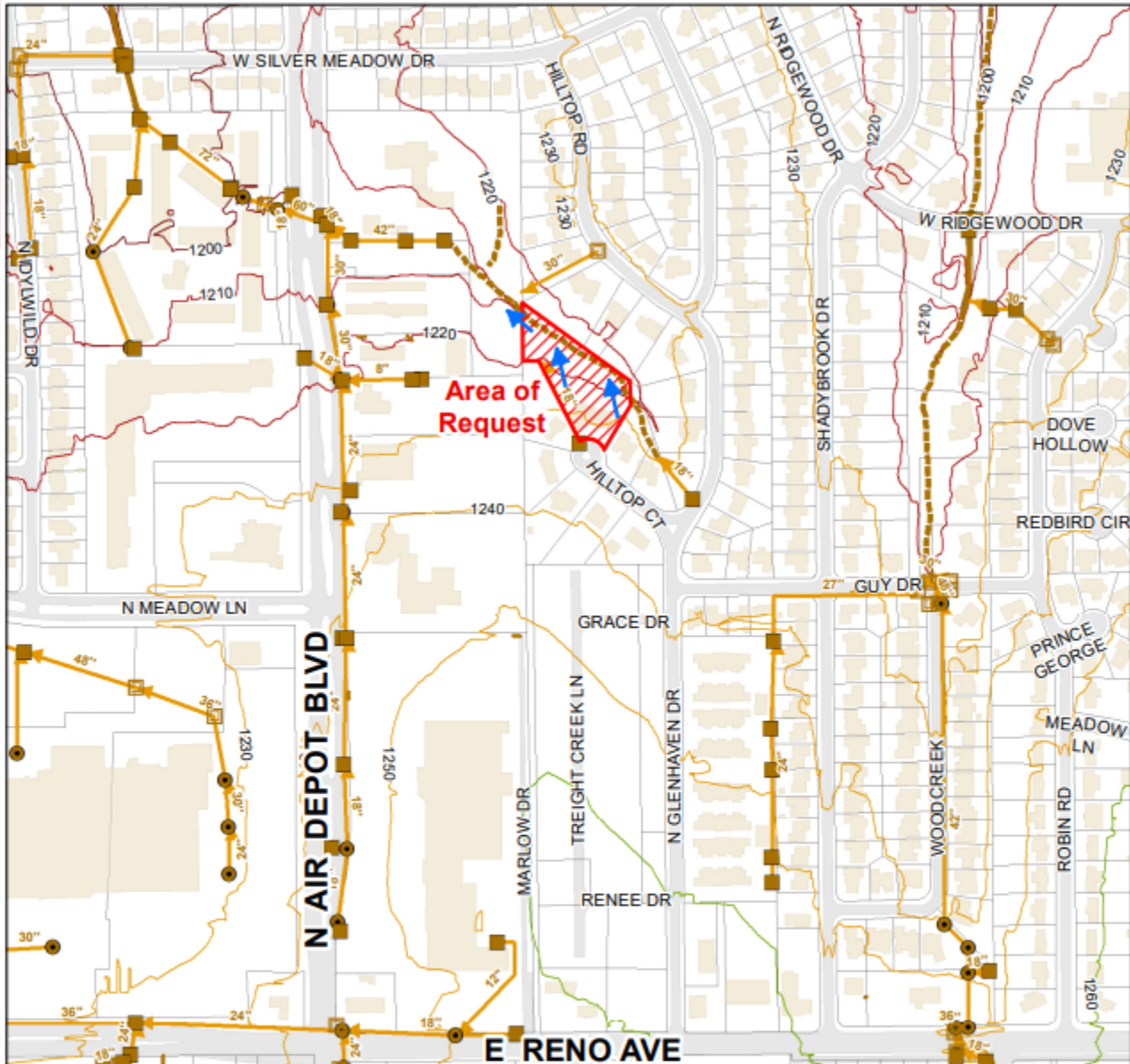
**WATER/SEWER LINE
LOCATION MAP FOR
MP-19
(SW/4, Sec 34, T12N, R2W)**



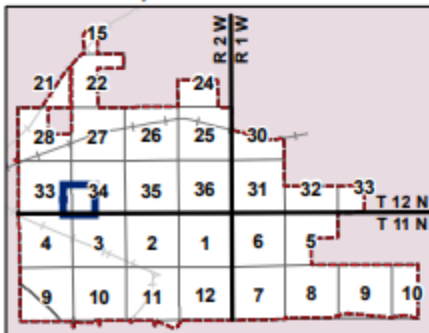
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GIS- Information Technology/ Planning & Zoning



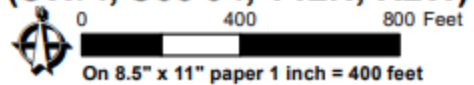
Locator Map



- 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

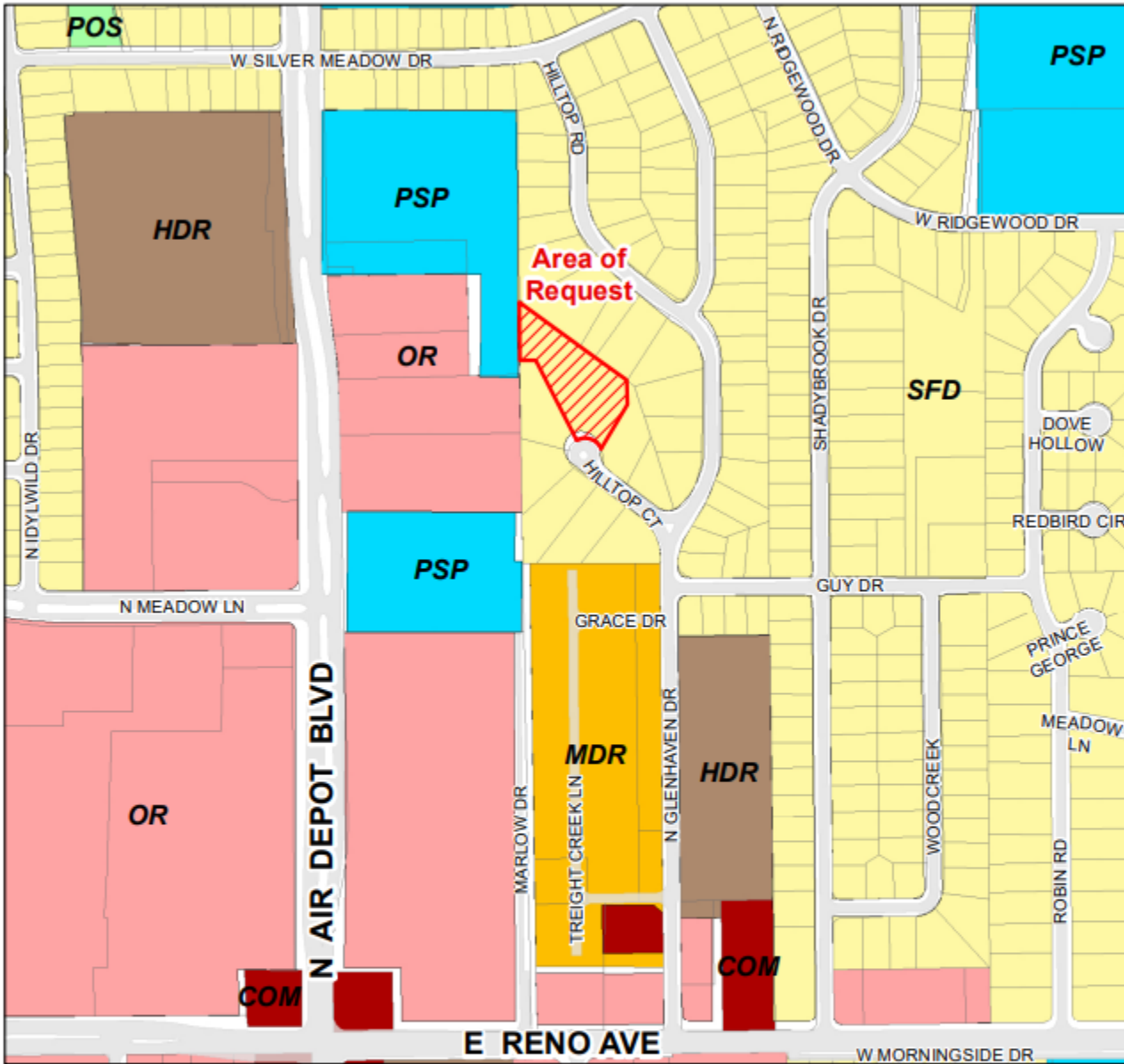
DRAINAGE LOCATION MAP FOR MP-19 (SW/4, Sec 34, T12N, R2W)



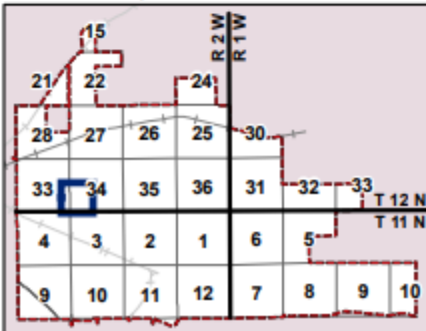
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GIS- Information Technology/ Planning & Zoning



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
MP-19
(SW/4, Sec 34, T12N, R2W)**



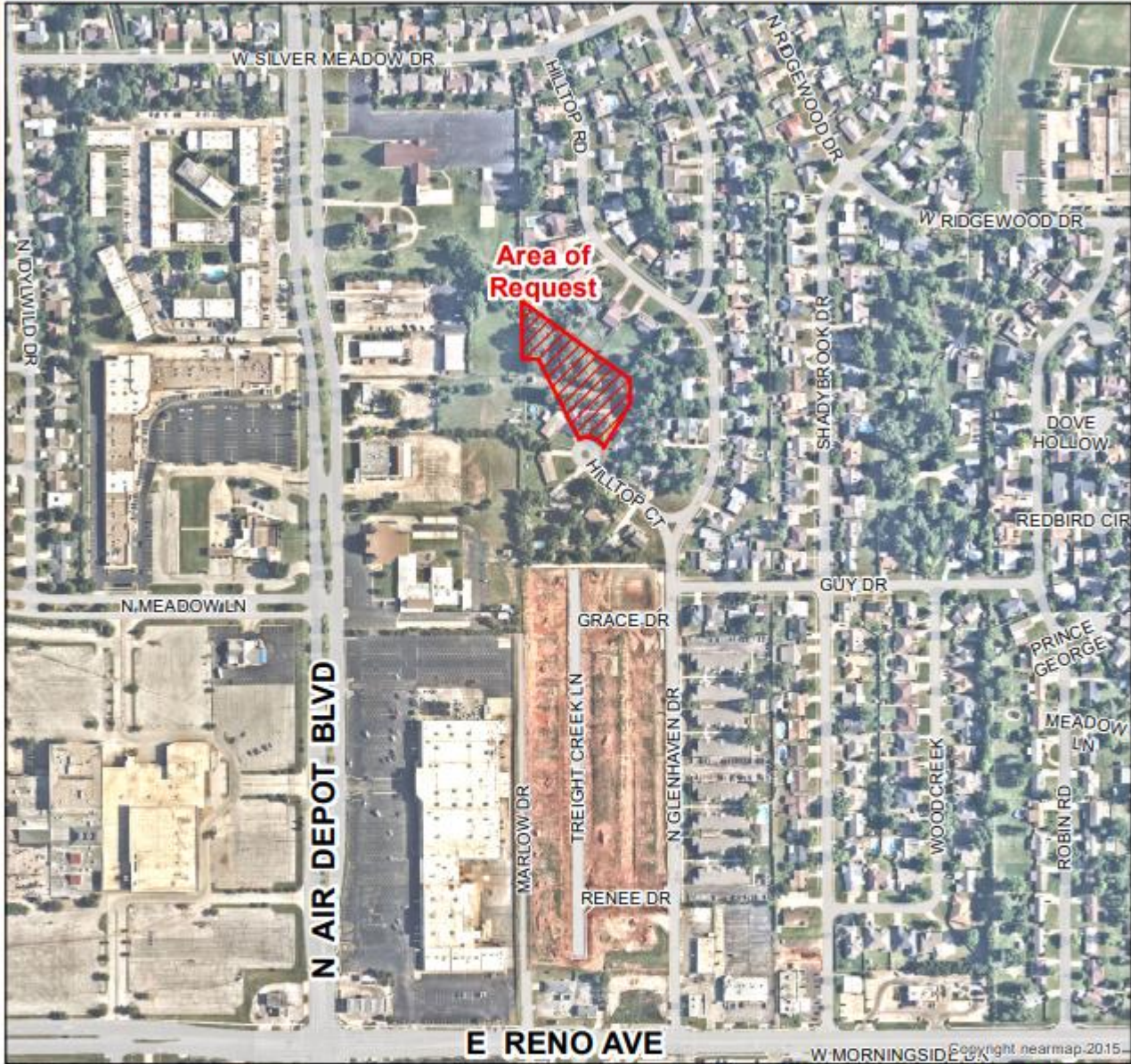
0 400 800 Feet

On 8.5" x 11" paper 1 inch = 400 feet

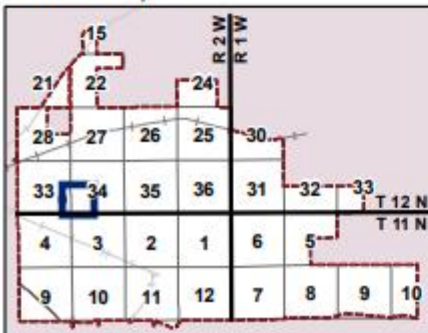
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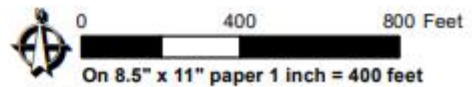
GIS- Information Technology/ Planning & Zoning



Locator Map



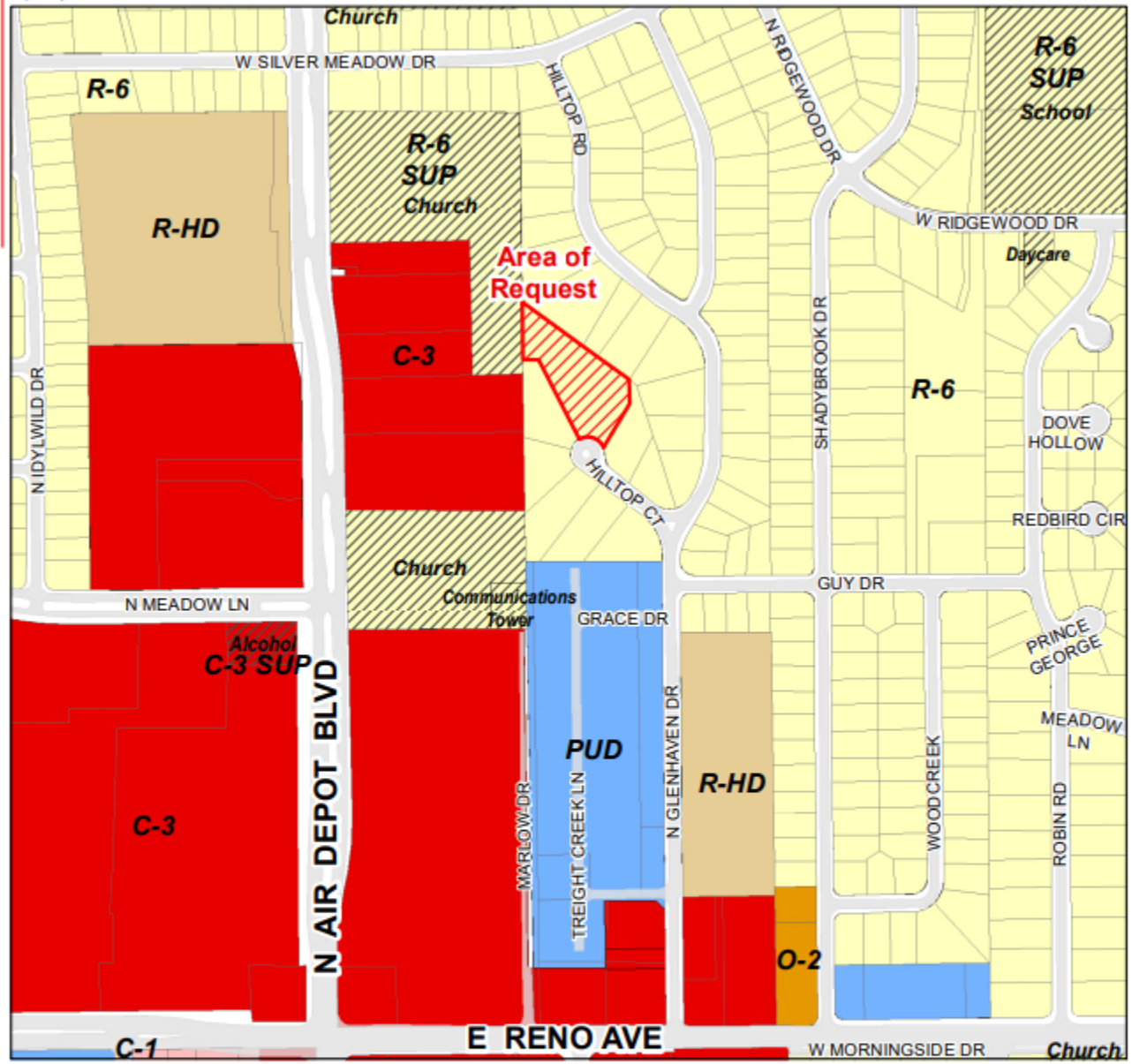
**5/2024 NEARMAP AERIAL VIEW FOR
MP-19
(SW/4, Sec 34, T12N, R2W)**



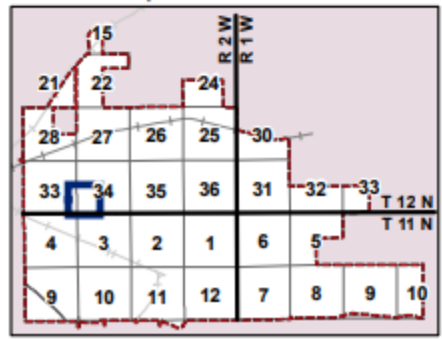
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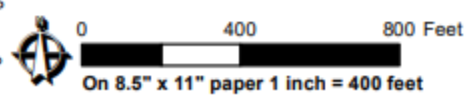
Locator Map



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-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 MP-19 (SW/4, Sec 34, T12N, R2W)



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To: Honorable Mayor and Council
From: Matt Summers, Director of Planning & Zoning
Date: January 28, 2025

Subject: (PC-2191) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Community Commercial District (“C-3”) for the property described as the East 528 feet of the North Half (N/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1021 S. Douglas Blvd., Midwest City.

Executive Summary: This zone change is proposed to correct an issue with the Zoning Map stemming from 1965. This application proposes to rezone the subject property from Single-Family Detached Residential District to Community Commercial District.

The subject property was rezoned to different commercial districts in 1965 and 1995. However, the Zoning Map was not updated to reflect these changes. The updates to the Zoning Regulations in 2010 make it necessary to adopt a new ordinance changing the zoning of the subject property to correct this issue.

The proposed zoning district for the site (C-3) is the same district that was approved for the site in 1995, is supported by the Comprehensive Plan, and would allow continued operation of the hardware store that has been on the subject property for decades.

Both state and local public notice requirements were fulfilled, and staff has not received any comment on this application. At the public hearing before the Planning Commission, there were no comments in support or opposition to this application.

The Planning Commission unanimously recommended approval of this item.

Dates of Hearings:

Planning Commission- December 3, 2024
City Council- January 28, 2025

Dates of Pre-Development Meetings:

September 24, 2024

Council Ward: Ward 2, Pat Byrne



Proposed Use: Office/Retail

Zoning Districts:

Area of Request- Single-Family Detached Residential District (“R-6”)

North- Medium Density Residential District (“R-MD”) PUD

South- Community Commercial District (“C-3”)

East- Community Commercial District (“C-3”)

West- Medium Density Residential District (“R-MD”) PUD

Land Use:

Area of Request- Commercial/Retail

North- Office

South- Office

East- Commercial/Retail

West- Park/Golf Course

Comprehensive Plan Citation:

The future land use for the subject lot is Office/Retail. The current use and the previously approved zonings for the subject property are supported by the Comprehensive Plan.

Office/Retail Land Use

Retail land uses areas are intended to provide for a variety of retail trade, personal, and business services and establishments. Retail establishments generally require greater visibility than do other types of non-residential land uses (e.g., office, commercial). Office uses include professional offices for lawyers, doctors, realtors, and other professionals. Office land uses are generally appropriate in all other non-residential areas of the City. Office development should be compatible with any adjacent residential area.

Municipal Code Citation:

2.20. - C-3, Community Commercial District

2.20.1. *General Description.* This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods

Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential area and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

Limited outdoor storage, as defined below, and limited open display, as defined below, shall be permitted.

Traffic generated by the uses permitted shall be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

7.2. - Zoning Amendments

7.2.1. *Amendments.* The City Council may from time to time, on its own motion, or on petition from the property owner, or on petition from the property owner's designated representative either by written authority from the property owner, or by order of a court, or on recommendation of the Planning Commission, amend the regulations and districts herein established in accordance with the procedures set forth in this section.

Applications shall only be submitted for contiguous lots or parcels and said lots or parcels shall not be separated by a dedicated street or right-of-way.

A separate application as described in 7.2.1.(A) Applications (below) of this Ordinance is required for each lot or parcel which is not contiguous to any other lot or parcel being considered or said lots or parcels are separated by a dedicated street or right-of-way as set in the legal description of the lot or parcel proposed to be rezoned.

(A) *Applications.* The following is a list of necessary requirements to be complied with in order to submit an application to amend the regulations and districts:

- (1) Application form completed.
- (2) Warranty deed establishing current ownership of area of request.
- (3) Site plan when required by 7.5.1. Site Plan Requirements (Page 183) of this Ordinance.
 - a. Exceptions: See 7.2.1. (C) Exceptions to site plan requirements (below).
 - b. Elimination of site plans: See 7.5.7. Applicant Initiated Elimination of Existing Site Plans (Page 186) and 7.5.8. Expiration of Site Plans (Page 186).
- (4) Signature of applicant.

(B) *Minimum area and frontage.* The minimum area and frontage requirements for rezoning as required in the applicable zoning districts will be met by taking the total contiguous area and frontage of the property being developed as the area and frontage to be listed in the application.

(C) *Exceptions to site plan requirements.*

- (1) Properties zoned in conjunction with a site plan as defined in 7.5 Site Plan (Page 183) of this Ordinance shall not require a site plan for rezoning applications where existing structures and improvements are proposed to remain in their present location and no new structures or improvements are proposed.
- (2) A plan showing only the existing structures, parking, curb cuts and drainage will be submitted with the application.
- (3) This will be considered a final site plan as defined in 7.5 Site Plan (Page 183) of this Ordinance.

History:

1. This area was rezoned to C-1 in 1965 by Ordinance 836. Due to staff error, this was not reflected on the 1965 zoning maps.
2. In an effort to correct the error in 1965, the area was rezoned to C-3 in 1995 by Ordinance 2607. Due to staff error, this was not reflected on the official zoning map.
3. In 2010, new Zoning Regulations, including new districts and a new zoning map, were adopted. The error from 1995 was made official with the adoption of Ordinance 3131, and established the subject property as being zoned R-6.

4. The Planning Commission heard this application and unanimously recommended approval at the December 3, 2024 meeting.

Next Steps:

1. If Council approves this rezoning application, the applicant will then proceed with receiving all other applicable permits required for future development.

Staff Comments-

Planning Division:

Staff spoke with the owner of the subject property in September regarding a zoning issue with a shipping container on site. This discussion revealed an error in the City's Zoning Map regarding the subject property.

The proposed zoning district is supported by the Comprehensive Plan and allows the primary use on the subject property by right. The proposed C-3 zoning district fits well with the surrounding properties, and should not have any adverse impacts on the area.

The Planning Commission unanimously recommended approval of the proposed rezoning.

Action is at the discretion of the City Council.

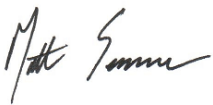
Action Required:

- 1) Approve or reject an ordinance to redistrict from Single-Family Detached Residential District ("R-6") to Community Commercial District ("C-3") the property herein noted, subject to staff comments found in the January 28, 2025, City Council agenda packet and made a part of the PC-2191 file."

Suggested Motion:

"To approve the ordinance redistricting 1021 S. Douglas Blvd. from Single-Family Detached Residential District ("R-6") to Community Commercial District ("C-3"), subject to staff comments found in the January 28, 2025 City Council agenda packet and made a part of the PC-2191 file."

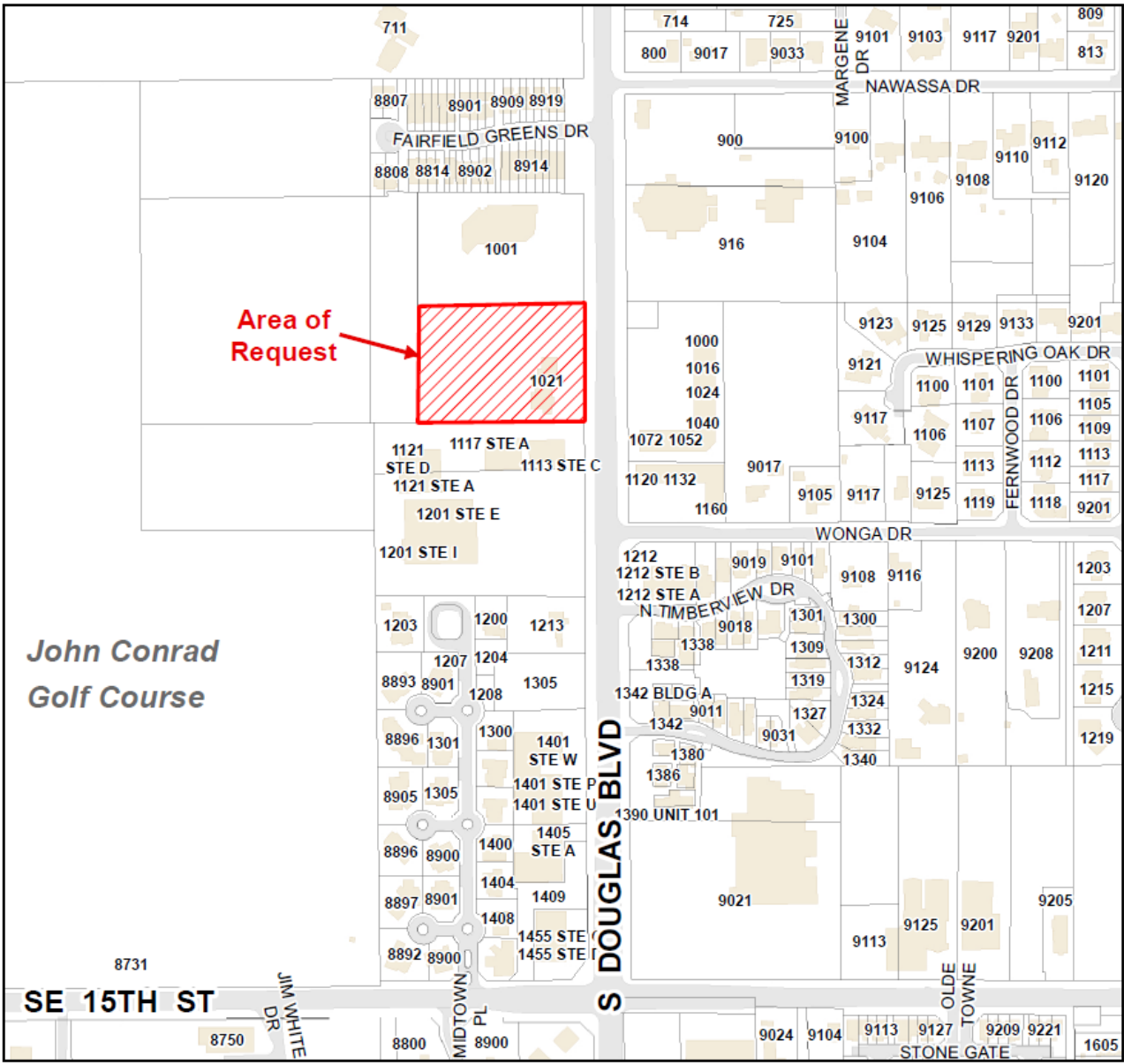
Please feel free to contact my office at (405) 739-1228 with any questions.



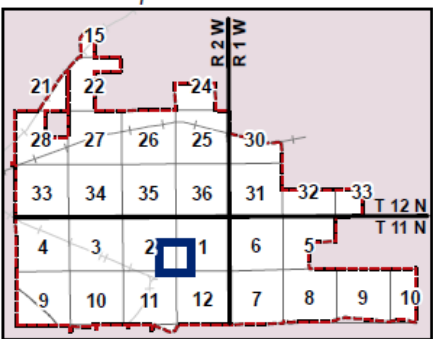
Matt Summers, AICP
Director of Planning & Zoning



GIS- Information Technology/ Planning & Zoning



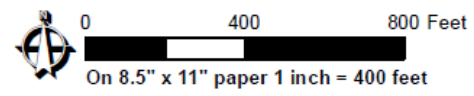
Locator Map



General Map Legend

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
- Active
- Inactive / Closed

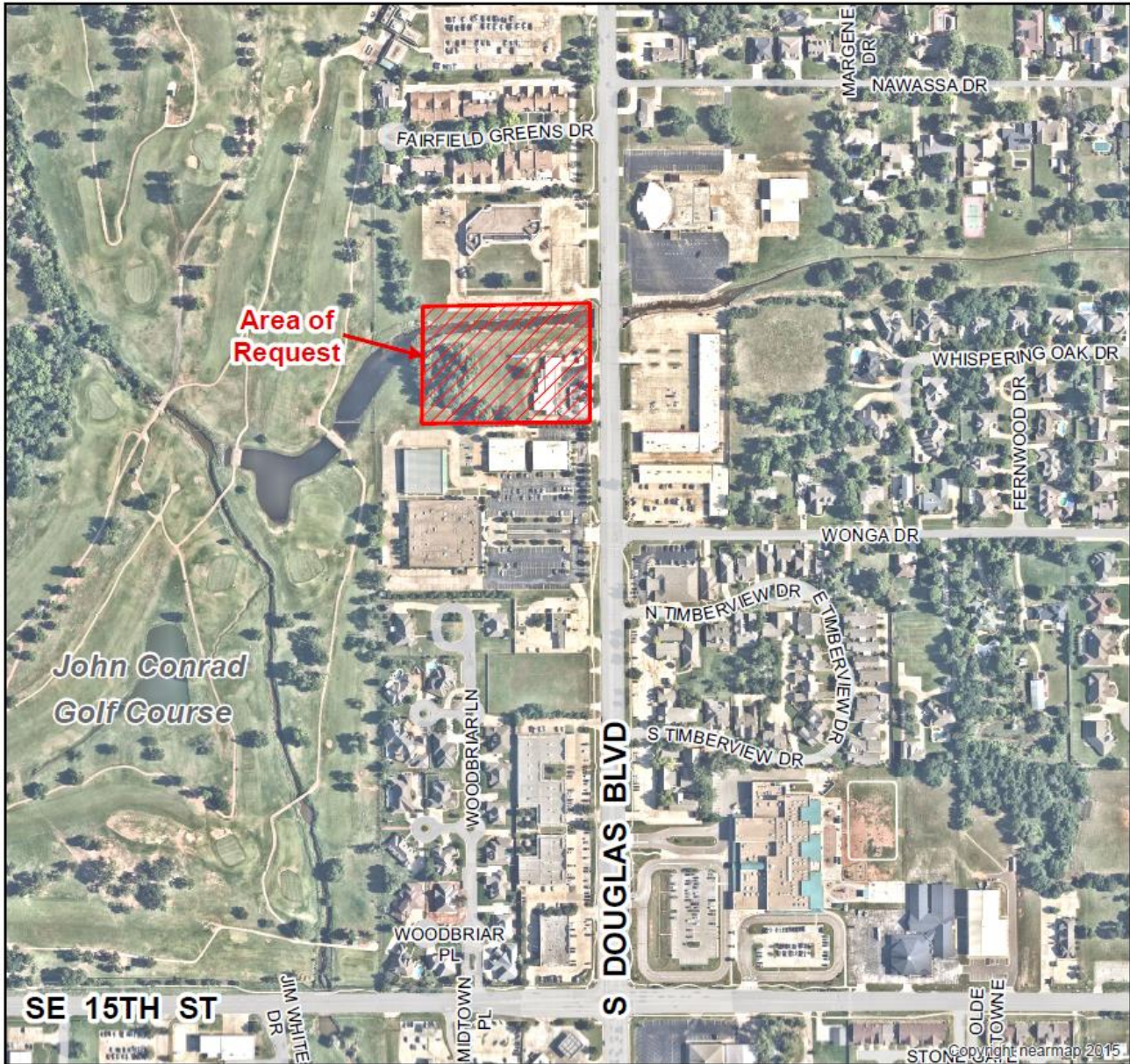
**GENERAL MAP FOR
PC-2191
(SE/4, Sec 2, T11N, R2W)**



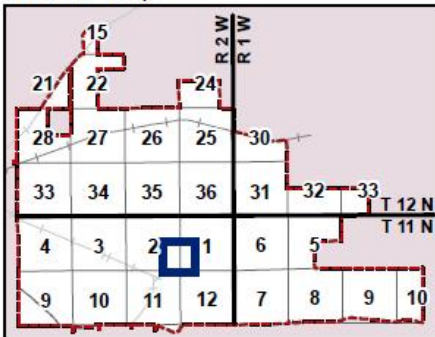
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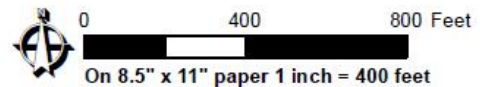
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Locator Map



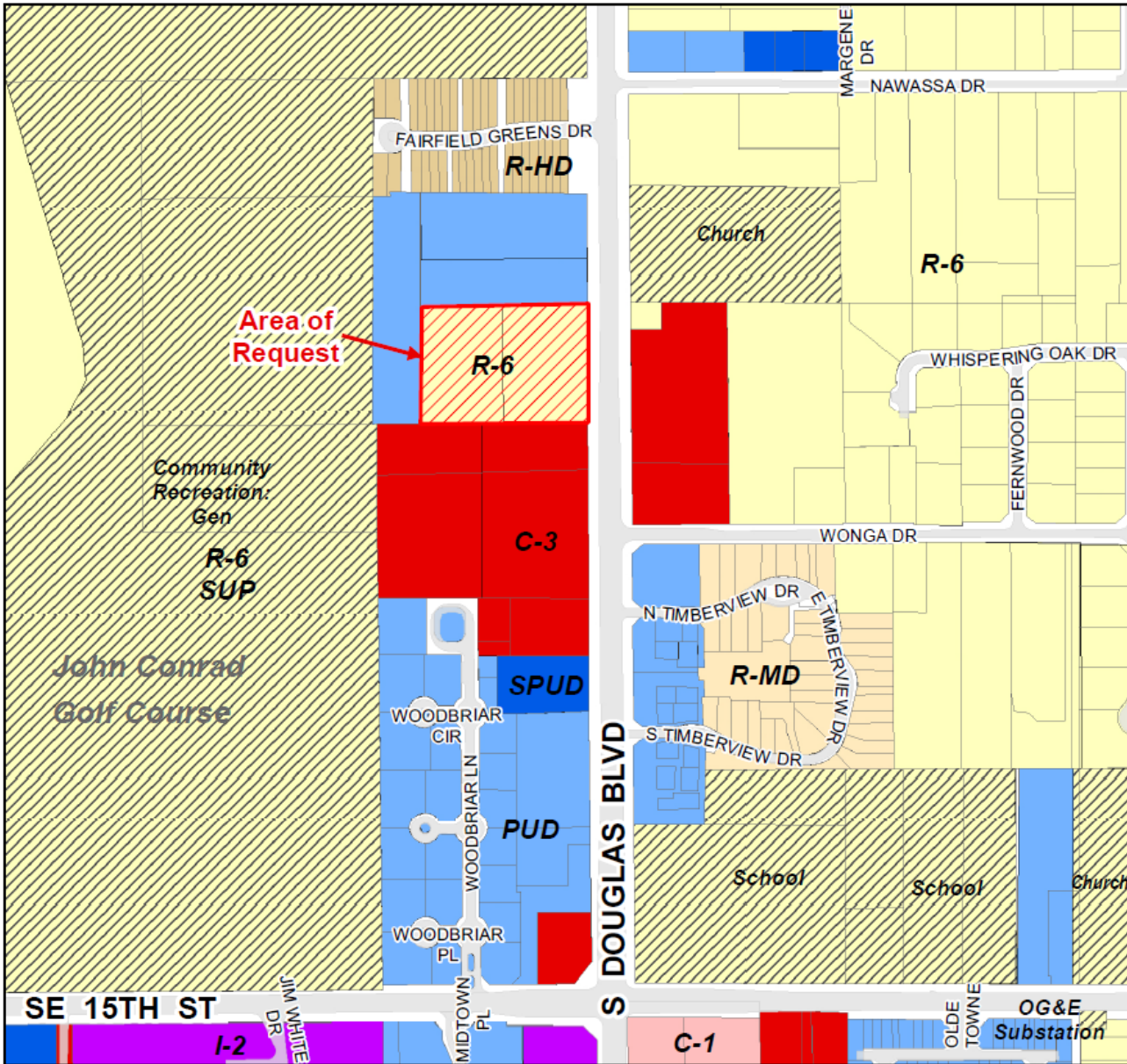
**5/2024 NEARMAP AERIAL VIEW FOR
PC-2191
(SE/4, Sec 2, T11N, R2W)**



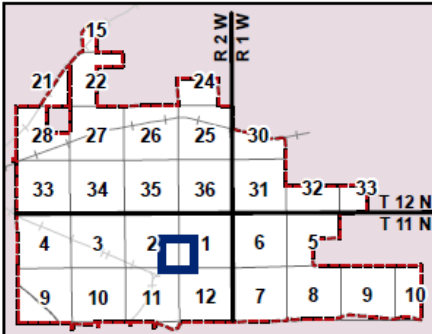
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Locator Map



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-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-2191 (SE/4, Sec 2, T11N, R2W)



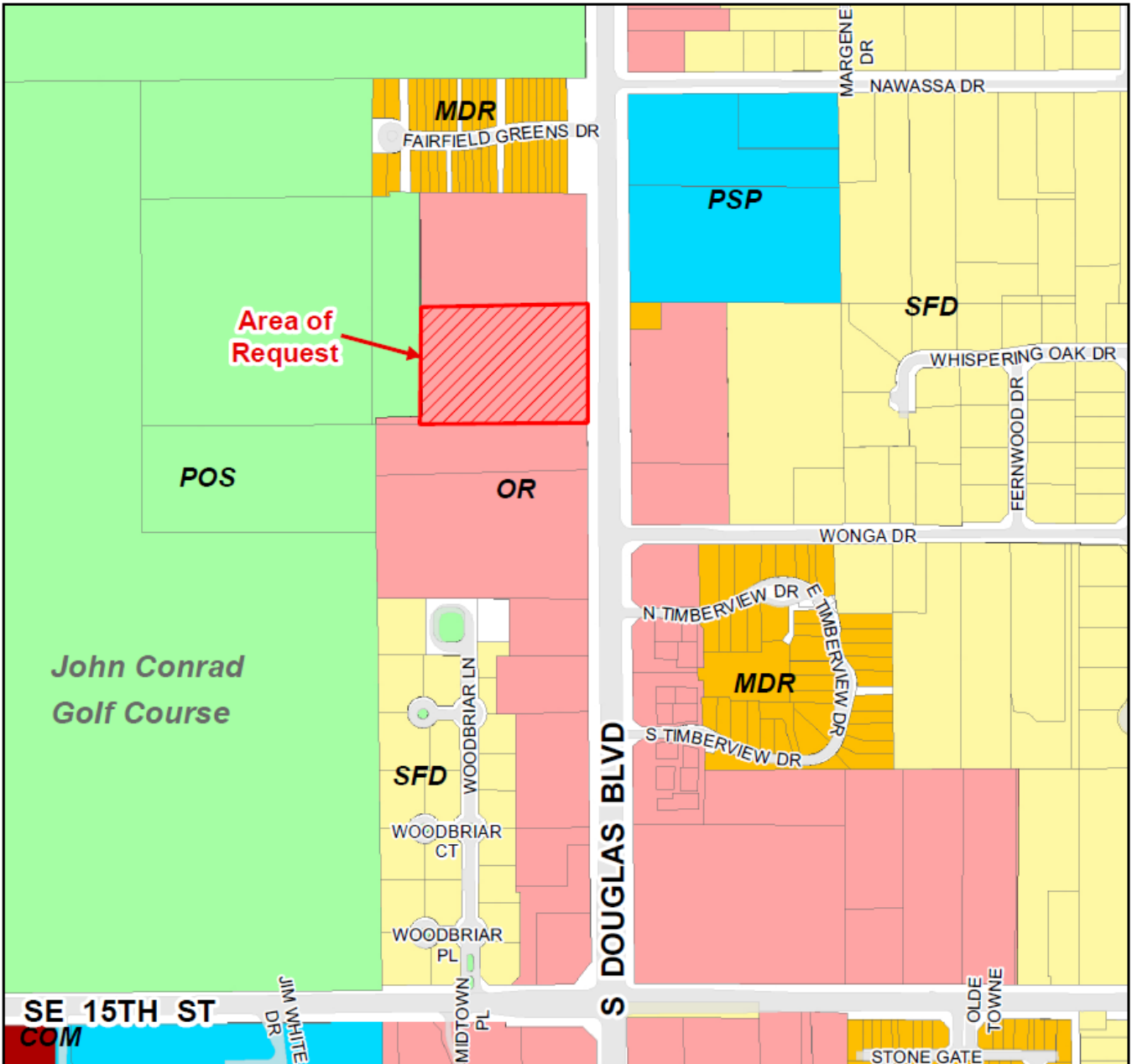
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On 8.5" x 11" paper 1 inch = 400 feet

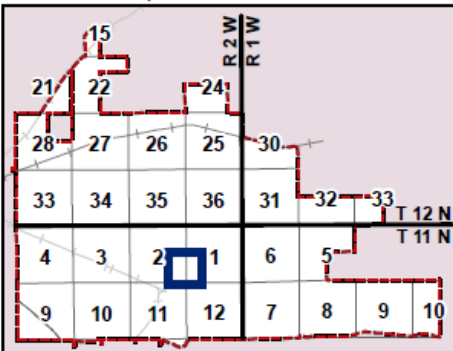
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Locator Map



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-2191

(SE/4, Sec 2, T11N, R2W)



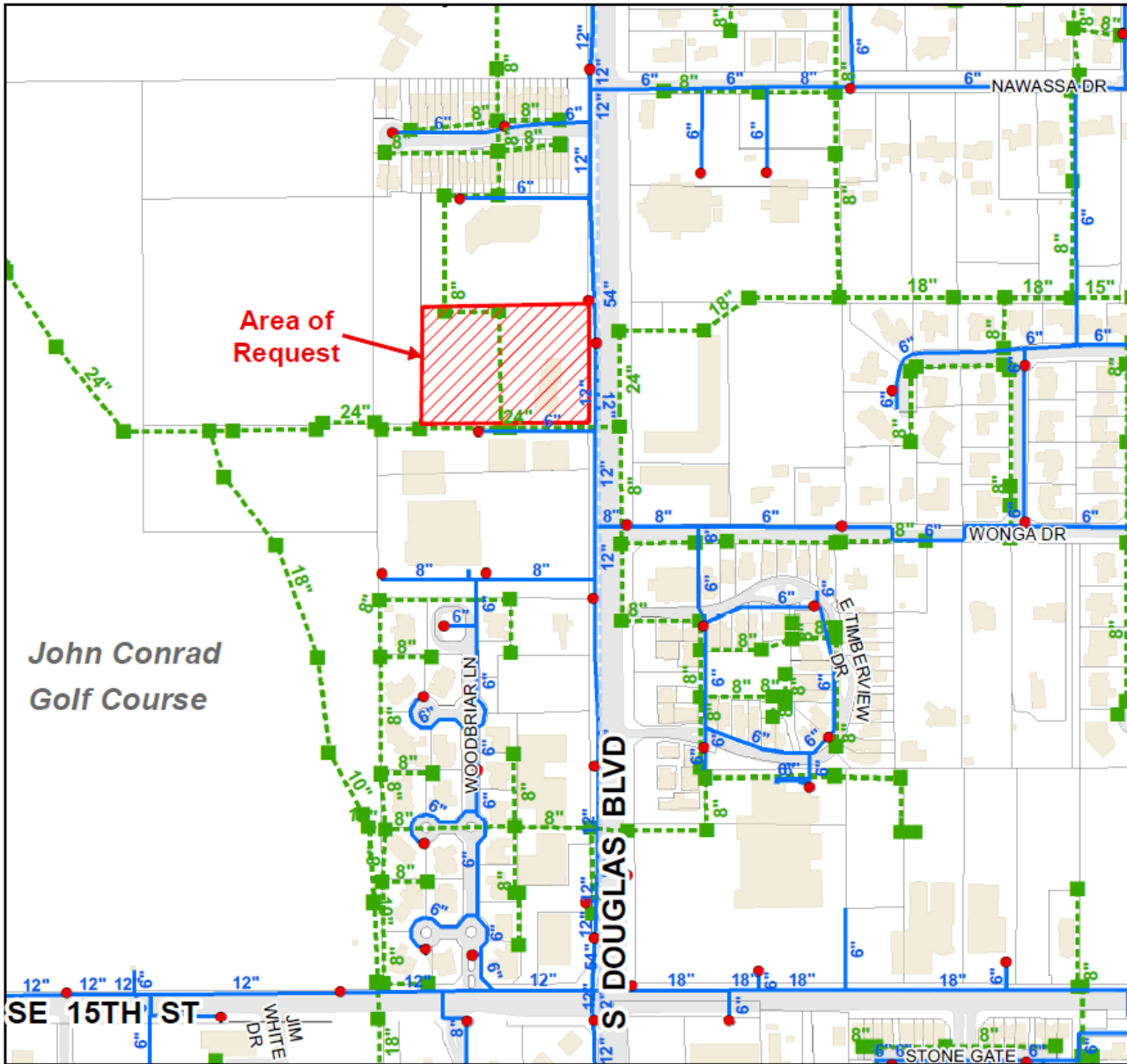
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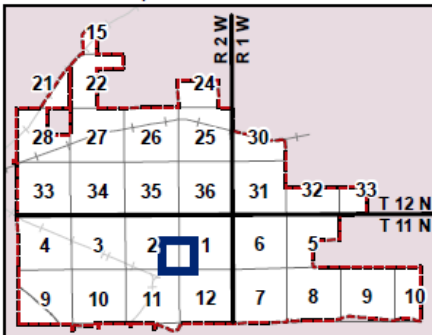
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Locator Map



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-2191
(SE/4, Sec 2, T11N, R2W)**



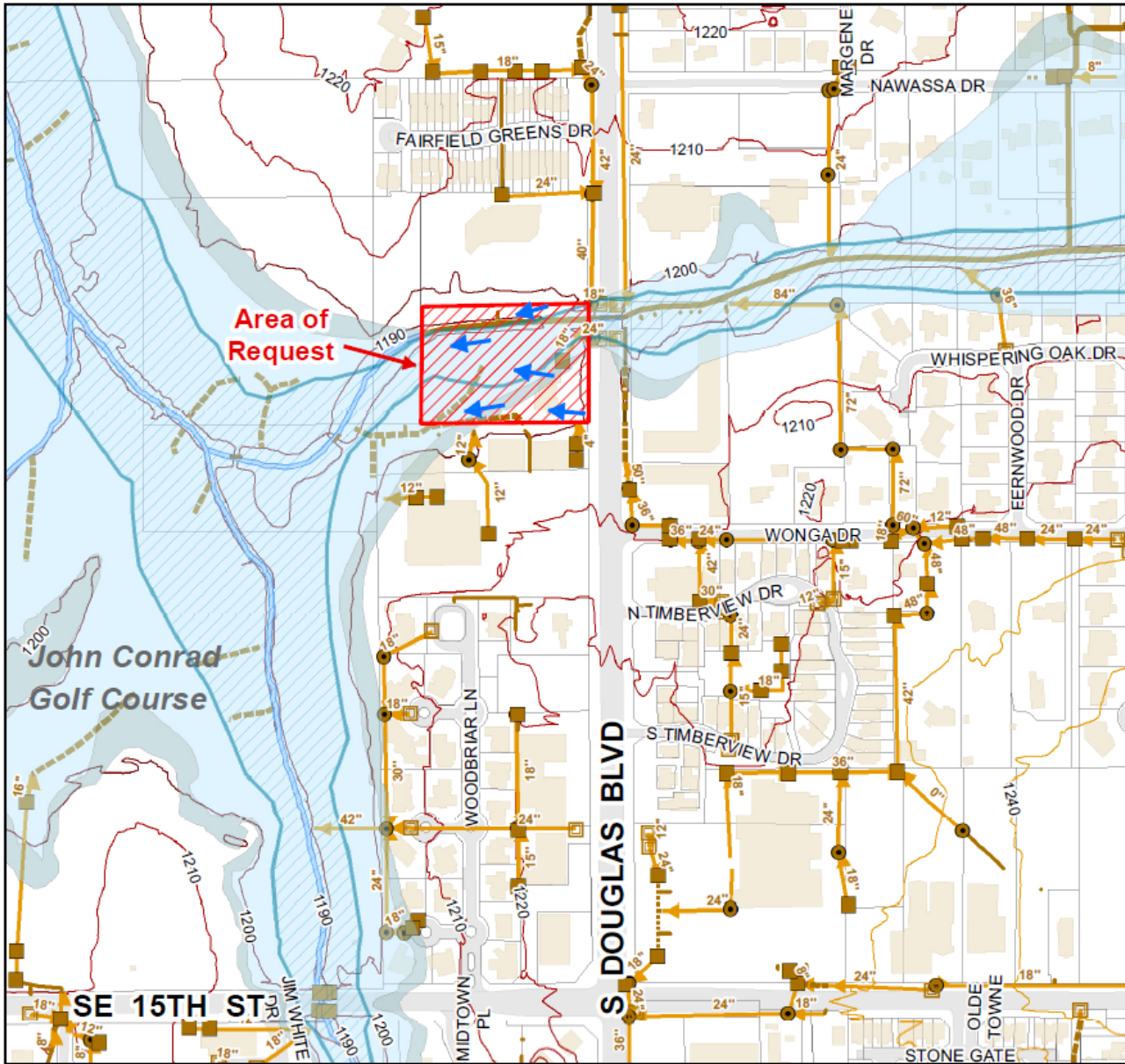
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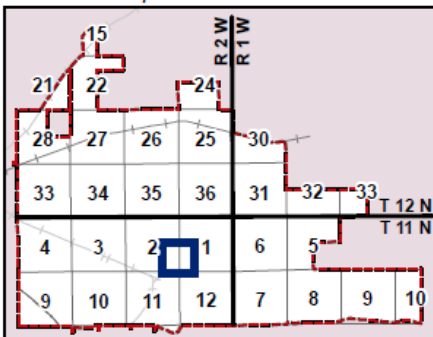
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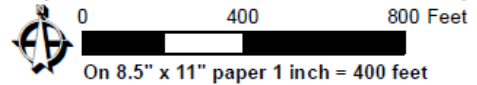
Locator Map



- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1168-1204 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-2191 (SE/4, Sec 2, T11N, R2W)



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1 **PC-2191**

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 C-3, COMMUNITY COMMERCIAL DISTRICT AND DI-**
6 **RECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO RE-**
7 **LECT THE RECLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT; AND**
8 **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 District to C-3, Community Commercial District
13 subject to the conditions contained in the PC-2191 file, and that the official Zoning District Map
14 shall be amended to reflect the reclassification of the property’s zoning district as specified in
15 this ordinance:

16 For the property described as the East 528 feet of the North Half (N/2) of the South Half (S/2)
17 of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Two (2), Township
18 Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

19 **SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are
20 hereby repealed.

21 **SECTION 3. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is
22 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
23 tions of the ordinance.

24 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
25 on the _____ day of _____, 2025.

26 THE CITY OF MIDWEST CITY, OKLA-
27 HOMA

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 _____, 2025.

34 _____
35 DONALD MAISCH, City Attorney

To: Honorable Mayor and Council
From: Matt Summers, Director of Planning & Zoning
Date: January 28, 2025

Subject: (PC-2192) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Simplified Planned Unit Development (“SPUD”), for the property described as a part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 4604 Meadowoak Dr., Midwest City.

Executive Summary: The applicant, Mr. Melvin Haynes, is requesting to amend the Comprehensive Plan to Medium Density Residential Land Use and rezone the subject property to a Simplified Planned Unit Development with underlying zoning of Two-Family Attached Residential District (“R-2F”).

The subject property is currently vacant, and the Applicant is proposing to construct one (1) duplex.

A SPUD is being proposed to request alleviation of setback requirements. The Applicant is requesting a 5’ setback on northern property line (instead of 7’), and a south building line of 14’ (instead of 20’). At the time the Subdivision was platted, the side setbacks were 5’, and the lot is a corner lot with a side building line of 20’, which makes it difficult to meet setback requirements. A 14’ side building line still leaves an adequate amount of open space between the property line and street.

Public Works requested the Applicant remove some of the trees that are within the Utility Easement to protect the infrastructure from roots, and the Applicant agreed to request. The Applicant has proposed preserving the existing mature trees on the property that are able to be saved, meeting landscaping requirements for new construction homes, and is proposing 90% exterior masonry which is 5% more than the minimum requirement.

If the rezoning application is approved, any regulations not addressed in the SPUD Master Design Statement shall observe the development regulations for the Two-Family Attached Residential District including, but not limited to, parking, landscaping, and exterior masonry requirements.

The Applicant provided preliminary floor plan and site plan. The site plan indicates the proposed alleviations are reasonable and that the proposal fits the lot appropriately and not adversely impacting the surrounding area.



If the rezoning application is approved, the applicant's next step would be to apply for a building permit through the Engineering and Construction Services Department. All applicable code requirements shall be observed.

Both state and local notification requirements were met. At the time of this writing, staff has not received any comments regarding this case. The Applicant was present at the Planning Commission meeting and addressed the Commission. At the public hearing before the Planning Commission, there were no comments from the public in support or opposition to this application. The Planning Commission recommended unanimous approval subject to staff's comments.

Action is at the discretion of the Council.

Dates of Hearing:

Planning Commission- December 3, 2024

City Council- January 28, 2025

Date of Pre-Development Meeting: September 24, 2024

Council Ward: Ward 5, Sara Bana

Owner: M. Elite Investments LLC.

Applicant: Melvin Haynes

Proposed Use: Duplex

Size: The subject property contains an area of 0.2395 acres more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single-Family Detached Residential

North- Single-Family Detached Residential

South- Single-Family Detached Residential

East- Single-Family Detached Residential

West- Single-Family Detached Residential

Zoning Districts:

Area of Request- Single-Family Detached Residential District ("R-6")

North- Single-Family Detached Residential District ("R-6")

South- Single-Family Detached Residential District ("R-6")

East- PUD (R-2F)

West- Single-Family Detached Residential District ("R-6")

Land Use:

Area of Request- Vacant

North- Single-Family Residence

South- Single-Family Residence

East- Cottage Park Duplexes

West- Single-Family Residence

Comprehensive Plan Citation:

The Future Land Use designation for the subject property is Single-Family Detached Residential. The Single-Family Detached Residential land use designation does not match the proposed SPUD zoning sought by this application, therefore a resolution to amend the Future Land Use Map in the Comprehensive Plan must be made if this application is to be approved. This application proposes to amend the Future Land Use designation for the subject property to Medium Density Residential, which is described below.

Medium Density Residential Land Use

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. It is anticipated that new areas for medium density land use will be developed in the future.

In instances where a development proposal does not directly reflect the land use pattern for a site shown on the Future Land Use Map, the Comprehensive Plan directs us to consider the following (staff comments in bold):

- Will the proposed change enhance the site and the surrounding area?
 - **The proposed zone change would enhance the surrounding area by allowing for a low-impact infill development that provides housing to a site that has been undeveloped for over 50 years. The exterior masonry proposed exceeds the minimum quality that was required for the surrounding area, therefore, providing enhanced curb appeal.**
- Is the proposed change a better land use than that recommended by the Future Land Use Plan?
 - **The proposed change is a compatible land use for this area and similar to the existing designation in the Future Land Use Plan.**
- Will the proposed use impact adjacent residential areas in a negative manner? Or will the proposed use be compatible with, and/or enhance, adjacent residential areas?
 - **The proposed use is a small footprint and situated on a corner lot and would not have a negative impact on any residential uses in the area. There will seemingly be no negative traffic congestion.**
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
 - **The uses adjacent to the subject property are similar in nature to those proposed by this application. Cottage Park duplexes abut the property to the east, and a single duplex is generally compatible with single-family homes.**
- Does the proposed use present a significant benefit to the public health, safety, and welfare of the community? Would it contribute to the City’s long-term economic well-being?
 - **While there is no significant or insignificant benefit to public health, safety, and welfare of the community, the proposed use presents an opportunity for new residents who can add to the sales tax base which aids in the long-term economic well-being of the community.**

Overall, the proposed zoning change from single-family to two-family residential would not adversely impact the surrounding area. However, amending the Future Land Use Plan from Single-Family Detached Residential to Medium-Density Residential does represent a larger shift. While ultimately staff supports the amendment to

the Comprehensive Plan, we do not think it would be appropriate to develop this site as anything more intensive than a two-family development.

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 or parcels of land that are to be developed as one unit according to a master development plan map.

The 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 of buildings 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.

History:

1. This property is part of the Rolling Meadows Section Two Subdivision approved in 1970.
2. (PC-2192) Planning Commission recommended unanimous approval of this item December 3, 2024.

Next Steps:

If Council approves this rezone, the applicant will need to apply for the appropriate building permits through the Engineering and Construction Services Department.

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for examples. This is a rezoning application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

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 six (6) inch line running along the east side of Meadowoak Drive and a six (6) inch main running along the south side of the proposed 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 is a public sewer main bordering the proposed parcel, an eight (8) inch line running along the east side of the proposed parcel. 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 Meadowoak Drive. Meadowoak Drive 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.

Public Works' Comments:

Line Maintenance

Water

- Separate water meters shall be required for each dwelling unit.
- Water meter(s) shall be installed in "green belt" per Midwest City Municipal Code Section 43-54.
**Two-foot horizontal green belt buffer zone and vertical clearance zone of five feet.*

Sewer

- Backflow preventer(s) shall be installed 3" above final grade.

Landscaping

Protection of Utilities.

- No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility.

Distance from fireplugs.

- No street trees shall be planted closer than ten (10) feet from any fireplug per Section 42-9 of Midwest City Municipal Code.

**Please note, these requirements do not supersede landscape requirements per Zoning Regulations. If landscaping is to be removed due to encroachment of required utilities protection buffer and/or fireplug distance requirements, new landscaping plan shall be submitted to Planning & Zoning for approval.*

Planning Division:

Staff met with the Applicant on September 24, 2024, for a pre-application meeting.

The subject property is currently vacant, and the Applicant is proposing one (1) duplex structure.

Staff feels the proposal satisfies the requirements of a SPUD.

Innovative development. A duplex is innovative way to develop the infill lot that has been vacant for many years

Efficient use of land. The proposal is an efficient use of the land while also maintaining continuity with its surrounding properties.

Appropriate limitations and compatibility. The Master Design Statement maintains appropriate limitations on the character and intensity of use, while also assuring compatibility with adjoining and proximate properties.

The Cottage Park duplexes adjoin the property to the east, and the proposal is similar to the other abutting property owners. With the subject property being a corner lot, there is adequate space for parking and seemingly no adverse impact on the street. Separate addresses shall be required and will be addressed at the time of building permit.

If the rezoning application is approved, anything not addressed in the SPUD Design Statement shall observe the development regulations for R-2F, Two-family Attached Residential District as found in Appendix A of the Midwest City Municipal Code.

Parking:

- 2 spaces per dwelling unit shall be required.

Landscaping:

- The Applicant's Design Statement proposes preserving the mature trees that are able to be saved in addition to meeting the minimum landscaping requirements per Code.

Exterior construction:

- The Applicant's Design Statement proposes 90% masonry material, which is 5% more than the minimum required for residential construction, and the preliminary plans submitted are 100%.

Staff notes that if this application is approved, the development is still subject to formal site plan review when plans are submitted with the permit application.

Action Required:

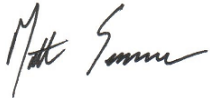
Approve or reject to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and to approve or reject the ordinance to redistrict from Single-Family Detached Residential District ("R-6"), to Simplified Planned Unit Development ("SPUD"), for the property noted herein, subject to staff comments as found in the January 28, 2025 agenda packet and made part of PC-2192 file.

Suggested Motions:

“To approve the resolution amending the Comprehensive Plan to Medium Density Residential Land Use subject to Staff Comments found in the January 28, 2025, City Council agenda packet and made a part of the PC-2192 file.”

“To approve the ordinance redistricting 4604 Meadowoak Drive to the Simplified Planned Unit Development zoning district subject to Staff Comments found in the January 28, 2025, City Council agenda packet and made a part of the PC-2192 file.”

Please feel free to contact the Current Planning Manager’s office at (405) 739-1223 with any questions.

A handwritten signature in black ink that reads "Matt Summers". The signature is written in a cursive, flowing style.

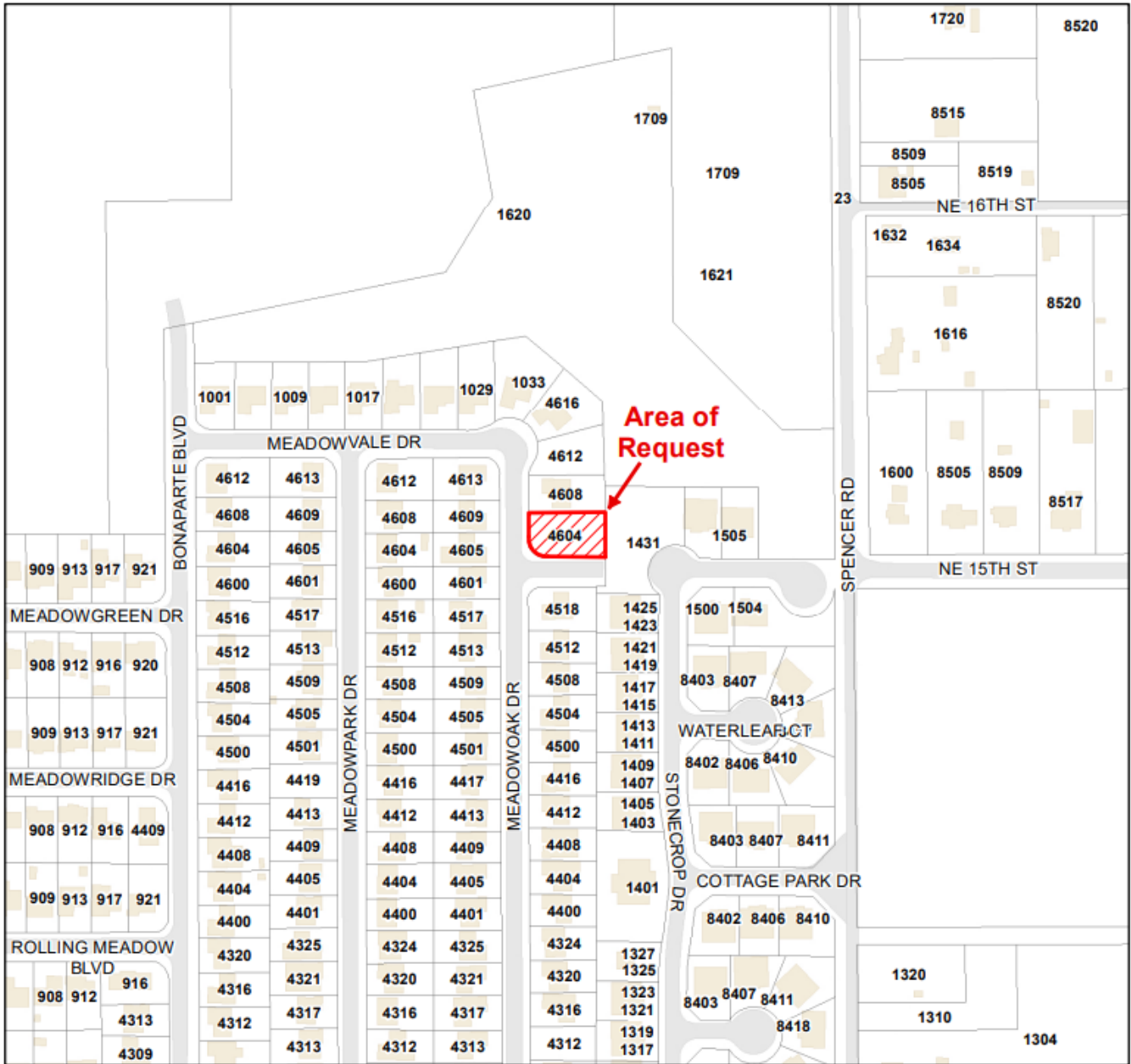
Matt Summers

Director of Planning & Zoning

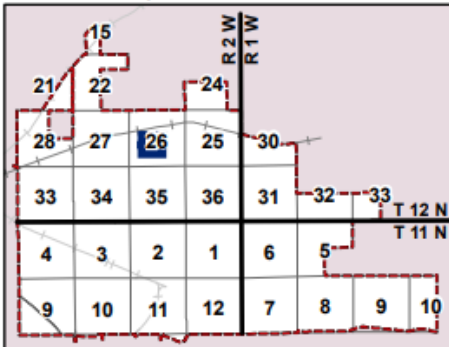
ER



GIS- Information Technology/ Planning & Zoning



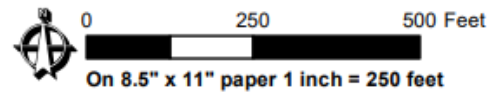
Locator Map



General Map Legend

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
- Active
- Inactive / Closed

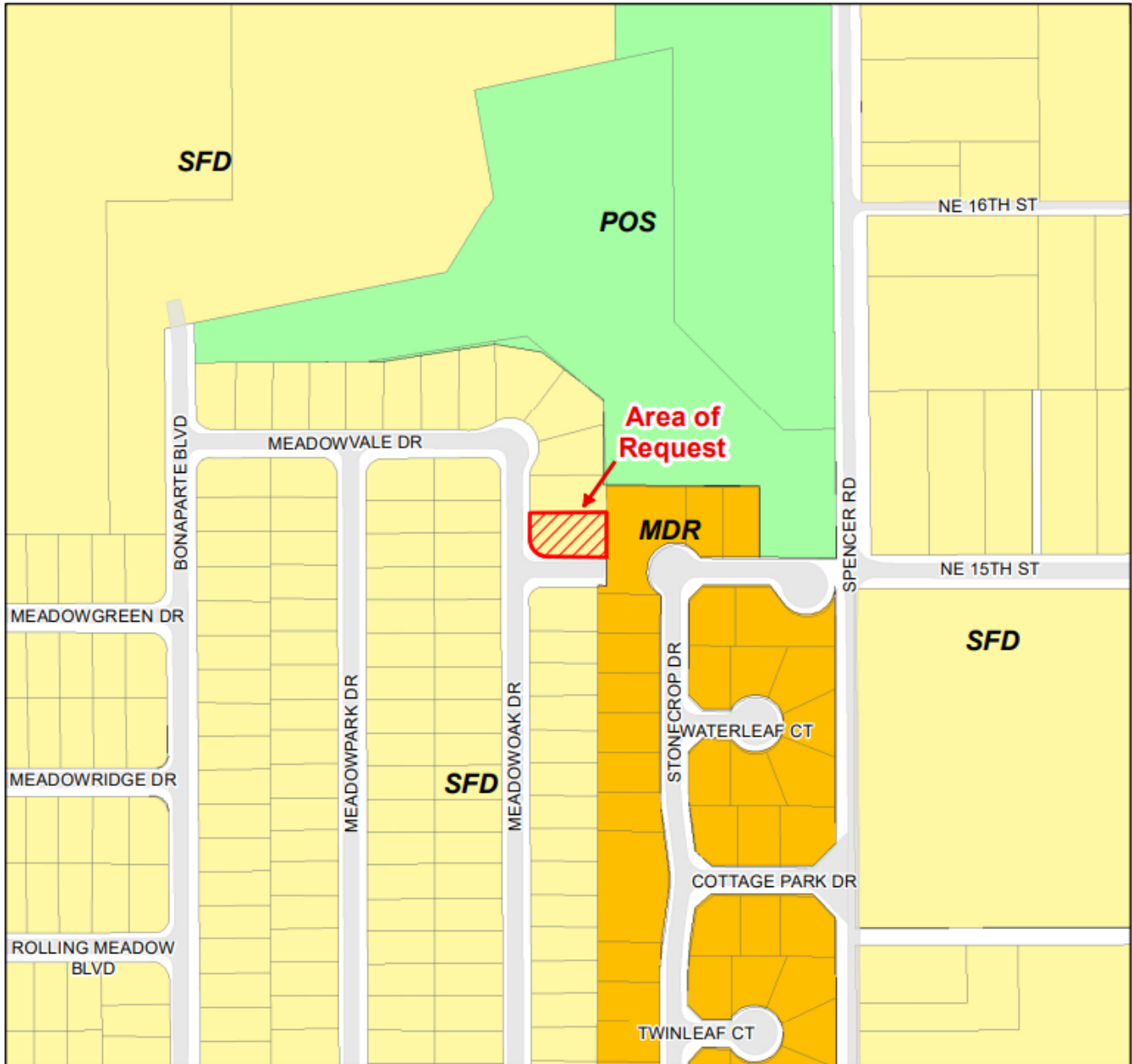
**GENERAL MAP FOR
PC-2192
(SW/4, Sec 26, T12N, R2W)**



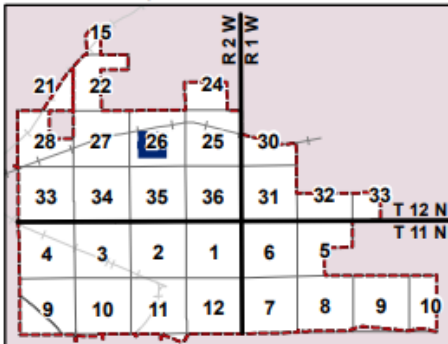
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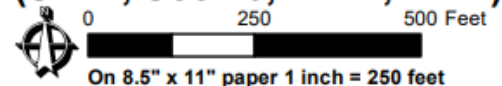
Locator Map



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-2192
(SW/4, Sec 26, T12N, R2W)**

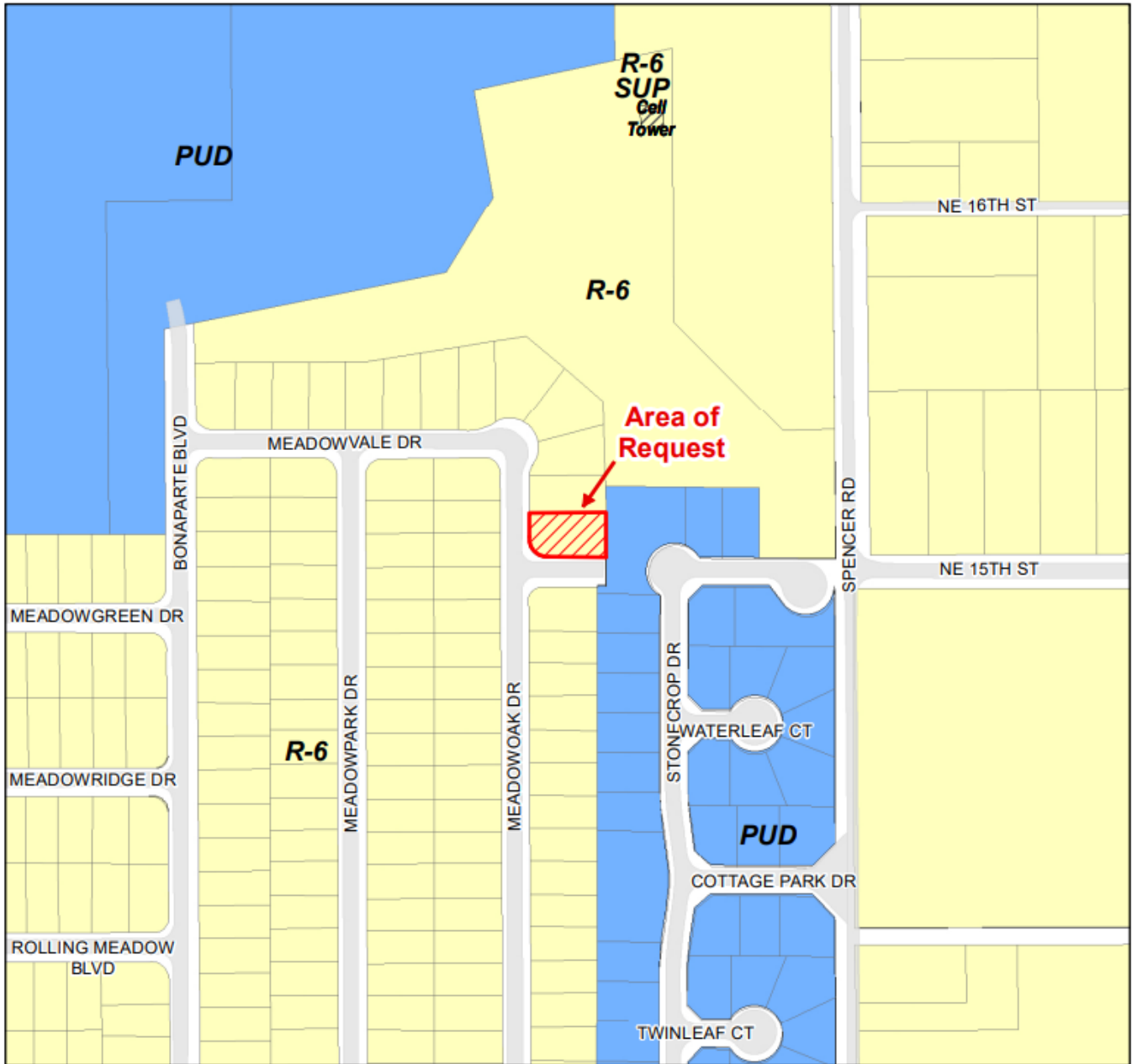


On 8.5" x 11" paper 1 inch = 250 feet

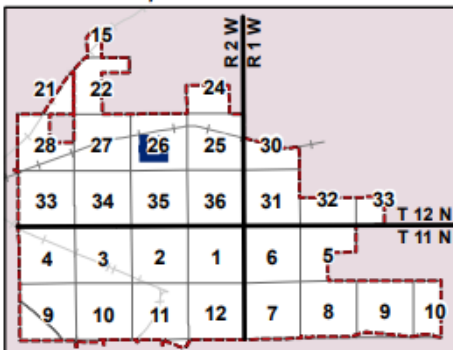
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Locator Map



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-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-2192
(SW/4, Sec 26, T12N, R2W)**

0 250 500 Feet

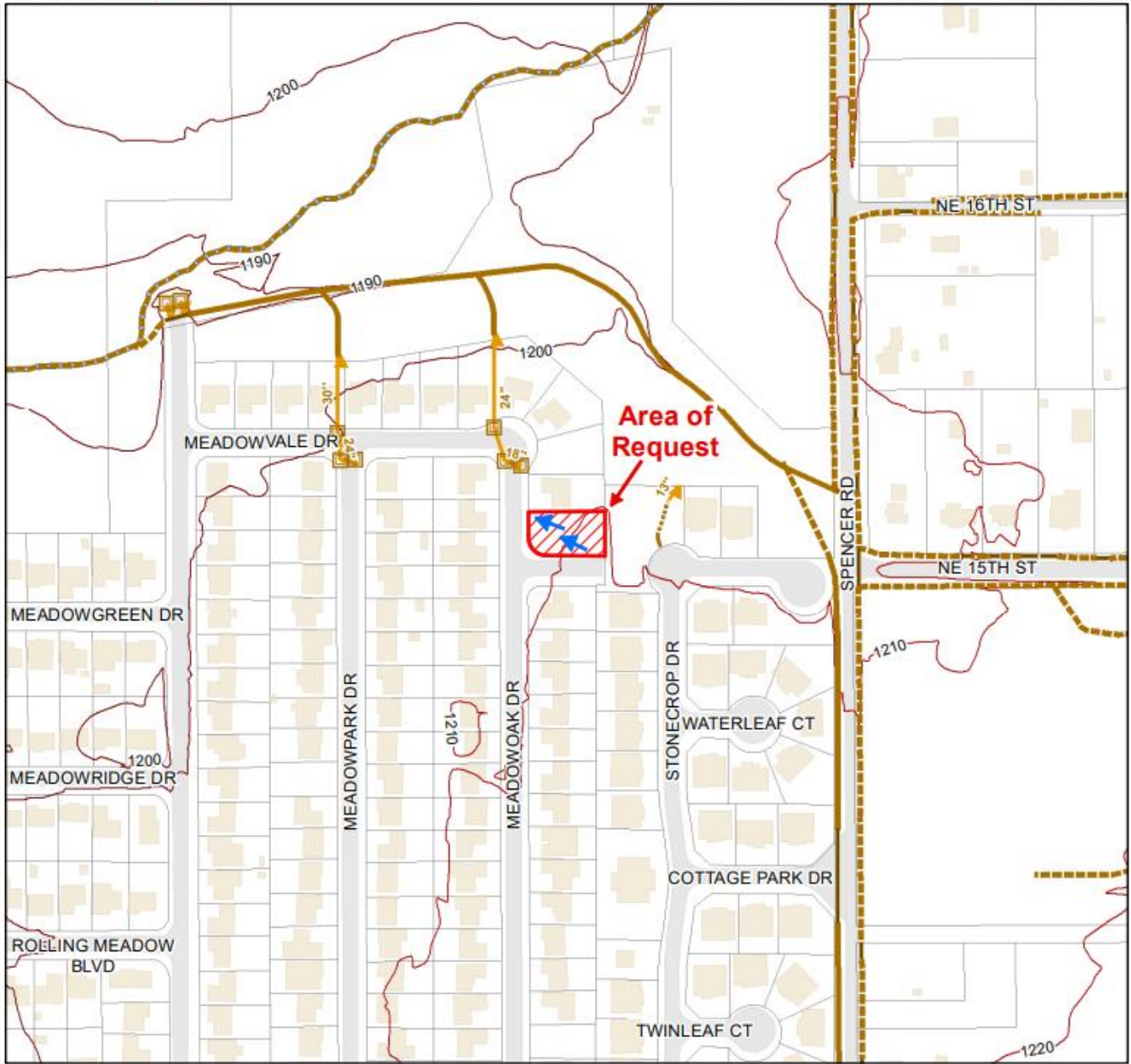


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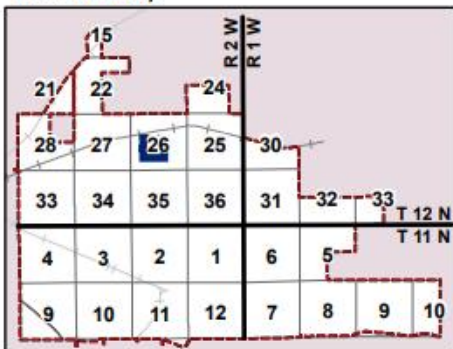
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GIS- Information Technology/ Planning & Zoning



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-2192
 (SW/4, Sec 26, T12N, R2W)**



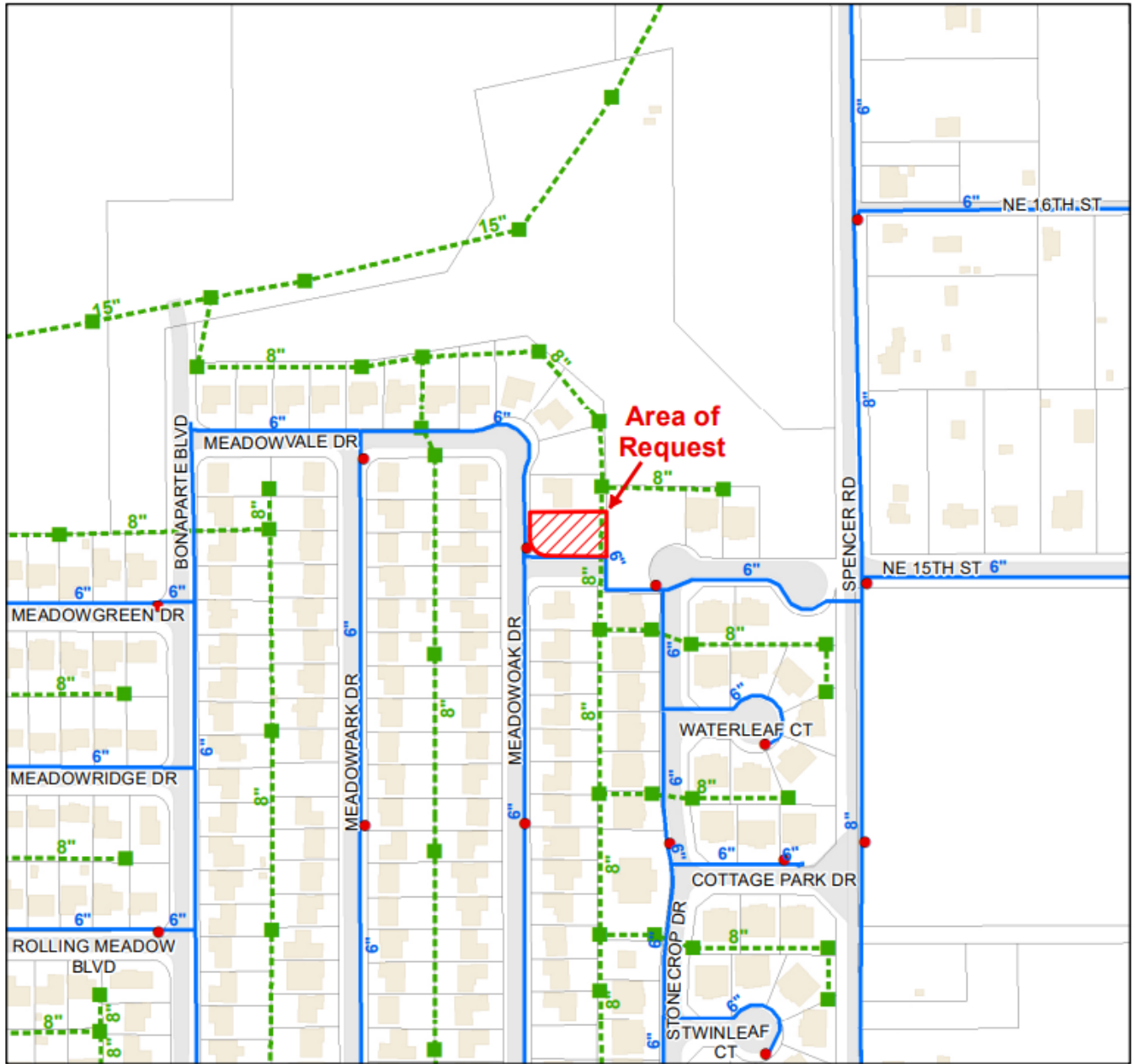
0 250 500 Feet

On 8.5" x 11" paper 1 inch = 250 feet

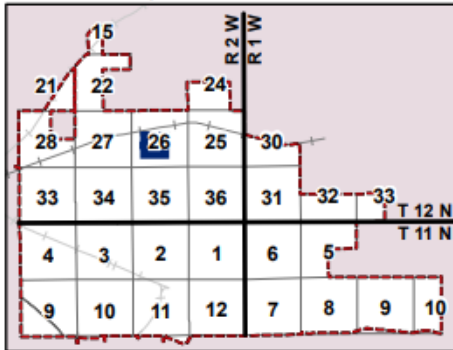
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GIS- Information Technology/ Planning & Zoning



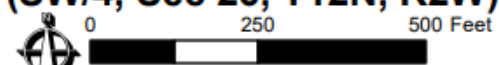
Locator Map



Water/Sewer Legend

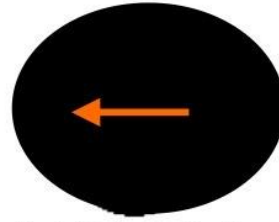
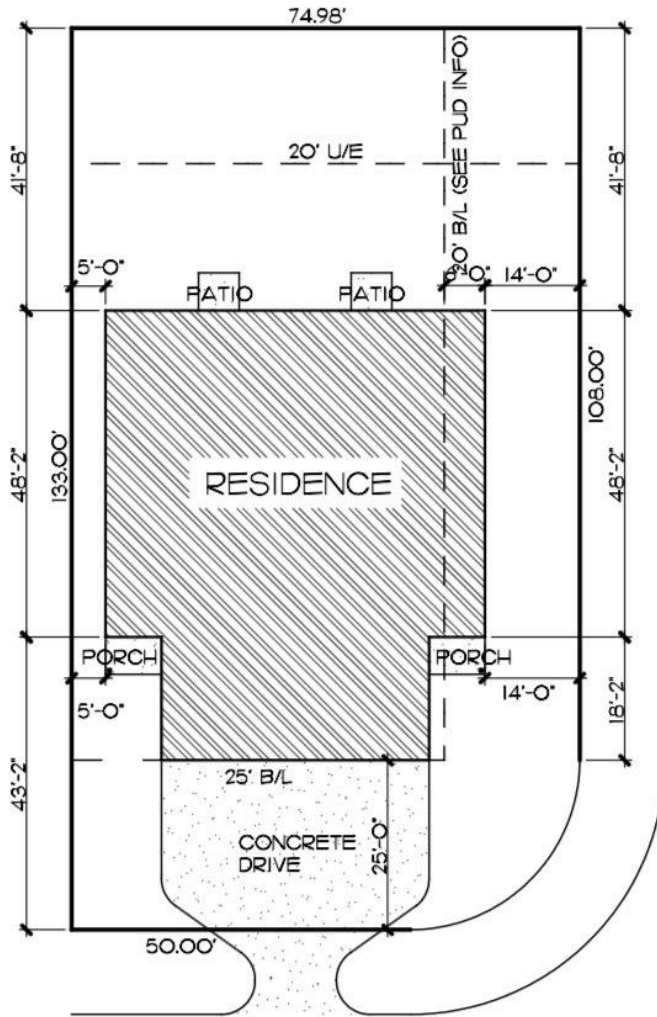
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

**WATER/SEWER LINE
 LOCATION MAP FOR
 PC-2192
 (SW/4, Sec 26, T12N, R2W)**



On 8.5" x 11" paper 1 inch = 250 feet

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NORTH
SCALE 1" = 20'-0"

**LOT 13 BLOCK 6
ROLLING MEADOWS II
4604 MEADOWOAK DR**

M. ELITE HOMES

2 **RESOLUTION NO. _____**

3 **A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICA-**
4 **TION FROM SINGLE-FAMILY DETACHED RESIDENTIAL LAND USE TO MEDIUM**
5 **DENSITY LAND USE FOR THE PROPERTY DESCRIBED IN THE RESOLUTION**
6 **WITHIN 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 Single-Family Detached
9 Residential:

10 For the property described as a part of the Southwest Quarter (SW/4) of Section Twenty-
11 Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Ok-
12 lahoma County, Oklahoma, described as Lot Twelve (12), Block Three (3), in ROLLING
13 MEADOWS SECTION TWO to Midwest City, Oklahoma County, Oklahoma, located at
14 4604 Meadowoak Dr., Midwest City.

15 **WHEREAS**, it is the desire of the applicant to amend the future planning classification of the
16 above referenced property from Single-Family Detached Residential to Medium Density Resi-
17 dential.

18 **WHEREAS**, with the applicant's request the change in future planning classification complies
19 with the City's Comprehensive Plan.

20 **WHEREAS**, the applicant has met both state and local notification requirements.

21 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MIDWEST CITY,**
22 **OKLAHOMA COUNTY, STATE OF OKLAHOMA:**

23 That the classification of above described property located in Midwest City, Oklahoma is hereby
24 changed from Single-Family Detached Residential Land Use to Medium Density Land Use on
25 the Comprehensive Plan Map.

26 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Okla-
27 homa, on the _____ day of _____, 2025.

28 THE CITY OF MIDWEST CITY, OKLAHOMA

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 _____, 2025.

35 _____
36 DONALD MAISCH, City Attorney

1 **PC-2192**

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 **AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO**
7 **REFLECT 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 District to SPUD, Simplified Planned Unit Devel-
13 opment subject to the conditions contained in the PC-2192 file, and that the official Zoning Dis-
14 trict Map shall be amended to reflect the reclassification of the property’s zoning district as spec-
15 ified in this ordinance:

16 For the property described as a part of the Southwest Quarter (SW/4) of Section Twenty-Six
17 (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma
18 County, Oklahoma, described as Lot Twelve (12), Block Three (3), in ROLLING MEADOWS
19 SECTION TWO to Midwest City, Oklahoma County, Oklahoma, located at 4604 Meadowoak
20 Dr., Midwest City.

21 **SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are
22 hereby repealed.

23 **SECTION 3. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is
24 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
25 tions of the ordinance.

26 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
27 on the _____ day of _____, 2025.

28 THE CITY OF MIDWEST CITY, OKLA-
29 HOMA

30 _____
31 MATTHEW D. DUKES II, Mayor

32 ATTEST:

33 _____
34 SARA HANCOCK, City Clerk

35 APPROVED as to form and legality this _____ day of _____, 2025.

36 _____
DONALD MAISCH, City Attorney

To: Honorable Mayor and Council
From: Matt Summers, Director of Planning & Zoning
Date: January 28, 2025

Subject: (PC-2195) Public hearing, discussion, consideration, and possible action of resolution amending the Comprehensive Plan from Single-Family Detached Residential Land Use to Office/Retail Land use, and an ordinance to reclassify from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) governed by Restricted Commercial District (“C-1”) for the property described as a part of the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma located at 10505 SE 15th Street, Midwest City, Oklahoma.

Executive Summary: The applicant, Mr. Joel Bryant, is requesting to rezone the subject property from R-6, Single-Family Detached Residential District to PUD, Planned Unit Development, governed by the C-1, Restricted Commercial District.

The site is currently undeveloped, and the applicant is proposing to create a garden style commercial development with individually owned lots and shared parking.

If approved, the applicant may proceed with the platting process through the Planning and Zoning Department. All applicable code requirements shall be observed.

Sight-proof screening shall be required and maintained per Code for the areas abutting residential zones.

Both state and local notification requirements were met.

At the time of this writing, staff has not received any phone calls from surrounding property owners regarding this item.

The Applicant was present and addressed the Commission. At the public hearing before the Planning Commission, there were no public comments in support or opposition of this application.

Planning Commission unanimously recommended approval of this item.

Action is at the discretion of the Council

Dates of Hearing:

Planning Commission- December 3, 2024

City Council- January 28, 2025

Pre-Application Meeting Date:



Council Ward: Ward 6, Rick Favors

Owner: Heartland and Cattle, LLC

Applicant: Joel Bryant/Grubbs Consulting

Proposed Use: Office/Retail

Size: The subject property has a frontage of 326.06 off SE 15th St., a depth of 309 feet, and contains an area of 2.3158 Acres or 100,623.60 sq. ft., more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single-Family Detached Residential

North- Single-Family Detached Residential

South- Single-Family Detached Residential

East- Single-Family Detached Residential

West- Single-Family Detached Residential

Zoning Districts:

Area of Request- R-6, Single-Family Detached Residential District

North- R-6, Single-Family Detached Residential District

South- R-6, Single-Family Detached Residential District

East- R-6, Single-Family Detached Residential District

West- R-6, Single-Family Detached Residential District

Land Use:

Area of Request- Vacant Lot

North- Single-Family Residency

South- Single-Family Residency

East- Single-Family Residency

West- Single-Family Residency

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 controls 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 land development.* Encourage innovative land 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 negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

Midwest City Comprehensive Plan Citation

Chapter 3 Thoroughfare Plan

3.8 *Secondary Divided Arterial* - The secondary divided arterial roadway is the second of the two new roadway sections to be recommended with this Thoroughfare Plan. In general, the purpose of the secondary divided arterial roadway is to add a raised median to the existing secondary arterial roadway sections. The benefits of including a median in arterial construction have been previously mentioned in the primary divided arterial discussion.

Chapter 4 Future Land Use Plan

4.23 *Administration of the Future Land Use Plan & Map Interpretation Policies Development Proposals & the Future Land Use Plan* - At times, the City will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Future Land Use Plan (Plate 4-1). Review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and the surrounding area?
- Is the proposed change a better land use than that recommended by the Future Land Use Plan?
- Will the proposed use impact adjacent residential areas in a negative manner? Or will the proposed use be compatible with, and/or enhance, adjacent residential areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic well-being?

Development proposals that are inconsistent with the Future Land Use Plan (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on their own merit. It should be incumbent upon the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives as set forth within this Comprehensive Plan.

History:

1. (PC-1729)The property was zoned R-1-D with the adoption of the 1985 Zoning Map, and later rezoned as R-6
2. (PC-2195) Planning Commission unanimously recommended approval of this item December 3, 2024

Next Steps:

If Council approves this rezone, the Applicant can proceed with the appropriate platting approval process.

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the Applicant in continued community development activities such as extending public sewer and water and making street improvements, for example. This is a rezoning application, and the construction references are provided to make the Applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

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 thirty six (36) inch line running along the south side of S.E. 15th Street and a six (6) inch line running along the part of the west side of Moore Avenue. Any new building permit or plat application will require extending the six (6) inch line along the full frontage of Moore 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 bordering the proposed parcel, a twelve (12) inch line running along the east side of Moore Avenue. 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 S.E. 15th Street and Moore Avenue. S.E. 15th Street is classified as a secondary arterial in the 2008 Comprehensive Plan. Moore Avenue is classified as a collector 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 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.

Fire Marshal's Comments:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2018 International Building Code (IBC), and the National Fire Codes.

Fire extinguishers are required to be installed in accordance with Section 906 of the International Fire Code, as well as NFPA 10.

Address shall be identified on the front side of the facility in contrasting colors and shall be legible from the public access road. IFC Section 505.

Fire / panic hardware is required on all egress doors that are not main entrance doors.

Duct detectors are required on any HVAC system that has the capability of producing 2,000 CFM. If a fire alarm system is required/provided on-site, the duct detection is required to be tied into the system.

Fire apparatus access roads and fire department water lines shall be installed and made serviceable prior to vertical construction and shall remain serviceable during the time of construction. Fire apparatus access roads are required to provide all weather access for emergency vehicles and also hold the imposed load of 75,000 lbs.

A fire lane is required in accordance with IFC Section 503 and the Midwest City Ordinances Section 15-15. A fire lane shall mean any thoroughfare twenty (20) feet or more in width and approved and accepted by the appropriate fire official as a fire lane. Fire lanes shall be interchangeable with the term "street" for the purpose of this Code, provided, the entire width of a fire lane on the same site may be used to determine horizontal separation between two (2) or more structures. Fire lane to be a 6" continuous red stripe with "Fire Lane – No Parking" in 4" white lettering spaced every 60'-0" O.C. Face of curbs shall be painted when applicable and the fire lane shall begin at the street access / egress point of the road and wrap around into the parking lot.

Fire Alarm and Fire Suppression plans (including but not limited to hood suppression systems) shall be submitted to the Midwest City Fire Marshal's Office for review (as applicable).

Paint striping is required on the floors in front of all electrical panels indicating "No Storage" areas. (IFC 605.3)

Knox Box 3200 series lock box keyed for Midwest City Fire Department is required to be installed adjacent to the main entrance to the facility and at the riser room exterior access door as applicable. (IFC 506)

This code analysis has been provided with the current information provided from the applicant. This list is not an all-inclusive list of compliance due to the limited information available at the time of this report. A full review can be completed once a comprehensive floor plan/life safety analysis is provided by the architect/designer of record.

Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per 15-22.
- Water main extension plans shall be approved by ODEQ and Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed per Ordinance. Potential issues may include:
 - "Green Belt" 43-54
 - "Dedicated meter" 43-18

Sewer

- Sewer main extension plans shall be approved by ODEQ and Midwest City prior to Line Maintenance approval of building permit(s)

Planning Division:

Comprehensive Planning:

The Applicant is requesting a rezoning for the subject property to a PUD, Planned Unit Development governed by C-1, Restricted Commercial, and an amendment to the Comprehensive Plan to Office/Retail Land use. It is currently zoned R-6, Single-Family Residential, and its current zoning designation is in line with what is called for in the Future Land Use Map in the Comp Plan (Single Family Detached Residential). At times the City encounters development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Future Land Use Map. When reviewing these development proposals, the following should be considered:

- **Will the proposed change enhance the site and the surrounding area?** The proposed change could enhance the surrounding area (see other responses).
- **Is the proposed change a better land use than that recommended by the Future Land Use Plan?** It is difficult to say whether residential would be better. The Comprehensive Plan guidance on “mid-block” areas, such as the subject property. This guidance suggests that residential, light retail, and office uses are all appropriate at this location.
- **Will the proposed use impact adjacent residential areas in a negative manner? No**
Or will the proposed use be compatible with and or enhance adjacent residential areas? Yes. It will be compatible and provide low impact neighborhood commercial opportunities.
- **Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation and other general aspects of compatibility?** No hours of operation were discussed in the PUD, but it is architecturally compatible with residential zoning and could provide local services.
- **Does the proposed use present a significant benefit to the public health, safety and welfare of the community?** No.
Would it contribute to the City's long-term economic well-being? Proposed development could if some of the retail uses provided sales-tax revenue. The PUD does not state what specific uses would be allowed or desired, so the C-1 base zoning along with the size of the units will control what goes into the proposed development. As a result, it is unclear if it would contribute more to our long-term economic well-being. Roof-tops are also a potential economic tool, but 2 acres could only support about fourteen homes in R-6 Zoning.

C-1, Restricted Commercial District underlying zoning and Office/Retail Land Use allow for low intensity uses, which can serve the day-to-day needs of the residents of surrounding neighborhoods without having an adverse impact on adjacent neighborhoods. The subject property is also within ½ mile of other commercial areas and can contribute to the economic well-being of the local area.

The *Thoroughfare Plan* found in the City’s Comprehensive Plan calls for the portion of SE 15th St. that lies upon the subject property’s frontage be developed into a secondary divided arterial, which will provide enhanced safety and opportunities for beautification along the area, ideal for the increase in motorist and pedestrian traffic that is anticipated with the proposed development. Future platting of the site will address any potential right-of-way dedications or sidewalk construction.

While the *Trails Master Plan* does not call for a planned trail to go along the proposed site, it is in proximity to multiple Phase III trails, providing potential for increased walkability and increase connectivity to surrounding neighborhoods and commercial areas.

The proposed Office/Retail Use has the potential to provide significant benefit to the welfare of the community, and staff believes that it will contribute to the local area and City’s long-term economic well-being.

Current Planning:

Staff met with the Applicant on September 5, 2024, for a pre-application meeting, and on November 13, 2024, to discuss changes to the PUD that were previously recommended by staff.

Sight-proof screening shall be required and maintained per Code for the areas abutting residential zones.

If this item is approved by council, the applicant may proceed with the platting process through the Planning and Zoning Department.

Action is at the discretion of the Planning Commission.

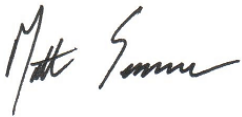
Action Required

Approve or reject the resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Office/Retail Land use, and the ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) governed by Restricted Commercial District (“C-1”) for the property noted herein, subject to staff comments as found in the January 28, 2025, Council agenda packet and made part of the PC-2195 file.

Suggested Motion:

“To approve the resolution to amend the Comprehensive Plan to Office/Retail Land use and the ordinance redistricting to Planned Unit Development (“PUD”) for 10505 SE 15TH ST, subject to staff comments as found in the January 28, 2025, Council agenda packet and made part of the PC-2195 file.”

Please feel free to contact the Planner I’s office at (405) 739-1265 with any questions.



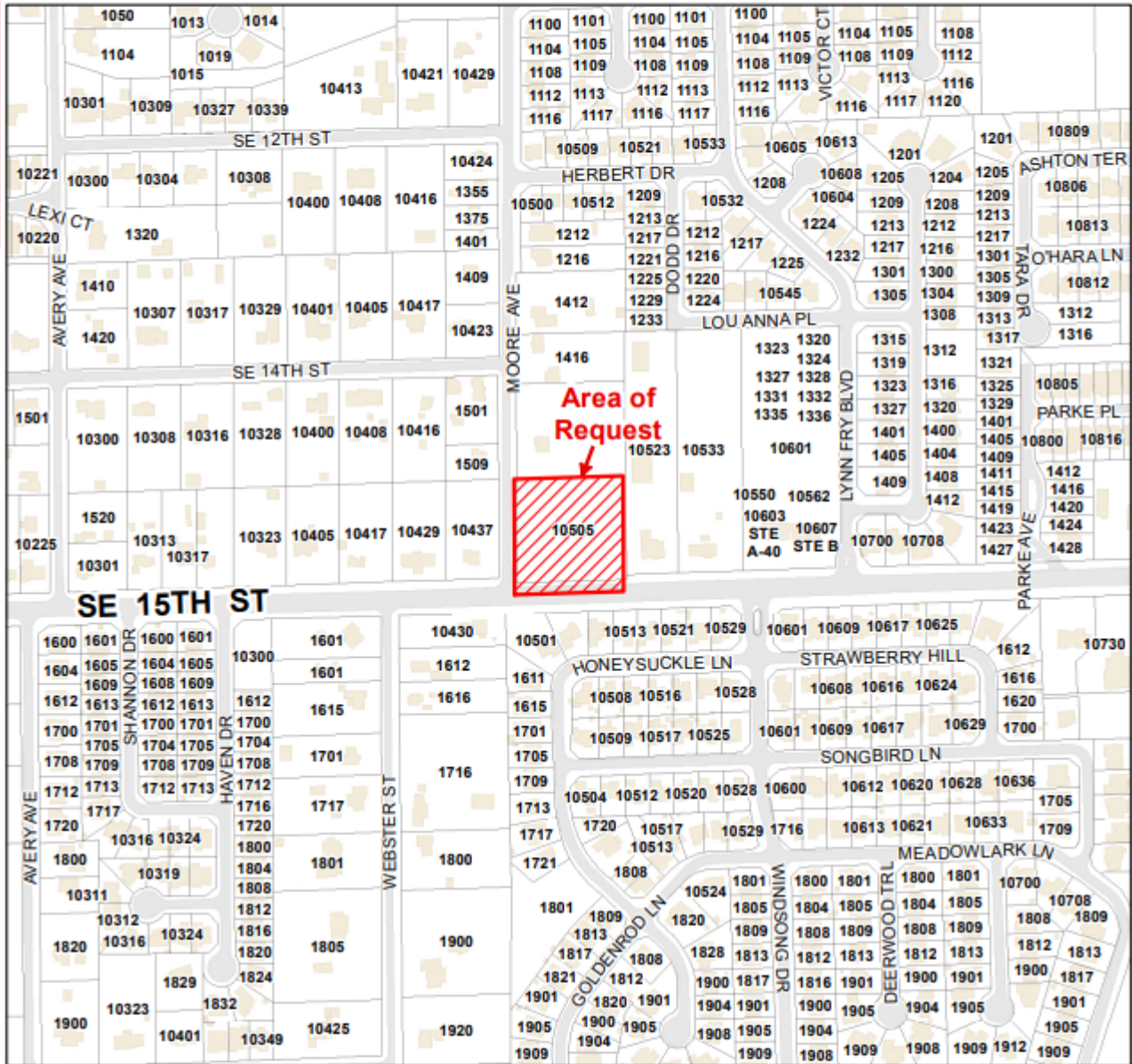
Matt Summers

Director of Planning & Zoning

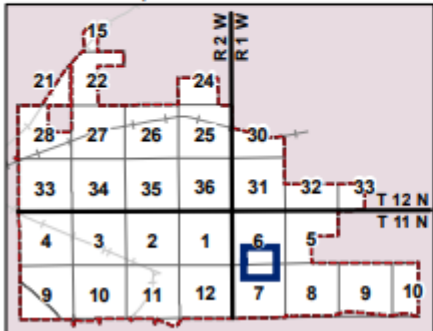
CV








GIS- Information Technology/ Planning & Zoning



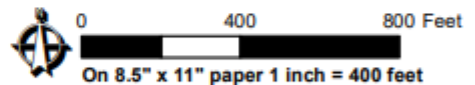
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

**GENERAL MAP FOR
PC-2195
(SE/4, Sec 6, T11N, R1W)**



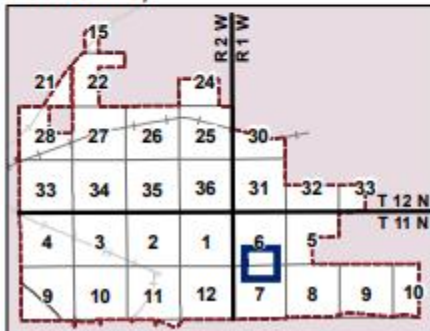
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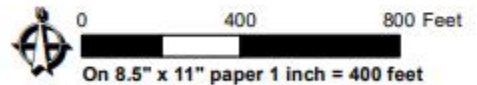
GIS- Information Technology/ Planning & Zoning



Locator Map



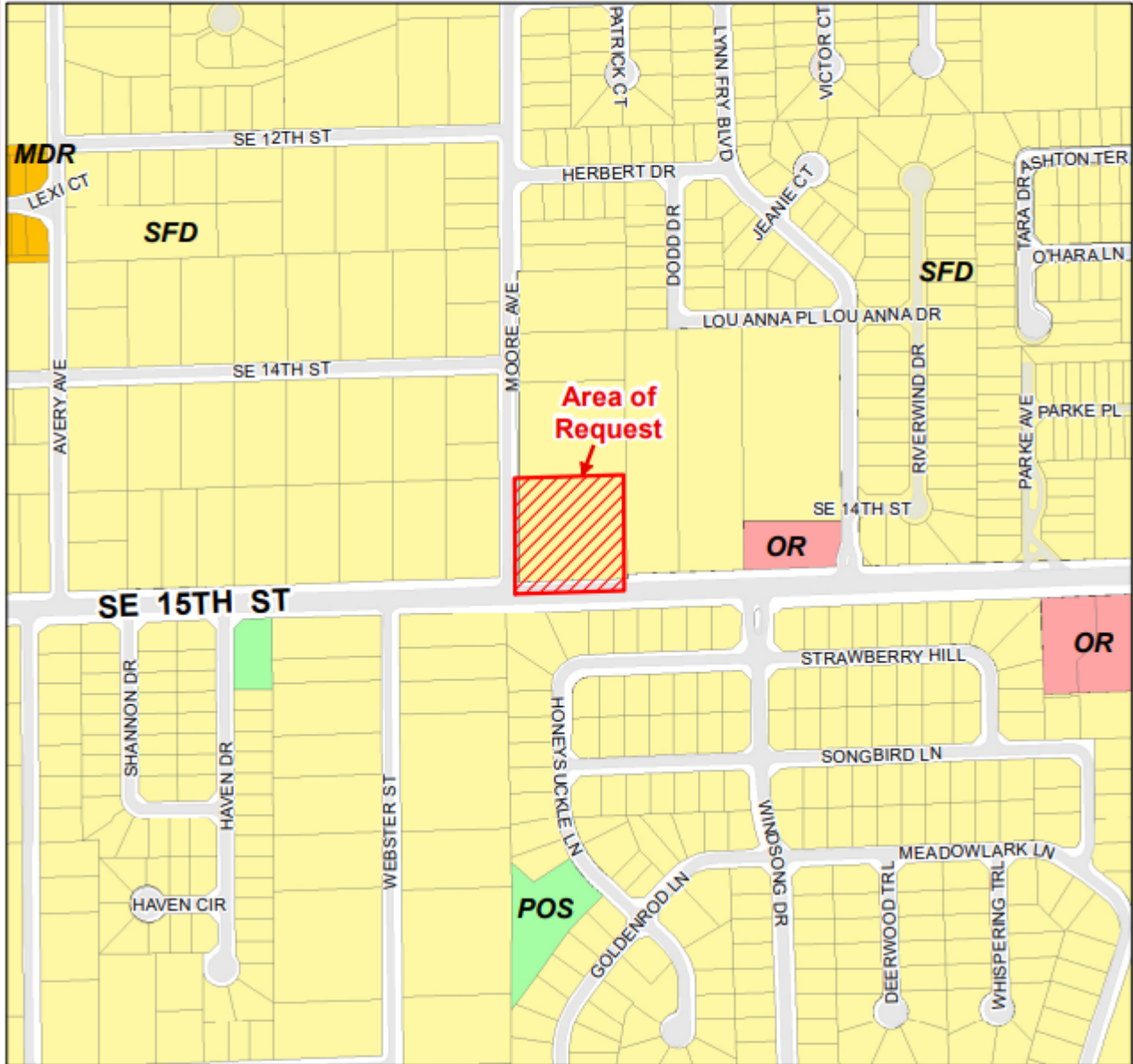
5/2024 NEARMAP AERIAL VIEW FOR PC-2195 (SE/4, Sec 6, T11N, R1W)



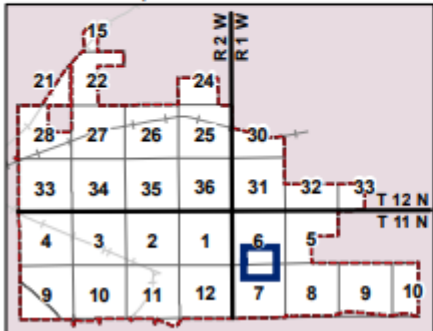
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Locator Map



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-2195
(SE/4, Sec 6, T11N, R1W)**



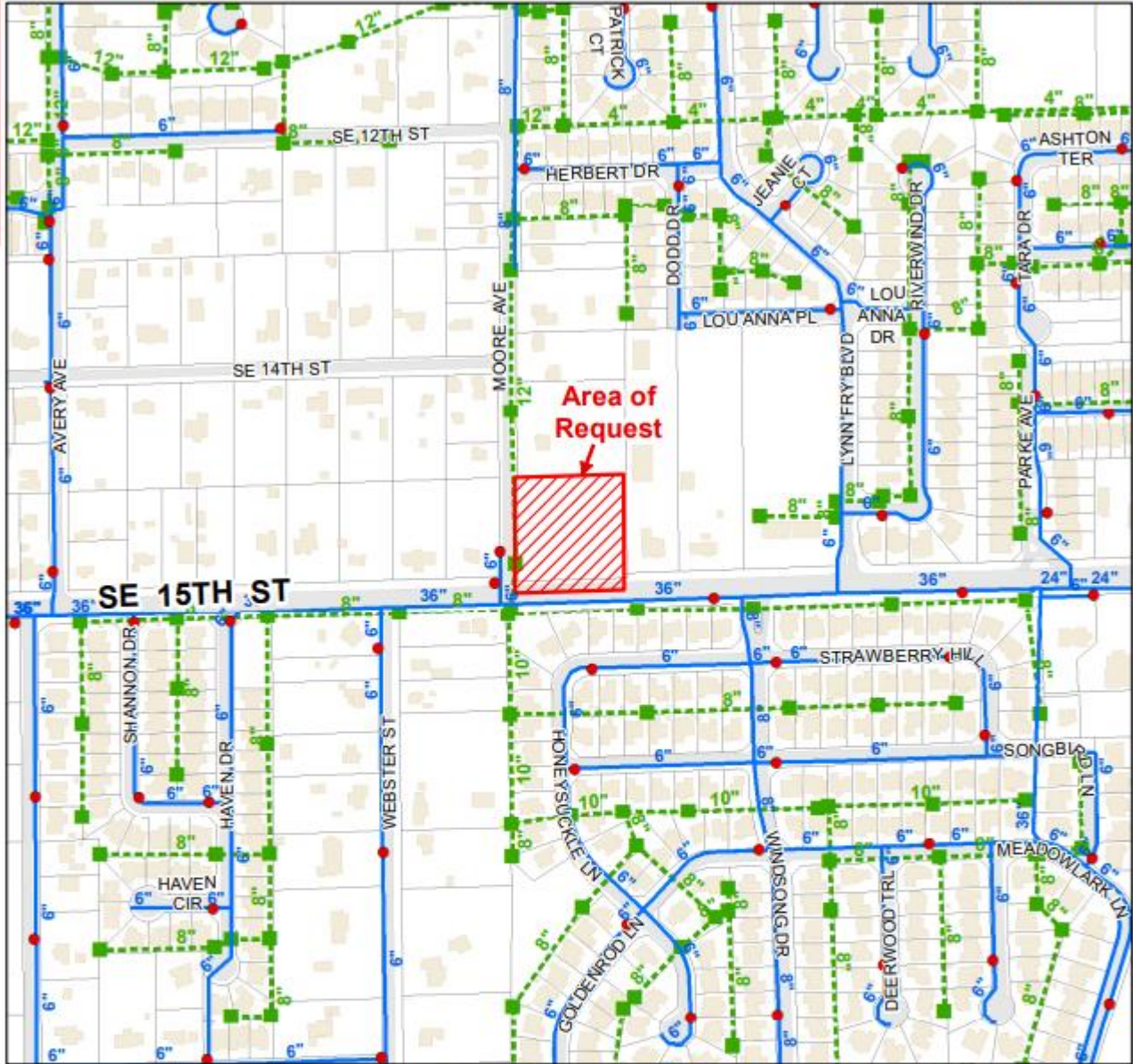
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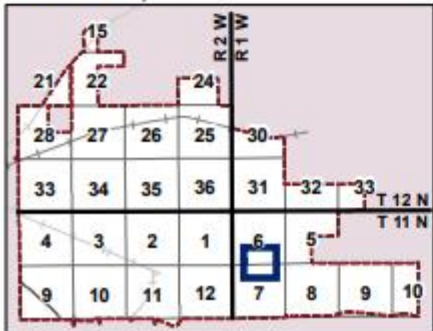
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GIS- Information Technology/ Planning & Zoning



Locator Map

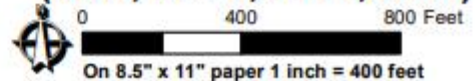


Water/Sewer Legend

- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - OKC Cross Country
 - Sooner Utilities
 - Thunderbird
 - Unknown
- Sewer Manholes
- Sewer Lines

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2195**

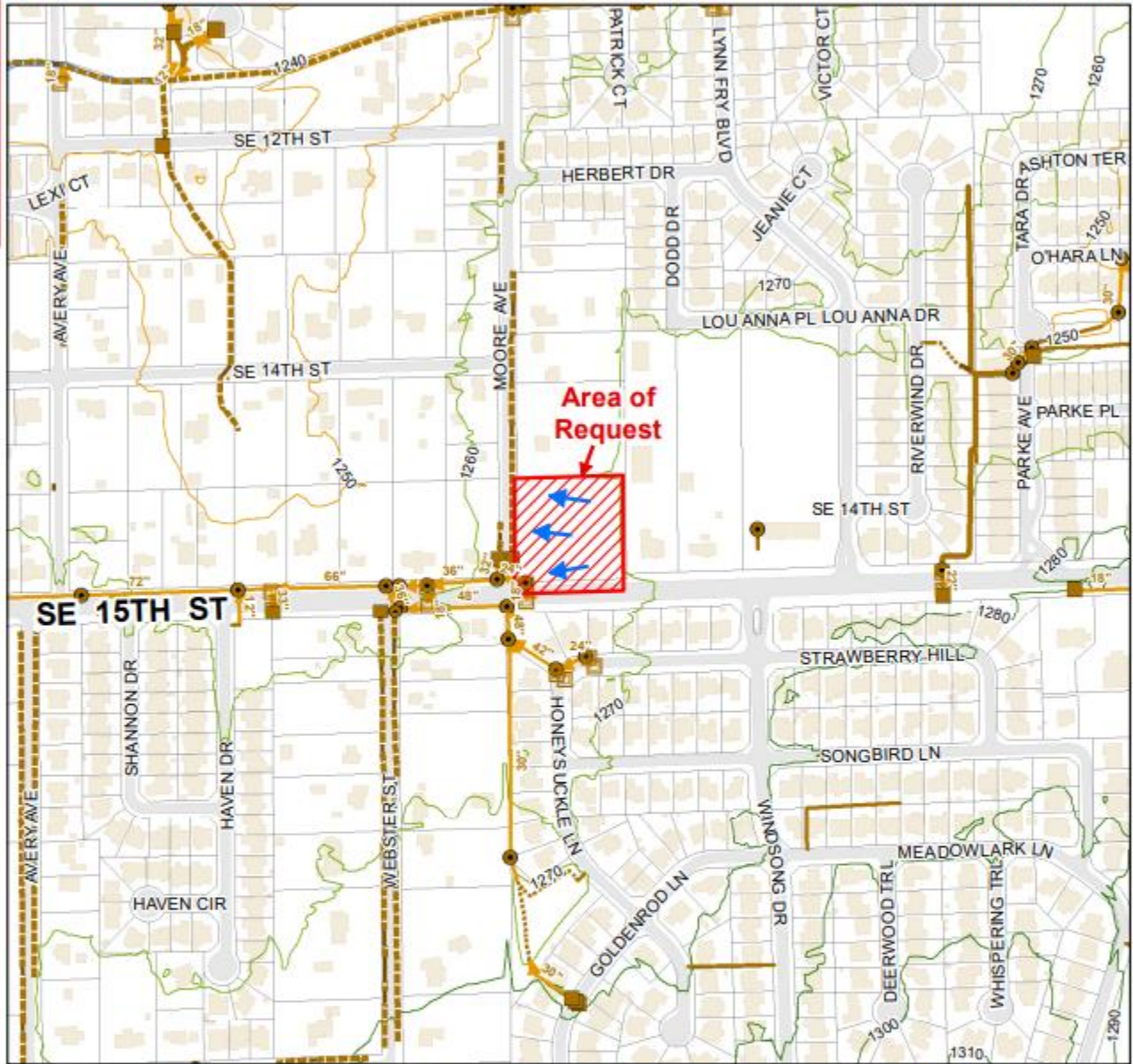
(SE/4, Sec 6, T11N, R1W)



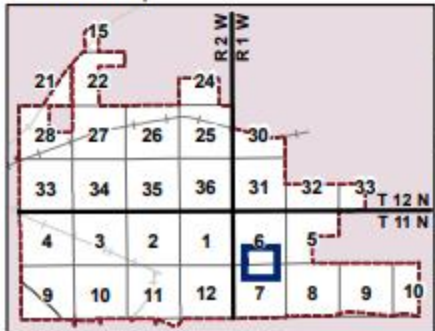
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GIS- Information Technology/ Planning & Zoning



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-2195 (SE/4, Sec 6, T11N, R1W)



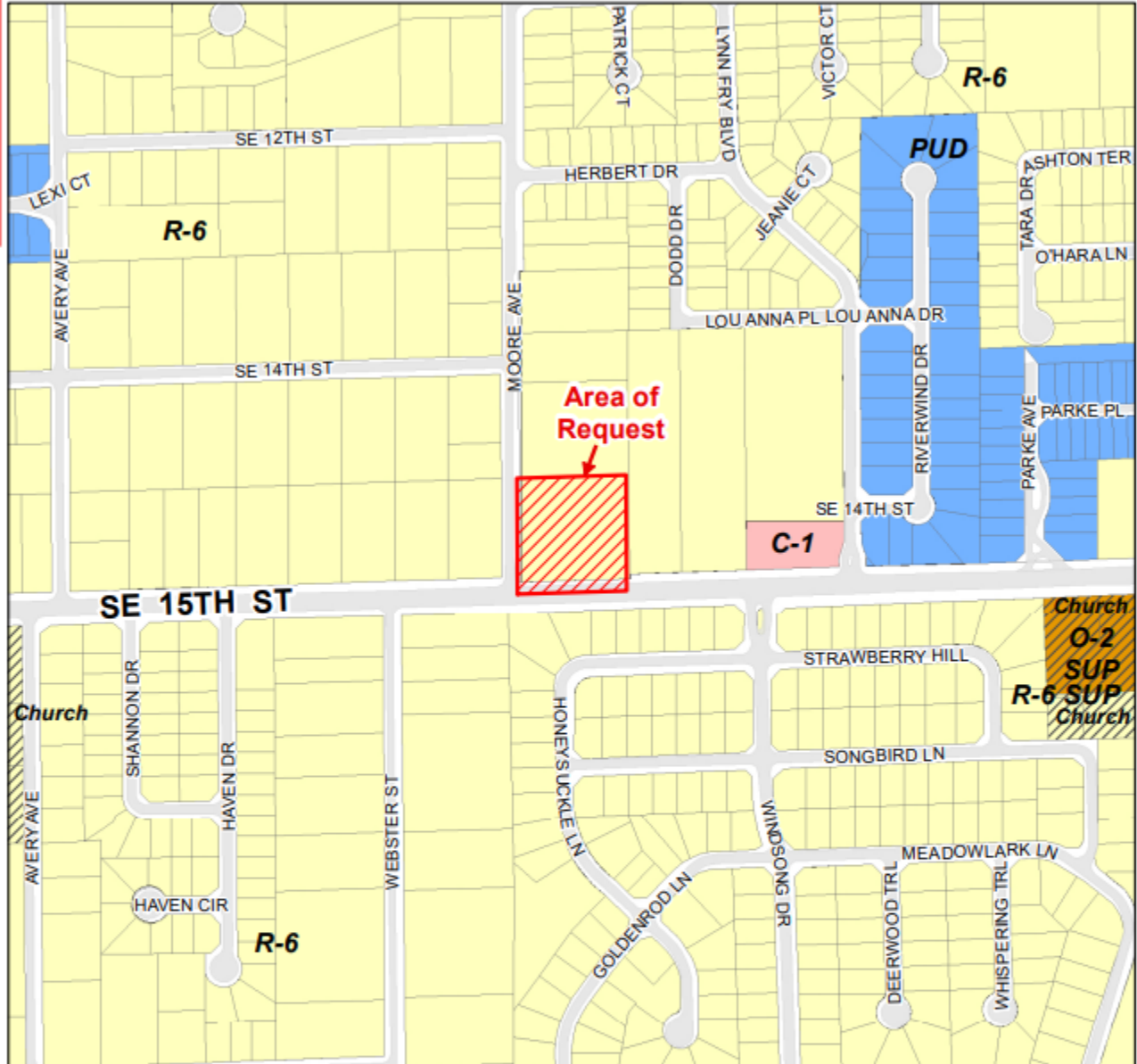
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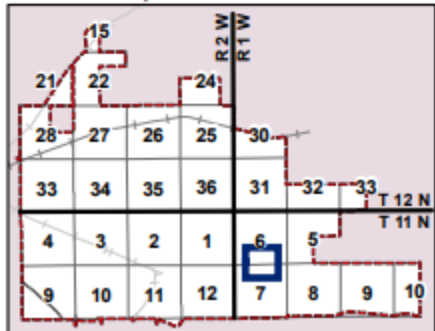
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GIS- Information Technology/ Planning & Zoning



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

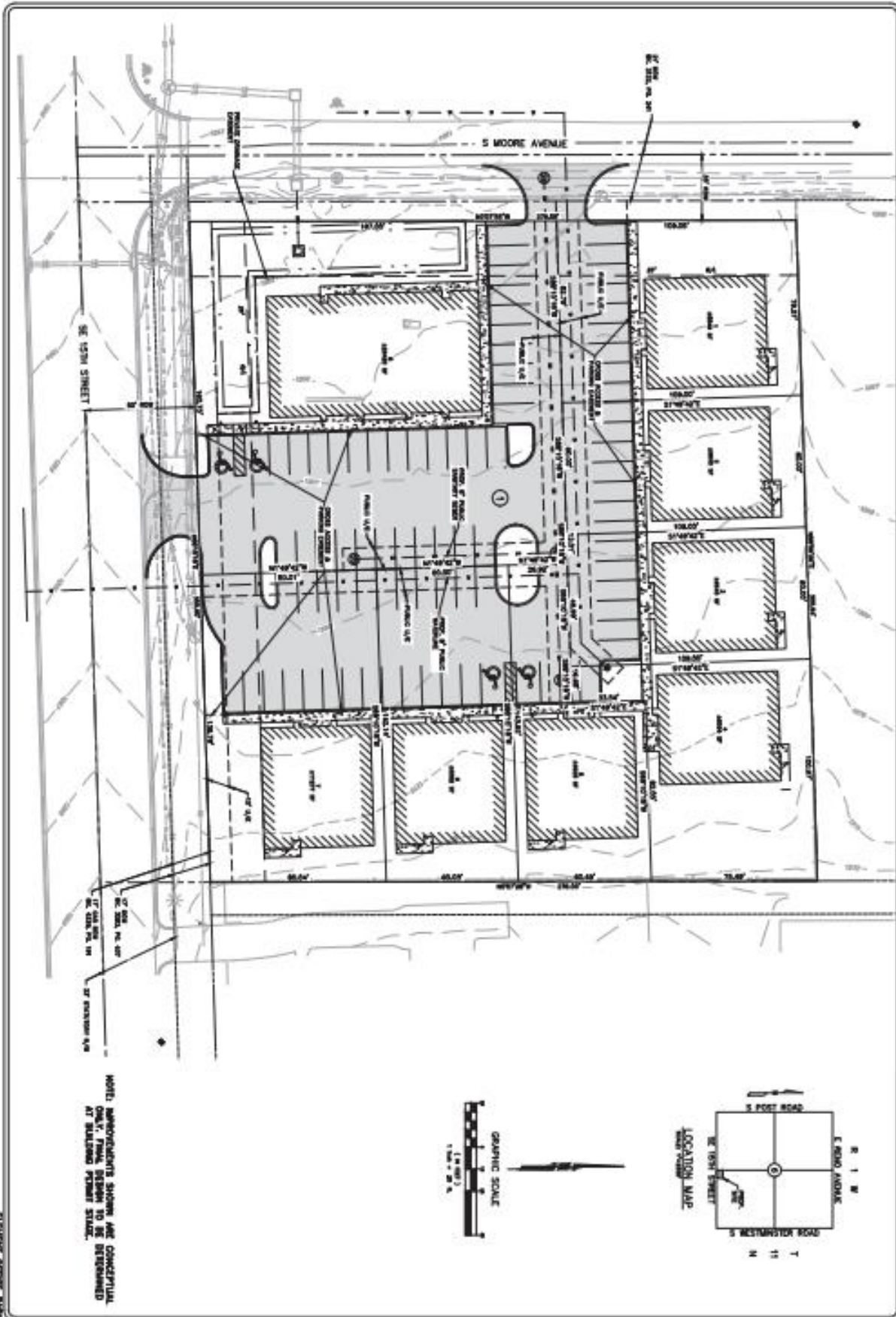
ZONING MAP FOR PC-2195 (SE/4, Sec 6, T11N, R1W)



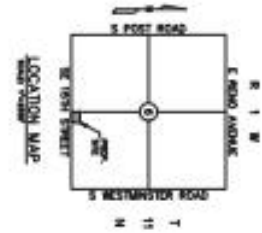
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NOTE: DIMENSIONS SHOWN ARE CONCEPTUAL AND SHALL BE DETERMINED AT BUILDING PERMIT STAGE.



ELEMENT OFFICE PARK

NO.	REVISIONS	
	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/28/25
2	REVISED PER COMMENTS	2/10/25
3	REVISED PER COMMENTS	2/10/25
4	REVISED PER COMMENTS	2/10/25
5	REVISED PER COMMENTS	2/10/25
6	REVISED PER COMMENTS	2/10/25
7	REVISED PER COMMENTS	2/10/25
8	REVISED PER COMMENTS	2/10/25
9	REVISED PER COMMENTS	2/10/25
10	REVISED PER COMMENTS	2/10/25

ELEMENT OFFICE PARK
10000 N.E. 15TH STREET
MOUNTAIN VIEW, OR 97149
CONCEPTUAL UTILITY PLAN



GRIFFIN CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1000 N. 15th Street
Mountain View, Oregon 97149
Phone: (503) 465-1000
Fax: (503) 465-1001

24-038

EXHC

2 **RESOLUTION NO. _____**

3 **A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICA-**
4 **TION FROM SINGLE-FAMILY DETACHED RESIDENTIAL LAND USE TO OF-**
5 **FICE/RETAIL LAND USE FOR THE PROPERTY DESCRIBED IN THE RESOLUTION**
6 **WITHIN 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 Single-Family Detached
9 Residential:

10 For the property described as a part of the Southeast Quarter (SE/4) of Section Six (6),
11 Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma
12 County, Oklahoma located at 10505 SE 15th Street, Midwest City, Oklahoma.

13 **WHEREAS**, it is the desire of the applicant to amend the future planning classification of the
14 above referenced property from Single-Family Detached Residential to 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 Single-Family Detached Land Use to Office/Retail Land Use on the Comprehen-
22 sive Plan Map.

23 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Okla-
24 homa, on the _____ day of _____, 2025.

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 _____, 2025.

32 _____
33 **DONALD MAISCH, City Attorney**

1 **PC-2195**

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 PUD, PLANNED UNIT DEVELOPMENT, AND DIRECTING**
6 **AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE RE-**
7 **CLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT; AND PROVIDING**
8 **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 District to PUD, Planned Unit Development sub-
13 ject to the conditions contained in the PC-2195 file, and that the official Zoning District Map
14 shall be amended to reflect the reclassification of the property’s zoning district as specified in
15 this ordinance:

16 For the property described as a part of the Southeast Quarter (SE/4) of Section Six (6),
17 Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma
18 County, Oklahoma located at 10505 SE 15th Street, Midwest City, Oklahoma.

19 **SECTION 2.** That the PUD master plan is adopted for the property described by the legal
20 description in Section 1. The master plan consists of both a Design Statement and a Master
21 Development Plan Map. The Design Statement is included in this ordinance as Exhibit A. The
22 Master Development Plan Map is included in this ordinance as Exhibit B. Any modifications,
23 revisions, or expirations of the PUD master plan will be handled in accordance with Appendix
24 A of the Midwest City Municipal Code.

25 **SECTION 3. REPEALER.** All ordinances or parts of ordinances in conflict herewith are
26 hereby repealed.

27 **SECTION 4. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is
28 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
29 tions of the ordinance.

30 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
31 on the _____ day of _____, 2025.

32 THE CITY OF MIDWEST CITY, OKLA-
33 HOMA

34 _____
35 MATTHEW D. DUKES II, Mayor

36 ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2025.

DONALD MAISCH, City Attorney

Exhibit A

THE CITY OF MIDWEST CITY
PLANNED UNIT DEVELOPMENT
MASTER DESIGN STATEMENT
For
ELEMENT OFFICE PARK

September 18, 2024

PREPARED FOR:

**Heartland & Cattle LLC
10607 SE 15th Street, Suite B
Midwest City, OK 73130**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

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EXHIBIT A – Legal Description (attached hereto and made a part hereof)	
EXHIBIT B – Master Development Plan (attached hereto and made a part hereof)	

1.0 INTRODUCTION

This Planned Unit Development consists of 2.31 acres, is unplatted and located within the Southeast Quarter of Section 6, Township 11 North, Range 1 West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached, and made a part of this Design Statement.

3.0 OWNER/DEVELOPER

The owner and developer of the property described in Section 2.0 is Heartland and Cattle LLC.

4.0 SITE AND SURROUNDING AREA

The property is currently vacant and zoned R-6 Single Family Detached Residential District. Property to the north and east is also zoned R-6 and is developed with single family residences. Property to the west, across Moore Avenue, and to the south, across SE 15th Street is zoned R-6 and developed with single family residences.

5.0 PHYSICAL CHARACTERISTICS

The site is currently undeveloped. The property drains from east to west and has sparse tree cover. The elevation of the site is 1271 feet along the east boundary, sloping to an elevation of 1265 feet along Moore Avenue. The hydrologic soil group on the property is Littleaxe-Urban Land Complex.

6.0 CONCEPT

The concept for this planned unit development is to create a garden style commercial development with individually owned lots and shared parking.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The property is located on the north side of SE 15th Street, a four lane curb and gutter street, and on the east side of Moore Avenue, an asphalt street with no curb and gutter.

7.2 SANITARY SEWER

There is public sanitary sewer along Moore Avenue, adjacent to the property.

7.3 WATER

There is a six inch public water line located on the west side of Moore Avenue, and a 36 inch public water line located across from the property, along the south side of SE 15th Street.

7.4 FIRE PROTECTION

Police and Fire protection are available from the City of Midwest City. The nearest fire station is Station 5 at 801 S. Westminster Road.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Gas, electrical, and telephone services serve several developments in the area of this Planned Unit Development and have lines adjacent to the subject property. Proper coordination with the various utility companies will be made in conjunction with this Development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently available adjacent to this site.

7.7 DRAINAGE

The property is located in the Soldier Creek drainage basin. Development of this parcel will comply with the requirements of the Midwest City Municipal Code, 2020, as amended.

8.0 COMPREHENSIVE PLAN

The subject property is currently designated single family detached residential on the Future Land Use Map.

9.0 SPECIAL DEVELOPMENT REGULATIONS

The following Zoning Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this planned unit development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Zoning Regulations of this PUD. For purposes of interpretation of these Zoning Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the Midwest City Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Midwest City Municipal Code, as amended (Code), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the code shall prevail and be controlling; provided however, that in the event of a conflict between the Zoning Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the

time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this planned unit development, such Zoning Regulations of this PUD shall prevail and be controlling.

9.1 USE AND DEVELOPMENT REGULATIONS

The Use and Development Regulations of the C-1 Restricted Commercial District shall govern the property, except as modified herein.

9.2 LOT/BUILDING REGULATIONS

- a) There shall be no interior building setback requirements within a platted lot.
- b) Perimeter building setback regulations for the PUD property shall be:
 - 1) Twenty-five feet along the west (Moore Avenue) and south (SE 15th Street).
 - 2) Ten feet from the North property line
 - 3) Ten feet along the East
- c) There shall be no maximum impervious surface coverage requirement within a platted lot.
- d) Platted lots are not required to have frontage on an approved street. Frontage for platted lots shall be permitted from platted private drives and/or platted private shared parking areas.

9.3 FAÇADE REGULATIONS

Pursuant to Midwest City Municipal Code regulations.

9.4 LANDSCAPING AND AMENITY REGULATIONS

The subject parcel shall meet all requirements of Midwest City's Landscaping Ordinance in place at the time of development, except that tree and shrub plantings required for each lot shall be permitted to be located outside the boundaries of the platted lot, but within the limits of the PUD property and a maximum of half of the required trees may be planted within adjacent street rights-of-way. Trees planted within and along public street rights-of-way may be counted toward the total number of trees required on-site.

On-site detention areas may be counted toward meeting landscape percentages, excluding hard-surfaced areas.

An area shall be provided for amenities to include park benches and/or a picnic table.

9.5 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

9.6 PLATTING REGULATIONS

Platting shall be required for this PUD. However, platted lots or portions of a platted lot shall be permitted to be combined administratively to provide a larger buildable area.

9.7 ACCESS REGULATIONS

- a) Access to the PUD property shall be permitted from no more than one driveway onto Moore Avenue and no more than one driveway onto SE 15th Street.
- b) Access to individually platted lots shall be permitted from private drives. The private drive shall be placed within a platted common area and/or platted access easement designated for access purposes. Minimum easement/common area width of private drives shall be 24 feet. Minimum paving width of private drives shall be 24 feet.
- c) Platted lots are not required to have frontage on an approved street. Access and frontage for platted lots shall be permitted from private drives and/or shared parking areas. The property owners through the use of recorded covenants and restrictions shall govern maintenance of the private drives.

9.8 SIGNAGE REGULATIONS

a) FREESTANDING ACCESSORY SIGNS

Per the base zoning district, except that one monument sign shall be permitted at the driveway entrance from SE 15th Street identifying the development and users/entities within each platted lot.

b) ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

c) NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

d) ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.9 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Appendix A, Section 5.11, of the Midwest City Municipal Code, 2020, as amended.

9.10 PARKING REGULATIONS

- a) The parking formula for all uses shall be one space required for every 300 square feet of building area.
- b) A platted lot is not required to provide on-site parking. Required parking and maneuvering may be provided within a platted common area and/or private access easement. Off-site shared parking and maneuvering shall be permitted in order to comply with parking requirements.
- c) The design of all parking facilities shall be in accordance with Appendix A, Section 5.3 of the Midwest City Municipal Code, 2020, as amended.

9.11 SIDEWALK REGULATIONS

Development shall comply with all municipal sidewalk requirements.

9.12 OTHER REGULATIONS

- a) Dumpster areas must comply with current ordinance requirements and may be located within the shared parking area/private access easement but shall not encroach within public utility easements.

10.0 EXHIBITS

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan – Conceptual

EXHIBIT A
LEGAL DESCRIPTION
ELEMENT OFFICE PARK

A part of the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian in Oklahoma County, Oklahoma, more particularly described as follows:

Beginning on the South line of said Section at a point 21 feet East of the Southwest Corner of said SE/4;

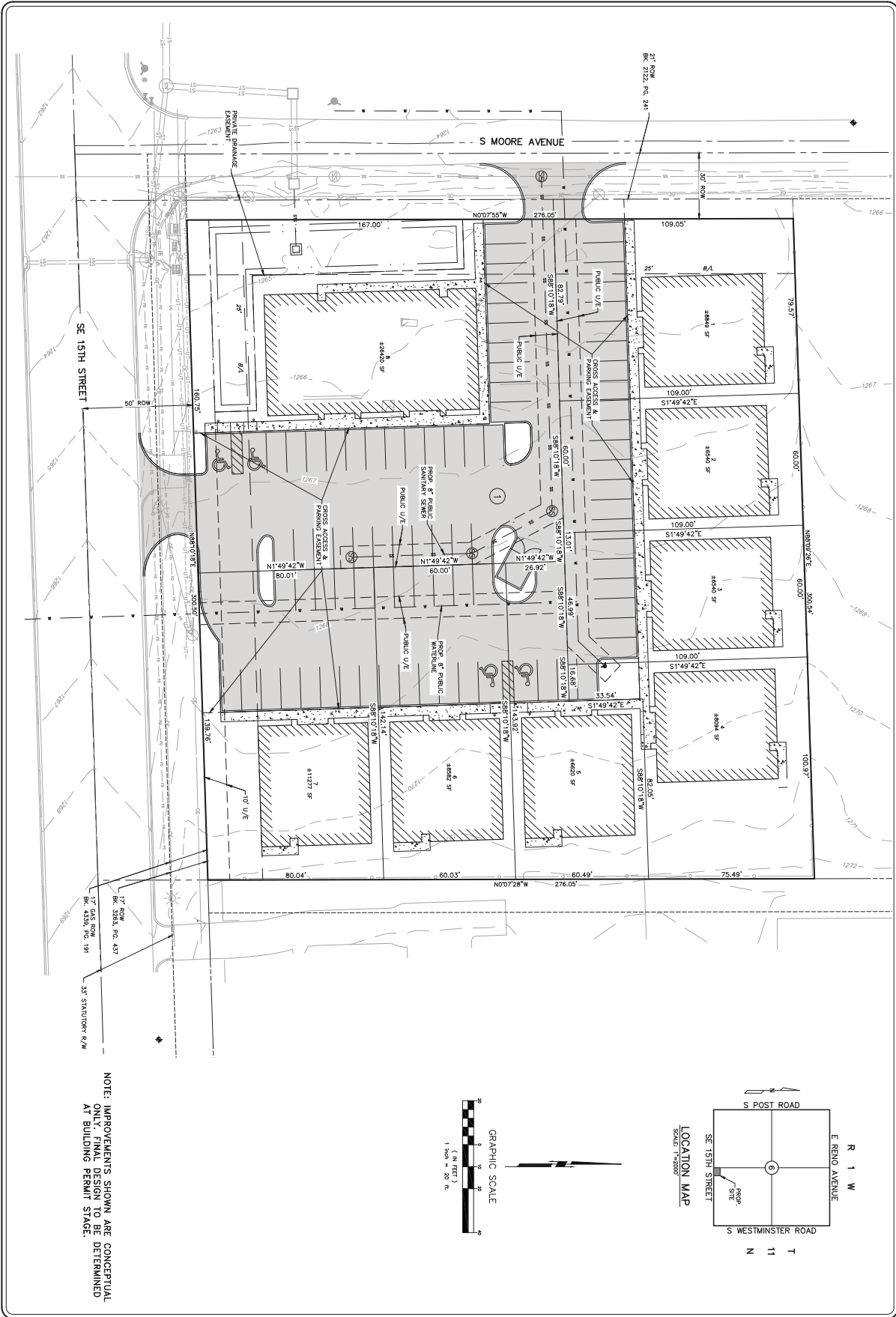
Thence East a distance of 309 feet;

Thence North a distance of 326.06 feet;

Thence West a distance of 309 feet;

Thence South a distance of 326.06 feet to the point or place of beginning, containing 100,878.41 square feet or 2.3158 acres, more or less.

Exhibit B



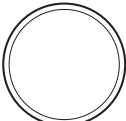
ELEMENT OFFICE PARK

SHEET NUMBER
MDP

Proj. No.: 24-035
Date: 09/26/2024
Scale: (Horizontal) 1" = 20'
(Vertical) 1" = 4'
Drawn By: JNE
Checked By: JNE
Approved By: MDP

REVISIONS		
NO.	DESCRIPTION	DATE

ELEMENT OFFICE PARK
10505 SE 15TH STREET
MIDWEST CITY, OK 73150
MASTER DEVELOPMENT PLAN



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Tulsa, OK 74109
Phone: (405) 285-0941
Fax: (405) 285-0949

GIRBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/25

To: Honorable Mayor and Council
From: Matt Summers, Director of Planning & Zoning
Date: January 28, 2025

Subject: (PC-2194) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and an ordinance to redistrict from Community Commercial District (“C-3”) and Single-Family Detached (“R-6”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northeast Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Executive Summary: The applicant, Mr. Joel Bryant, is requesting to amend the Comprehensive Plan to Medium Density Residential Land Use and rezone the subject property to a Planned Unit Development (“PUD”) with underlying zoning of Medium Density Residential District (“R-MD”).

The subject property is approximately 9.35 acres and is currently vacant. The Applicant is proposing to construct duplexes and plans to maintain the northern portion of the parcel as Community Commercial District (“C-3”) zoning, which will be incorporated into the final plat.

The Master Design Statement limits the maximum number of dwelling units to ninety-six (96). It also sets the size requirement for the structures as a minimum of 2,000 square feet and a maximum of 3,500 square feet. There will be two (2) entrances for access to the property; one (1) from S. Westminster Road and one (1) from SE 15th Street.



The following perimeter setback regulations as outlined in the Master Design Statement are as follows:

- 1) Twenty-five feet along Westminster Road and SE 15th Street.
- 2) Zero from the North property line where it abuts commercial zoning.
- 3) Along the West property lines, twenty feet when abutting adjacent property zoned R-6, otherwise, ten feet.
- 4) Ten feet from the south property line.

The Applicant has put in measures to provide more privacy to the existing single-family residences abutting the proposal, including a 20’ setback and limiting the structures along the west boundary to being one-story in height. In addition to the increased setback and height restriction for the western property line, sight-proof screening between the proposed development and any bordering properties zoned Single-Family Detached Residential (“R-6”) shall be required.

If the rezoning application is approved, any regulations not addressed in the PUD Master Design Statement shall observe the regulations for the Medium Density Residential District.

If the rezoning application is approved, the Applicant's next step would be the platting process. The Applicant intends to plat the subject property as one (1) lot, verses individual lots, to keep the development under one ownership. A pre-development meeting shall be required.

Both state and local notification requirements were met.

At the time of this writing, staff has received a few calls of opposition from Windsong residents.

The Applicant was present at the Planning Commission meeting and addressed the Commission. Four surrounding property owners addressed the commission and expressed concerns of increased traffic and safety and that single-family residential is preferred. One surrounding property owner voiced a preference for the property to remain entirely commercially zoned.

Planning Commission recommended unanimous approval of the amendment of the Comprehensive Plan and rezone request.

Staff notes the development still must satisfy all Subdivision Regulations.

Action is at the discretion of the Council.

Dates of Hearing:

Planning Commission- December 3, 2024

City Council- January 28, 2025

Date of Pre-Development Meeting: September 5, 2024

Council Ward: Ward 6, Rick Favors

Owner: Les Chateaux, LLC

Applicant: Les Chateaux, LLC

Engineer: Mark Grubbs- Grubbs Consulting, LLC

Proposed Use: Duplexes

Size: The subject property contains an area of 9.35 acres more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail

North- Single-Family Detached Residential

South- Single-Family Detached Residential

East- Office/Retail

West- Single-Family Detached Residential

Zoning Districts:

Area of Request- Community Commercial District ("C-3")

North- Single-Family Detached Residential District ("R-6"); Community Commercial District ("C-3")

South- Single-Family Detached Residential District ("R-6"); Planned Unit Development ("PUD")

East- Planned Unit Development ("PUD")

West- General Office District with Special Use Permit (“O-2” w/ SUP); Single-Family Detached Residential District (“R-6”)

Land Use:

Area of Request- Vacant

North- Nottoway Addition

South- Mid-Del Youth & Family Center

East- Vacant

West- Happy Times Kool Kidz Center; Windsong Addition

Comprehensive Plan Citation:

The Future Land Use designation for the subject property is Office/Retail and Single-Family Detached Residential. The Office/Retail and Single-Family Detached Residential land use designation does not match the proposed PUD zoning sought by this application, therefore a resolution to amend the Future Land Use Map in the Comprehensive Plan must be made if this application is to be approved. This application proposes to amend the Future Land Use designation for the subject property to Medium Density Residential, which is described below.

Medium Density Residential Land Use

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. IT is anticipated that new areas for medium density land use will be developed in the future.

In instances where a development proposal does not directly reflect the land use pattern for a site shown on the Future Land Use Map, the Comprehensive Plan directs us to consider the following (staff comments in bold):

- Will the proposed change enhance the site and the surrounding area?
 - **The proposed zone change would enhance the vacant site by developing it in a manner compatible with surrounding properties. Duplexes have very similar use pattern in terms of traffic patterns, noise types and volume, odors, and lighting. Visually, single- and two-story duplexes will fit in with the character of surrounding properties.**
- Is the proposed change a better land use than that recommended by the Future Land Use Plan?
 - **The proposed change is a compatible land use for this area and similar to the existing designation in the Future Land Use Plan.**
- Will the proposed use impact adjacent residential areas in a negative manner? Or will the proposed use be compatible with, and/or enhance, adjacent residential areas?
 - **The proposed use is generally compatible with the adjacent residential areas.**
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
 - **The uses adjacent to the subject property are similar in nature to those proposed by this application. Duplexes are generally compatible with single-family homes and their**

appearance is similar in nature because they follow the same development regulations as single-family homes.

- Does the proposed use present a significant benefit to the public health, safety, and welfare of the community? Would it contribute to the City’s long-term economic well-being?
 - **While there is no significant or insignificant benefit to public health, safety, and welfare of the community, the proposed use presents an opportunity for new residents who can add to the sales tax base which aids in the long-term economic well-being of the community.**

Overall, the proposed zoning change from Single-Family Detached Residential to a Planned Unit Development governed by Medium Density Residential would not adversely impact the surrounding area. However, amending the Future Land Use Plan from Single-Family Detached Residential to Medium-Density Residential does represent a larger shift. While ultimately staff supports the amendment to the Comprehensive Plan, we do not think it would be appropriate to develop this site as anything more intensive than a two-family development.

Municipal Code Citation:

2.25. – PUD, Simplified 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 controls 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 land development.* Encourage innovative land 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 negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

History:

1. This property has been zoned Single-Family Detached Residential as far as records indicated.
2. This property is located in the East Side Collection Basin currently within the sewer assessment area.
3. (PC-2194) Planning Commission recommended unanimous approval of this item December 3, 2024.

Next Steps:

If Council approves this rezone, the applicant will then proceed with the preliminary plat. A pre-development meeting shall be required.

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for examples. This is a rezoning application, and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

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 twenty-four (24) inch line running along the south side of S.E. 15th Street and a twenty-four (24) inch line running along the west side of Westminster Road. 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 no public sewer mains bordering the proposed parcel. An eight (8) inch line runs off site close to the west side of the subject property in the Windsong Addition. An eight (8) inch line also runs off site close to the north side of the subject property in the Nottoway Addition.

Note the area of request is located in the east side collection basin currently under the sewer assessment area. The increase in density that will be granted with this rezoning will require the applicant to do a sewer capacity study on this particular part of the collection system, analyzing the impact the proposed development will have on the existing downstream system. This study will be required as part of any preliminary plat application.

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 S.E. 15th Street and Westminster Road. S.E. 15th Street is classified as a secondary arterial in the 2008 Comprehensive Plan. Westminster Road is classified as a secondary arterial 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 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.

Fire Marshal's Comments:

This code analysis has been provided with the current information provided from the applicant. This list is not an all-inclusive list of compliance due to the limited information available at the time of this report. A full review can be completed once a comprehensive floor plan/life safety analysis is provided by the architect/designer of record.

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2018 International Building Code (IBC), and the National Fire Codes.

All newly gated communities shall install an emergency rapid access device prior to the operation of any controlled access device. Such emergency rapid access device and location thereof must be approved by the appropriate fire official prior to installation or use. - Midwest City Ord. Sec 15-26 (IFC 506).

Multiple family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. IFC D106.

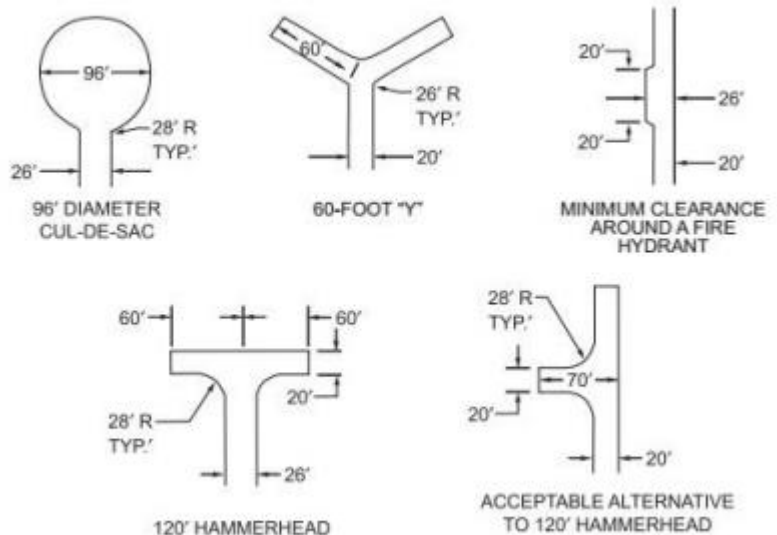
Fire hydrants shall be located and so spaced that no hose lay from a fire apparatus exceeds five hundred (500) feet within areas containing one- and two-family detached dwellings. Such dwellings located in areas not served by city water may qualify for the following exceptions:

- (1) Those having installed an approved residential sprinkler system per NFPA 13D;
- (2) Those having installed an approved fire detection and alarm system per NFPA 72 that is continuously monitored by a central station.

Access and operational standards for controlled access gates and gated subdivisions shall meet the requirements set forth in Midwest City Ordinance Sec. 15-26.

All new commercial construction and gated communities and business in the city shall provide an approved emergency rapid access device or key box.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).



Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. Fire apparatus access roads shall not exceed 10 percent in grade.

Public Works' Comments:

More notes will be provided at the platting stage. The notes provided are intended to inform the Applicant of requirements, but subject to additional comments and evaluation at platting stage

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality ("ODEQ") and Midwest City prior to Line Maintenance approval of building permit(s).
- Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22. Clearance around fire hydrants shall be installed per Midwest City Municipal Code Sections 15-20 and 43-54 (b).
- Separate water meters shall be required for each dwelling unit.
- Water meter(s) shall be installed in "green belt" per Midwest City Municipal Code Section 43-54.
**Two-foot horizontal green belt buffer zone and vertical clearance zone of five feet.*

Sewer

- Sewer main extension/relocation plans shall be approved by Oklahoma Department of Environmental Quality and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Sewer manhole clearance shall meet Midwest City Municipal Code Section 43-106 (b).

Landscaping

Protection of Utilities.

- No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility.

Distance from fireplugs.

- No street trees shall be planted closer than ten (10) feet from any fireplug per Section 42-9 of Midwest City Municipal Code.

**Please note, these requirements do not supersede landscape requirements per Zoning Regulations. If landscaping is to be removed due to encroachment of required utilities protection buffer and/or fireplug distance requirements, new landscaping plan shall be submitted to Planning & Zoning for approval.*

Planning Division:

Staff met with the applicant September 5, 2024, for a pre-application meeting.

The subject property is currently undeveloped, and the Applicant is proposing to construct duplexes.

The property is approximately 9.35 acres. Conventional R-MD zoning would allow for approximately 93-187 dwelling units. Through the PUD, the Applicant is limiting the number of dwelling units to 96. Staff believes this is a reasonable limit and safeguards the density from being incompatible with the nearby single-family homes.

Staff feels the proposal satisfies the general design and development guidelines for PUDs to consider:

Intensities. The proposed development conforms to the general level of intensity outlined within the comprehensive plan and in a matter and at a scale that is compatible with adjacent developed neighborhoods.

Amenities. Sidewalks shall be installed in usable space for pedestrians. The Design Statement states the detention area will have a walking trail, pergola, benches, and/or fishing.

Minimum land area and frontage. Not applicable for the proposed residential development, however, the commercial portion of the tract that will be incorporated with the final plat meets the minimum area and frontage required for the associated conventional zoning.

Streets. The street design for the proposed development allows for minimal excessive traffic through residential areas. Street design will be analyzed more in depth at platting stage.

Parking. Due to the development proposed to being platted as one lot, the parking is not impacted for the residential development and the proposed parking will meet Midwest City Municipal Code.

Relationship to abutting uses. The master development plan includes commitments to landscaping and screening to separate the PUD from the abutting properties. The master development plan also establishes areas with height limitations where the transition abuts a lower intensity area.

Mixed land use developments. The PUD master plan specifically establishes appropriate guidelines to assure harmonious development.

Common access. The PUD master plan establishes specific standards and locations for common access within the development and abutting arterial streets.

If the rezoning application is approved, anything not addressed in the PUD Master Design Statement shall observe the development regulations for R-MD, Medium Density Residential District as found in Appendix A of the Midwest City Municipal Code.

Parking:

- The Applicant's Master Design Statement does not request alleviation from what is required per Midwest City Municipal Code- 2 spaces per dwelling unit shall be required.

Landscaping:

- The Applicant's Master Design Statement proposes meeting all requirements of Midwest City Municipal Code with the following exceptions:
 - There shall be two trees (minimum 2 ½ inch caliper measured 12 inches above ground and minimum 6 feet in height) planted for each duplex structure. Tree species shall be limited to those approved in Section 42-5 of the Midwest City Zoning Ordinance.
 - A minimum of 10% of the PUD property shall consist of landscaped area. Landscaped areas shall be dispersed throughout the PUD site, instead of providing 75% of the landscaping within the front yard of the property.
 - On-site detention areas may be counted toward meeting landscape percentage, excluding hard-surfaced areas.

- Cedar trees are deemed to be invasive and wildfire risks and shall not be considered as tree canopy. Preservation of existing trees shall not be required.
- No street tree, other than those species listed as small trees in Section 42-5 of the Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground water line, sewer line, transmission line or other utility.

Screening:

- o The Applicant's Master Design Statement does not request alleviation from what is required per Midwest City Municipal Code. Sight-proof screening between abutting residentially zoned properties shall be required as well as any applicable thoroughfare screening (to be addressed with platting).

Exterior Construction:

- o The Applicant's Master Design Statement does not request variation from what is required per Midwest City Municipal Code- 85% masonry shall be required.

Signage:

- o The Applicant's Master Design Statement does not request variation from what is allowable per Midwest City Municipal Code, however, the erection of billboard/non-accessory and electronic message display signs are explicitly prohibited within the PUD.

Action is at the discretion of the Council.

Action Required:

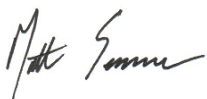
Approve or reject to amend the Comprehensive Plan from Office/Retail Land Use and Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and to approve or reject the ordinance to redistrict from Community Commercial District ("C-3") and Single-Family Detached Residential ("R-6"), to Planned Unit Development ("PUD"), for the property noted herein, subject to staff comments as found in the December 3, 2024 agenda packet and made part of PC-2194 file.

Suggested Motions:

"To approve the resolution amending the Comprehensive Plan to Medium Density Residential Land Use subject to Staff Comments found in the January 28, 2025 Council agenda packet and made a part of the PC-2194 file."

"To approve the ordinance redistricting the property noted herein to the Planned Unit Development zoning district subject to Staff Comments found in the January 28, 2025 Council agenda packet and made a part of the PC-2194 file."

Please feel free to contact the Current Planning Manager's office at (405) 739-1223 with any questions.



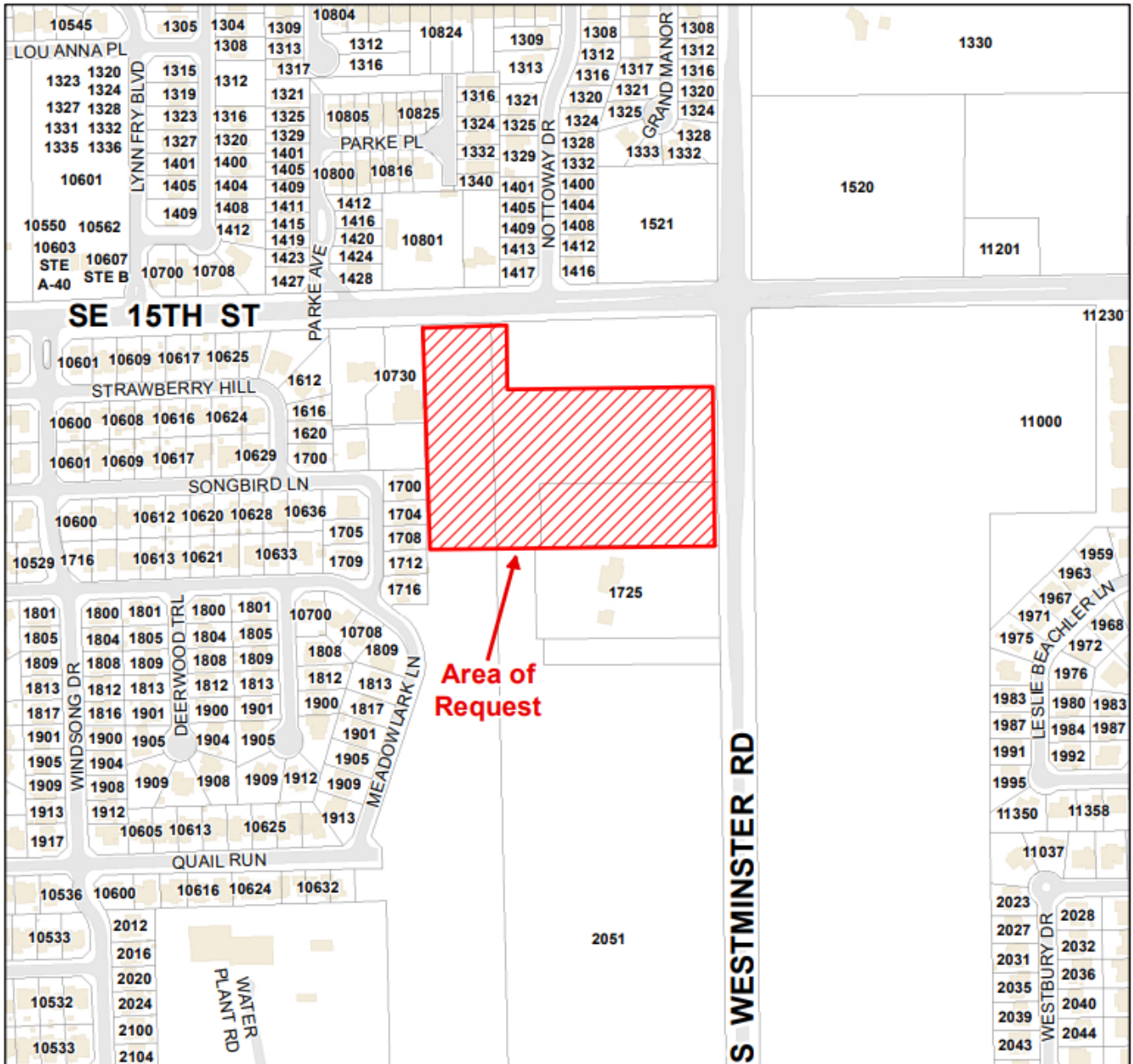
Matt Summers

Director of Planning & Zoning

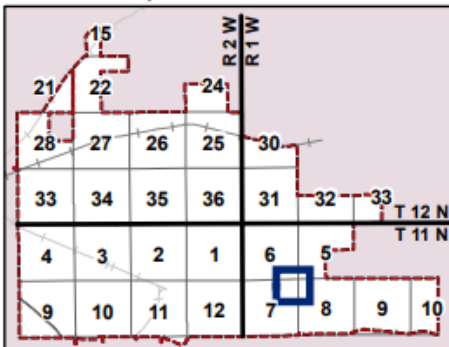
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




GIS- Information Technology/ Planning & Zoning



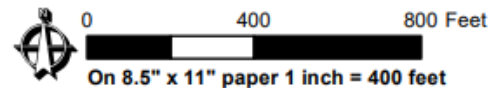
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

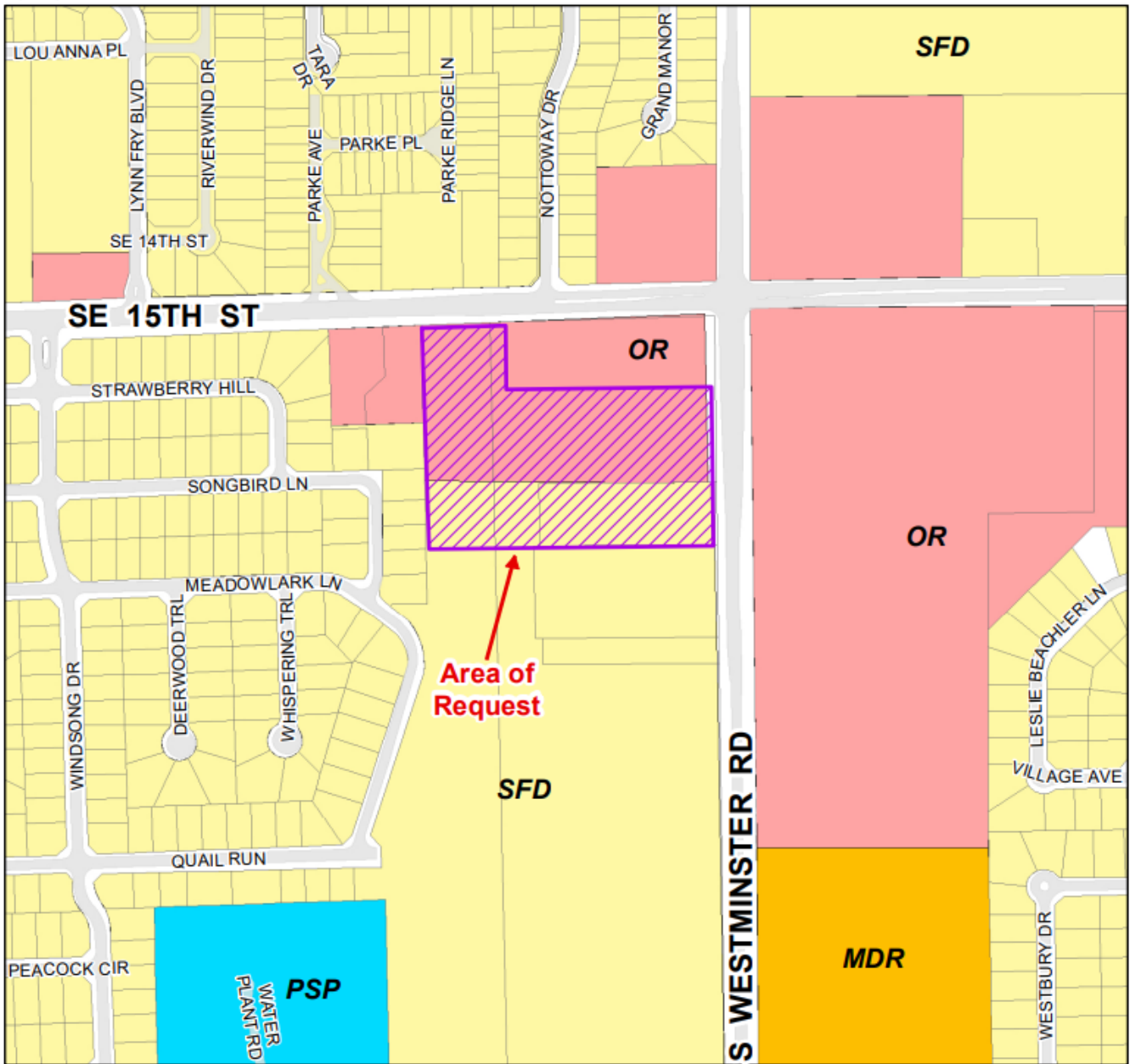
**GENERAL MAP FOR
PC-2194
(NE/4, Sec 7, T11N, R1W)**



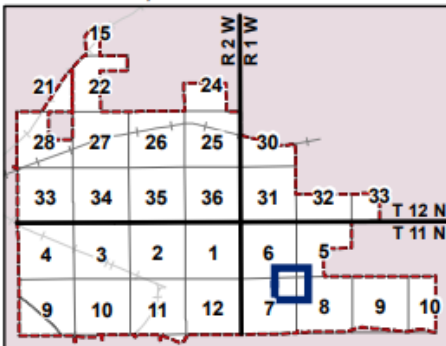
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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.



GIS- Information Technology/ Planning & Zoning



Locator Map

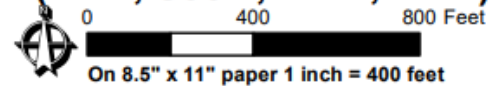


Future Land Use Legend

- 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-2194

(NE/4, Sec 7, T11N, R1W)

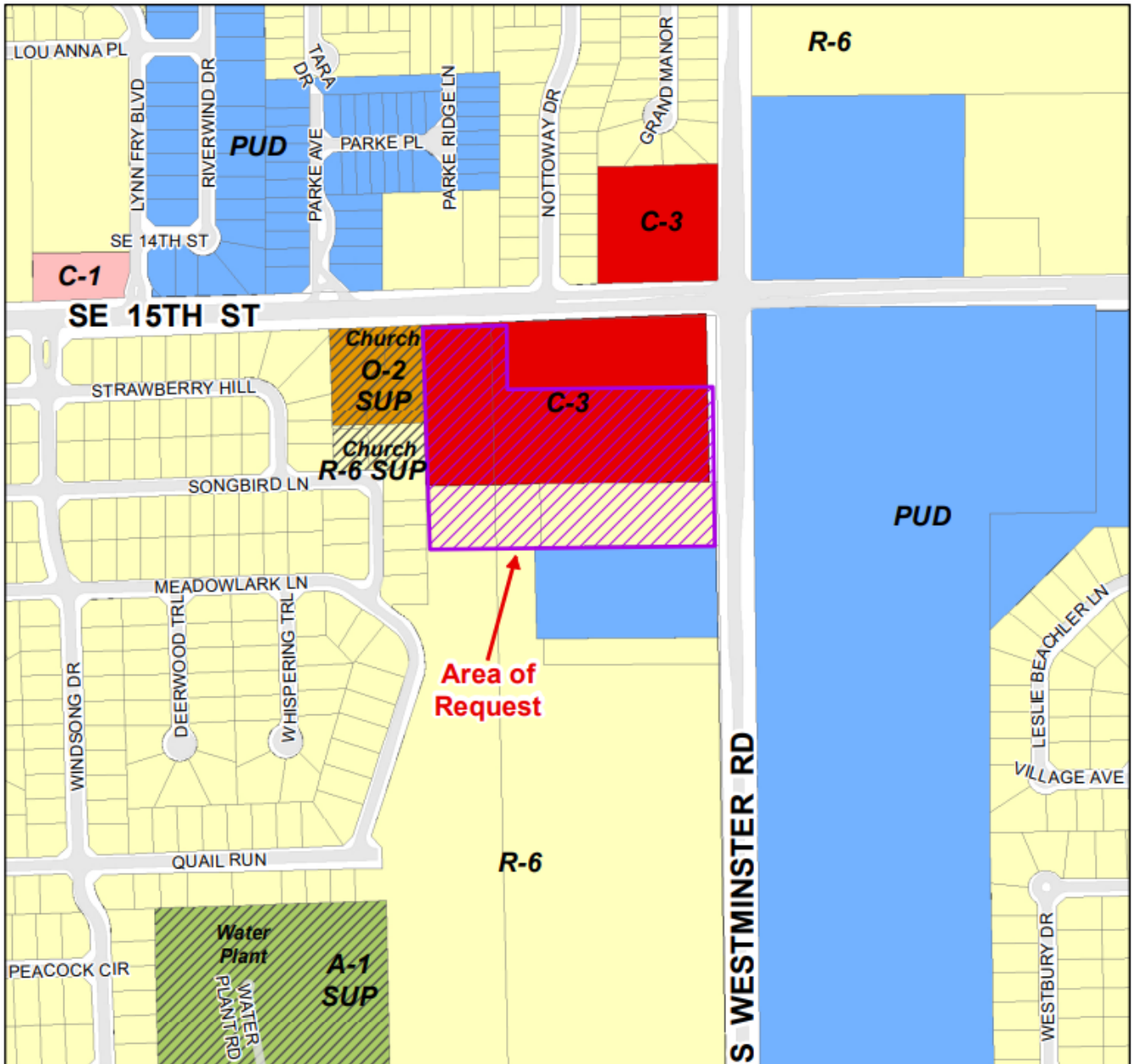


On 8.5" x 11" paper 1 inch = 400 feet

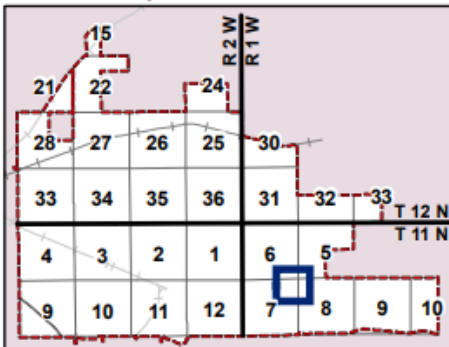
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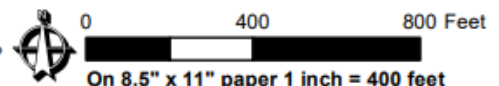
Locator Map



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-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

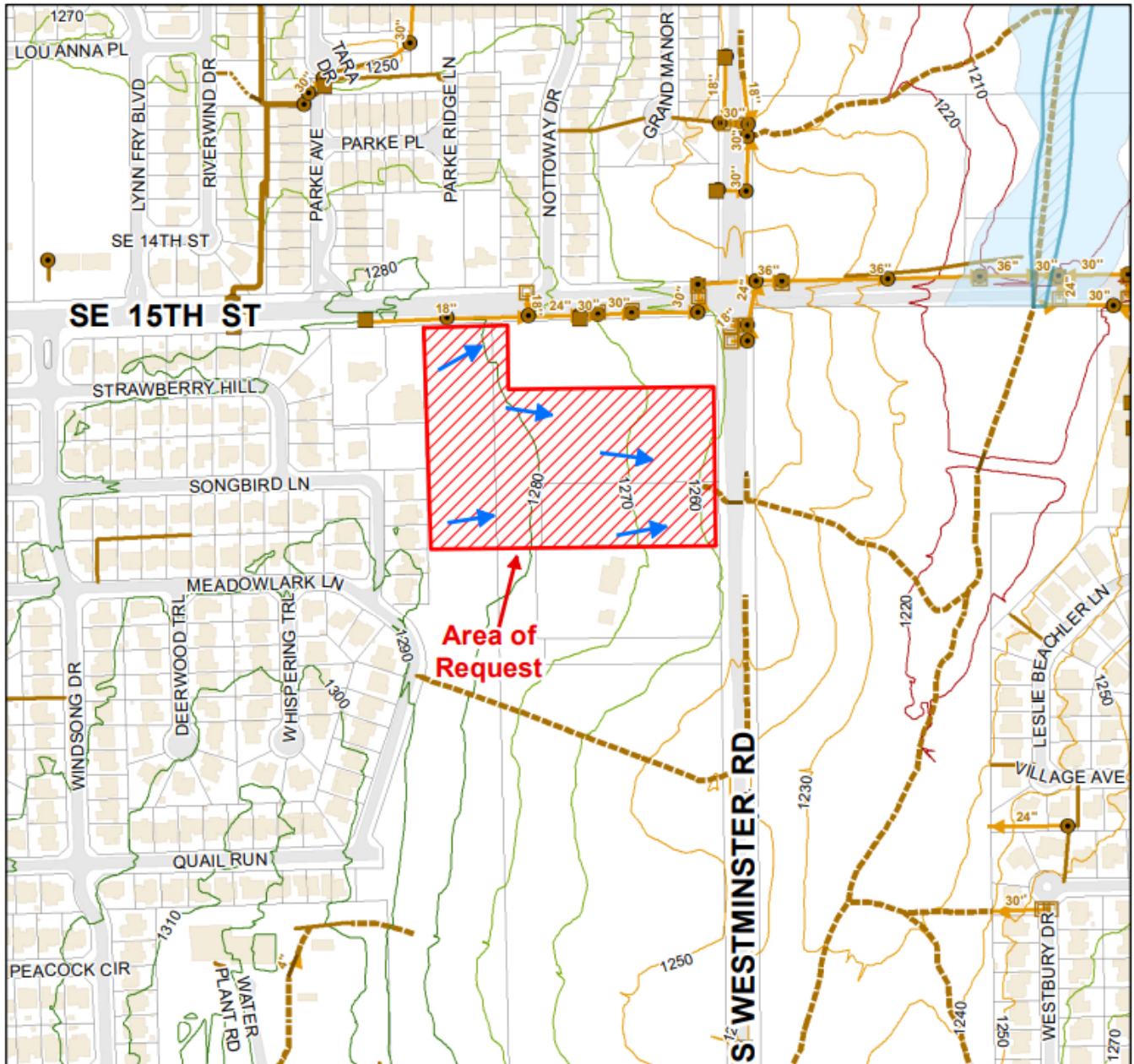
ZONING MAP FOR PC-2194 (NE/4, Sec 7, T11N, R1W)



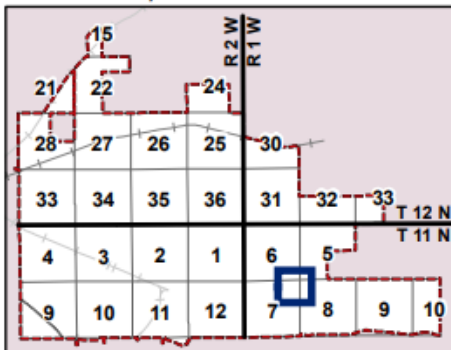
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GIS- Information Technology/ Planning & Zoning



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-2194
(NE/4, Sec 7, T11N, R1W)**



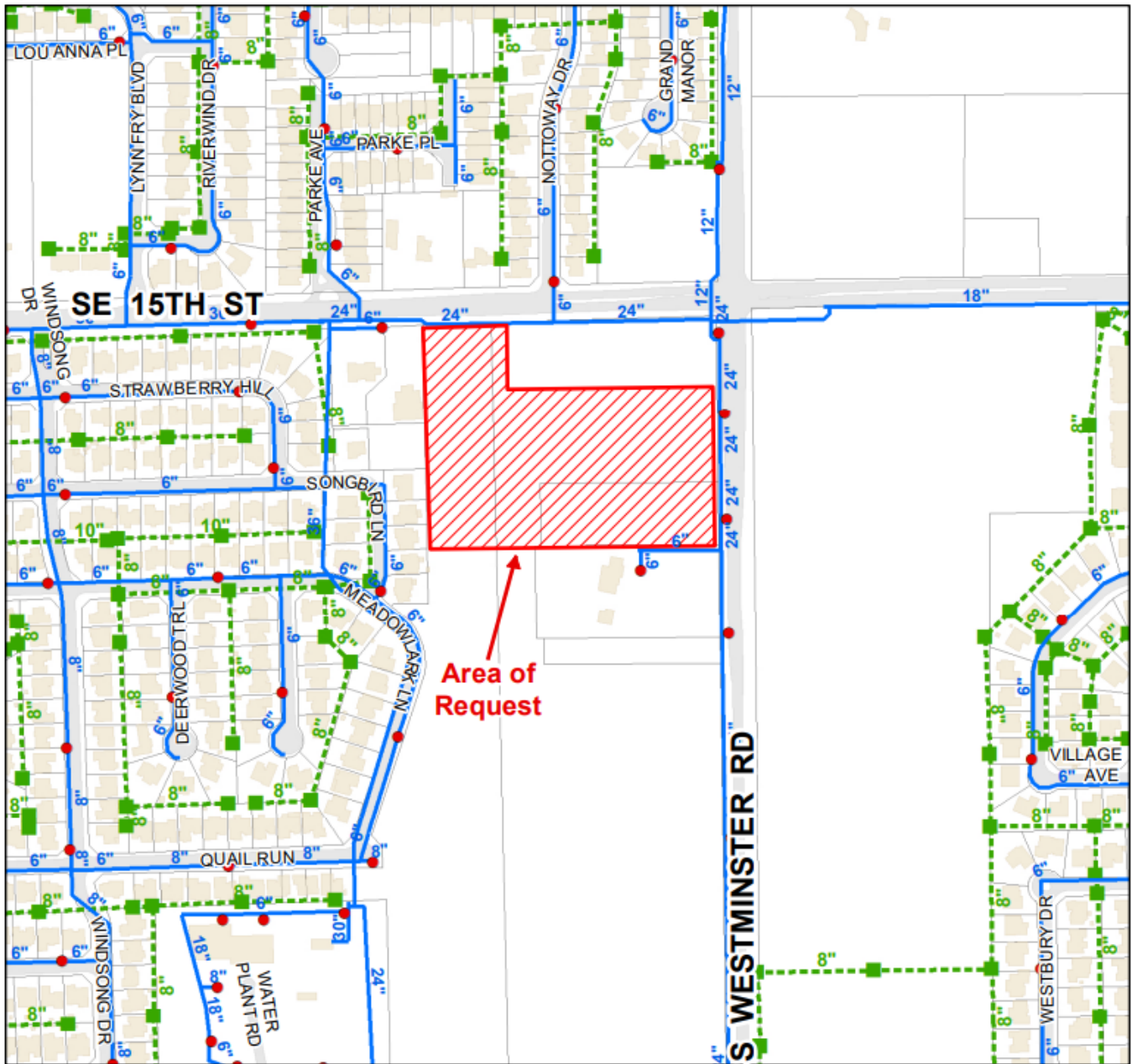
0 400 800 Feet

On 8.5" x 11" paper 1 inch = 400 feet

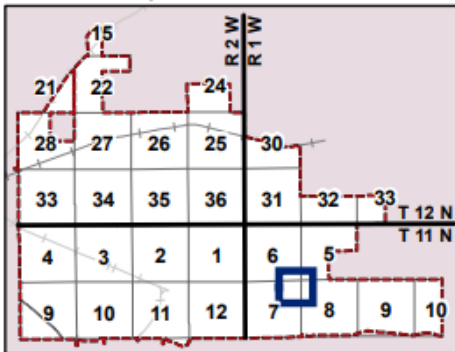
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Locator Map



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-2194
(NE/4, Sec 7, T11N, R1W)**



0 400 800 Feet

On 8.5" x 11" paper 1 inch = 400 feet

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MASTER DEVELOPMENT PLAN
Improvements shown are conceptual. Final design to be determined at building permit stage.



EXHIBIT B



2 **RESOLUTION NO. _____**

3 **A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICA-**
4 **TION FROM OFFICE/RETAIL LAND USE AND SINGLE-FAMILY DETACHED RESI-**
5 **DENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR THE**
6 **PROPERTY DESCRIBED IN THE RESOLUTION WITHIN THE CITY OF MIDWEST**
7 **CITY, OKLAHOMA.**

8 **WHEREAS**, currently the Comprehensive Plan Map of Midwest City, Oklahoma shows the fol-
9 lowing described property identified, for future planning purposes, as Office/Retail and Single-
10 Family Detached Residential:

11 For the property described as a tract of land located in the Northeast Quarter (NE/4) of
12 Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Me-
13 ridian, Oklahoma County, Oklahoma, more particularly described as follows: COM-
14 MENCING at the Northeast corner of the NE/4 of Section 7; Thence S88°10'11"W along
15 the North line of said NE/4 a distance of 880.00 feet; Thence S01°49'49"E a distance of
60 feet to a point on the Right-of-Way line and the POINT OF BEGINNING; Thence
N88°10'11"E along said Right-of-Way line a distance of 237.22 feet; Thence
S00°43'10"E a distance of 182.50 feet; Thence N89°16'50"E a distance of 581.50 feet;
Thence S00°43'10"E and parallel to the East line of the NE/4 a distance of 450.00 feet;
Thence S89°16'50"W a distance of 806.50 feet to a point on the East line of WIND-
SONG ADDITION SECTION 4; Thence N01°49'49"W along said East line a distance of
628.02 feet to the POINT OF BEGINNING.

16 **WHEREAS**, it is the desire of the applicant to amend the future planning classification of the
17 above referenced property from Office/Retail and Single-Family Detached Residential to Me-
18 dium Density Residential.

19 **WHEREAS**, with the applicant's request the change in future planning classification complies
20 with the City's Comprehensive Plan.

21 **WHEREAS**, the applicant has met both state and local notification requirements.

22 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MIDWEST CITY,**
23 **OKLAHOMA COUNTY, STATE OF OKLAHOMA:**

24 That the classification of above described property located in Midwest City, Oklahoma is hereby
25 changed from Office/Retail Land Use and Single-Family Detached Residential Land Use to Me-
26 dium Density Land Use on the Comprehensive Plan Map.

27 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Okla-
28 homa, on the _____ day of _____, 2025.

29 **THE CITY OF MIDWEST CITY, OKLAHOMA**

30 **ATTEST:**

31 _____
32 **MATTHEW D. DUKES II, Mayor**

33 _____
34 **SARA HANCOCK, City Clerk**

35 **APPROVED** as to form and legality this _____ day of _____, 2025.

36 _____
DONALD MAISCH, City Attorney

2 ORDINANCE NO. _____

3 AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY
4 DESCRIBED IN THIS ORDINANCE FROM C-3, COMMUNITY COMMERCIAL DIS-
5 TRICT AND R-6, SINGLE FAMILY DETACHED TO PUD, PLANNED UNIT DEVEL-
6 OPMENT, AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT
7 MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY’S ZONING DIS-
8 TRICT; 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 C-3 Community Commercial District and R-6 Single Family Detached to PUD, Planned
13 Unit Development subject to the conditions contained in the PC-2194 file, and that the official
14 Zoning District Map shall be amended to reflect the reclassification of the property’s zoning dis-
15 trict as specified in this ordinance:

16 For the property described as a tract of land located in the Northeast Quarter (NE/4) of
17 Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Me-
18 ridian, Oklahoma County, Oklahoma, more particularly described as follows: COM-
19 MENCING at the Northeast corner of the NE/4 of Section 7; Thence S88°10’11”W along
20 the North line of said NE/4 a distance of 880.00 feet; Thence S01°49’49”E a distance of
21 60 feet to a point on the Right-of-Way line and the POINT OF BEGINNING; Thence
22 N88°10’11”E along said Right-of-Way line a distance of 237.22 feet; Thence
23 S00°43’10”E a distance of 182.50 feet; Thence N89°16’50”E a distance of 581.50 feet;
24 Thence S00°43’10”E and parallel to the East line of the NE/4 a distance of 450.00 feet;
25 Thence S89°16’50”W a distance of 806.50 feet to a point on the East line of WIND-
26 SONG ADDITION SECTION 4; Thence N01°49’49”W along said East line a distance of
27 628.02 feet to the POINT OF BEGINNING.

28 SECTION 2. That the PUD master plan is adopted for the property described by the legal de-
29 scription in Section 1. The master plan is included in this ordinance as Exhibit 1. Any modifica-
30 tions, revisions, or expirations of the PUD master plan will be handled in accordance with Ap-
31 pendix A of the Midwest City Municipal Code.

32 SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict herewith are
33 hereby repealed.

34 SECTION 4. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
35 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
36 tions of the ordinance.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
on the _____ day of _____, 2025.

THE CITY OF MIDWEST CITY, OKLAHOMA

ATTEST:

MATTHEW D. DUKES II, Mayor

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2025.

DONALD MAISCH, City Attorney

Exhibit 1

THE CITY OF MIDWEST CITY
PLANNED UNIT DEVELOPMENT
MASTER DESIGN STATEMENT
For
ELEMENT RESIDENTIAL

~~October 22, 2024~~
November 14, 2024
December 31, 2024

PREPARED FOR:

**Les Chateaux, LLC
10607 SE 15th Street, Suite B
Midwest City, OK 73130**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

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1.0 INTRODUCTION

This Planned Unit Development consists of 9.35 acres, is unplatted and located within the Northeast Quarter of Section 7, Township 11 North, Range 1 West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached, and made a part of this Design Statement.

3.0 OWNER/DEVELOPER

The developer of the property described in Section 2.0 is Les Chateaux, LLC.

4.0 SITE AND SURROUNDING AREA

The property is currently vacant and zoned C-3 Community Commercial District. Property to the north is zoned C-3 and vacant. Property to the east across Westminster Road is vacant and zoned PUD with commercial and residential uses proposed. Property to the south is occupied with the youth and family services building and zoned R-MD and R-6. Property to the west is zoned O-2 and R-6 and is developed with a children's center and residences. The proposed PUD will be a compatible transition and buffer between the adjacent residential development to the west and the proposed commercial uses to the north.

5.0 PHYSICAL CHARACTERISTICS

The site is currently undeveloped. The property drains from west to east and has heavy tree cover on the eastern portion, with limited tree cover on the western portion. The elevation of the site is 1285 feet along the west boundary, sloping to an elevation of 1258 feet along Westminster Road. The hydrologic soil group on the property is a mixture of Littleaxe fine sandy loam and urban land complex with Stephenville Darnell Newalla complex.

6.0 CONCEPT

The concept for this planned unit development is to create a medium-density multi-family development consisting of duplex structures on one parcel with shared parking and access, resulting in a maximum density of 10.27 dwelling units per acre.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The property is located on the west side of Westminster Road, a two-lane paved secondary arterial street with no curb/gutter, and SE 15th Street, a four-lane paved arterial street with curb and gutter.

7.2 SANITARY SEWER

The developer will extend public sanitary sewer to the property per ordinance.

7.3 WATER

Public water will be provided to the property from the existing 24 inch public water line along Westminster Road, adjacent to the site.

7.4 FIRE PROTECTION

Police and Fire protection are available from the City of Midwest City. The nearest fire station is Station 5 at 801 S. Westminster Road.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Gas, electrical, and telephone services serve several developments in the area of this Planned Unit Development and have lines adjacent to the subject property. Proper coordination with the various utility companies will be made in conjunction with this Development.

7.6 PUBLIC TRANSPORTATION

Public transportation is not available to this site. However, as part of the Trails Master Plan a segment identified as the Choctaw Creek Connector affects the subject site. The developer will provide area along the east boundary of the subject site for the connector trail.

7.7 DRAINAGE

The property is located in the Choctaw Creek drainage basin. Development of this parcel will comply with the Midwest City Municipal Code, 2020, as amended.

8.0 COMPREHENSIVE PLAN

The subject property is currently designated office/retail on the Future Land Use Map.

9.0 SPECIAL DEVELOPMENT REGULATIONS

The following Zoning Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this planned unit development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Zoning Regulations of this PUD. For purposes of interpretation of these Zoning Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the Midwest City Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Midwest City Municipal Code, as amended (Code), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel

of land subject to this PUD, the provisions of the code shall prevail and be controlling; provided however, that in the event of a conflict between the Zoning Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this planned unit development, such Zoning Regulations of this PUD shall prevail and be controlling.

9.1 USE AND DEVELOPMENT REGULATIONS

The Use and Development Regulations of the R-MD Medium Density Residential District shall govern the property, except as modified herein.

9.2 LOT/BUILDING REGULATIONS

- a) No more than 96 residential units shall be permitted.
- b) All structures bordering R-6 zoning along the West boundary shall be limited to one story in height.
- c) Each residential structure shall be a minimum of 2,000 square feet and a maximum of 3,500 square feet.
- d) Perimeter building setback regulations for the PUD property shall be:
 - 1) Twenty-five feet along Westminster Road and SE 15th Street.
 - 2) Zero from the North property line where it abuts commercial zoning.
 - 3) Along the West property line, twenty feet when abutting adjacent property zoned R-6, otherwise, ten feet.
 - 4) Ten feet from the south property line.

9.3 FAÇADE REGULATIONS

Pursuant to Midwest City Municipal Code regulations and similar to the design depicted on Exhibit C, Building Elevations.

9.4 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of Midwest City's Landscaping Ordinance in place at the time of development, except as follows:

- a. There shall be two trees (minimum 2½ inch caliper measured 12 inches above ground and minimum 6 feet in height) planted for each duplex structure. Tree species shall be limited to those approved in Section 42-5 of the Midwest City Zoning Ordinance.
- b. A minimum of 10% of the PUD property shall consist of landscaped area. Landscaped areas shall be dispersed throughout the PUD site, instead of providing for 75% of the landscaping within the front yard of the property.

- c. On-site detention areas may be counted toward meeting landscape percentage, excluding hard-surfaced areas.
- d. Cedar trees are deemed to be invasive and wildfire risks and shall not be considered as tree canopy. Preservation of existing trees shall not be required.
- e. No street tree, other than those species listed as small trees in Section 42-5 of the Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground water line, sewer line, transmission line or other utility.

9.5 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

9.6 PLATTING REGULATIONS

Platting shall be required for this PUD. The platting of individual lots for each structure shall not be required. Developmental phasing shall be allowed as a part of the development of this PUD. It is the intention of the developer to incorporate the abutting commercially zoned property to the north into a final plat for the entire development project.

9.7 ACCESS REGULATIONS

- a) Access to the PUD property shall be permitted from one entrance from Westminster Road and one entrance from SE 15th Street.
- b) Shared access with properties to the north and south shall be permitted.
- c) Security gates shall be permitted.

9.8 SIGN REGULATIONS

a) FREESTANDING SIGNS

Per the base zoning district.

b) WALL SIGNS

Attached signs will be in accordance with the base zoning district regulations.

c) BILLBOARD SIGNS

Non-Accessory signs shall be prohibited within this PUD.

d) ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.9 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Appendix A, Section 5.11, of the Midwest City Municipal Code, as amended.

9.10 PARKING REGULATIONS

The design of all parking facilities shall be in accordance with Appendix A, Section 5.3 of the Midwest City Municipal Code, as amended. Garages may be counted toward compliance with parking regulations.

9.11 SIDEWALK REGULATIONS

Construction and placement of interior sidewalks shall comply with Midwest City Municipal Code requirements. Area shall be provided along the east boundary, adjacent to Westminster Road for construction of the Choctaw Creek Connector, a segment of the Midwest City Trails Master Plan.

9.12 OTHER REGULATIONS

- a. The detention area shall be permitted to be utilized for recreational purposes that will include a combination of a walking trail, pergola, benches and/or fishing.
- b. Cluster mailbox areas shall be permitted.
- c. Development (i.e. building construction) will commence in one phase.

10.0 EXHIBITS

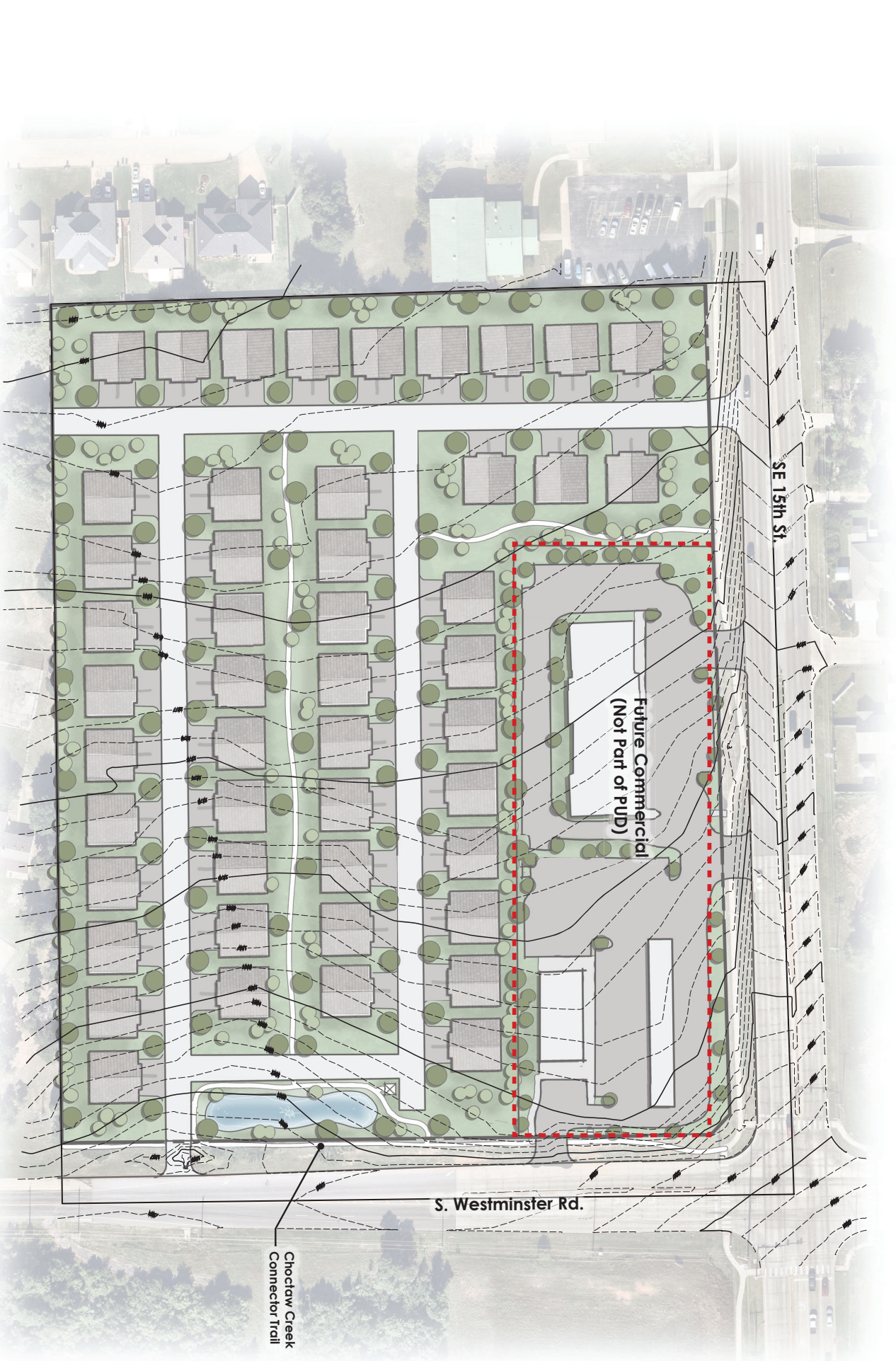
- Exhibit A: Legal Description
Exhibit B: Master Development Plan – Conceptual
Exhibit C: Building Elevations

EXHIBIT A
LEGAL DESCRIPTION
ELEMENT

A tract or parcel located in the Northeast Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of Section 7; Thence S88°10'11"W along the North line of said NE/4 a distance of 880.00 feet; Thence S01°49'49" E a distance of 60.00 feet to a point on the Right-of-Way line and the POINT OF BEGINNING; Thence N88°10'11"E along said Right-of-Way line a distance of 237.22 feet; Thence S00°43'10"E a distance of 182.50 feet; Thence N89°16'50"E a distance of 581.50 feet; Thence S00°43'10"E and parallel to the East line of the NE/4 a distance of 450.00 feet; Thence S89°16'50"W a distance of 806.50 feet to a point on the East line of WINDSONG ADDITION SECTION 4; Thence N01°49'49"W along said East line a distance of 628.02 feet to the POINT OF BEGINNING.

Containing 407,318.62 Sq. Ft. or 9.35 Acres, more or less.



MASTER DEVELOPMENT PLAN
 Improvements shown are conceptual. Final design to be determined at building permit stage.

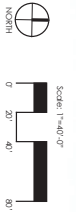


EXHIBIT B



EXHIBIT C

To: Honorable Mayor and Council
From: Matt Summers, Director of Planning & Zoning
Date: January 28, 2025

Subject: (PC-2193) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Medium Density Residential Land Use to Commercial Land Use and Medium Density Land Use; and an ordinance to redistrict from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northwest Quarter (NW/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Executive Summary: The applicant, Mr. Luke Rountree, is requesting to amend the Comprehensive Plan to Commercial Land Use and Medium Density Residential Land Use and rezone the subject property to a Planned Unit Development (“PUD”).

The subject property is currently vacant, and the Applicant is proposing to develop the property into a mixed-use concept with various office, retail, and residential components.

A PUD is being proposed to reduce complexity and implement provisions to buffer adjacent residential districts along the eastern and southern perimeter of the property. This PUD excludes uses that are deemed inappropriate and non-harmonious with residential zoning districts.



Development Area “A” is approximately 12.10 acres with proposed underlying zoning of Community Commercial District (“C-3”). In the original submittal, General Commercial District (“C-4”) was the proposed underlying district, but after feedback from the Planning Commission meeting, they “down-zoned” the underlying governing zone to C-3 with a few exceptions listed in the Master Design Statement attached to this report.

The following are the proposed perimeter setback regulations as outlined in the Master Design Statement for Development Area “A”:

- 1) Twenty-five feet from South Westminster Road.
- 2) Twenty-five feet from Southeast 15th Street.
- 3) Ten feet abutting a residential district.

Development Area “B” is approximately 30.19 acres with proposed underlying zoning of Medium Density Residential District (“R-MD”). The Master Design Statement restricts the maximum residential dwelling units

allowed to 224, which is approximately 7.5 dwelling units per acre. This is also approximately 220 units less than what would be allowed by right under the current zoning.

The following are the perimeter setback regulations as outlined in the Master Design Statement for Development Area “B”:

- 1) Twenty-five feet from South Westminster Road.
- 2) Twenty feet from Development Area “A”
- 3) Fifty feet (includes tree preservation area) from residential district along eastern boundary.
- 4) Fifty feet (includes tree preservation area) from residential district along southern boundary.

The Applicant has proposed the following amenities within Development Area “B”:

- Approximately 7 acres of existing drainageways to remain in natural condition; Passive recreation opportunities including walking trails; Professional landscaping; Playground; Dog park; Basketball/pickleball courts; Pavillion with grills.

Public Works has preliminary concerns regarding sewer as well as how low the land lays, but these items will need to be addressed by the Applicant’s engineer if this application is approved.

If the rezoning application is approved, any regulations not addressed in the PUD Master Design Statement shall observe the respective underlying development regulations per tract. Development Area “A” shall observe the regulations for the C-3 zoning district, and Development Area “B” shall observe the regulations for the R-MD zoning district.

The subject property is currently zoned PUD (PC-855 & PC-938). The existing PUD is more intensive than what is proposed in this application. Its Master Design Statement includes six (6) tracts with the following zoning districts:

Please note, the current governing PUD was approved under the 1985 Subdivision and Zoning regulations and regulations and uses may differ from the current similarly zoned districts.

Tract A- *General Office* “O-1” with no restricted uses.

Tract B- *Medium Density Residential* “R-3” with maximum number of dwelling units set at 15 dwelling units per acre.

Tract C- *Medium Density Residential* “R-3” with maximum number of dwelling units set at 15 dwelling units per acre.

Tract F- *Planned Shopping Center* “C-2” with no restricted uses.

Tract G- *Community Commercial* “C-3” with no restricted uses.

Tract H- *Planned Shopping Center* “C-2” with no restricted uses.

If the rezoning application is approved, the Applicant’s next step would be to plat the property. The Applicant intends to plat the property as one (1) lot verses individual lots and keeping it under one ownership. A pre-application meeting is required before an application for a plat can be submitted.

Both state and local notification requirements were met.

At the time of this writing, staff received several calls from residents of Oakwood East opposing the application and many residents attended the Planning Commission meeting to voice opposition. A petition against the application was submitted, however, it did not meet the criteria to constitute an official protest as defined by state statute and local ordinance.

Staff understands the concerns of the surrounding property owners; however, the proposal is considerably less intense than what is currently allowed by right and the Applicant has provided additional physical buffers of protection between the existing residential homes as well as restricting uses that are incompatible with single-family developments.

The Application took into consideration the concerns voiced at Planning Commission and modified their Master Design Statement. The modified changes included the proposed allowable uses, reducing proposed sign height to meet Code, and dumpster screening to meet Code. Staff notes that if this rezone is approved, the development still must satisfy all Subdivision Regulations, and the sewer capacity will be scrutinized by Engineering and Public Works.

Planning Commission recommended approval of this item 5-1.

Action is at the discretion of the Council.

Dates of Hearing:

Planning Commission- December 3, 2024

City Council- January 28, 2025

Date of Pre-Development Meeting: September 12, 2024

Council Ward: Ward 6, Rick Favors

Owner: Westminster40, LLC

Applicant: Luke Rountree- Westminster40, LLC

Engineer: Aaron Hale- Engineered by Design, PLLC

Proposed Use: Mixed-use development

Size: The subject property contains an area of 1,842,071.74 square feet more or less

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail and Medium Density Residential

North- Office/Retail; Single-Family Detached Residential

South- Single-Family Detached Residential

East- Medium Density Residential; Single-Family Detached Residential

West- Office/Retail; Single-Family Detached Residential

Zoning Districts:

Area of Request- Planned Unit Development (“PUD”)

North- Planned Unit Development (“PUD”); Single-Family Detached Residential District (“R-6”)

South- Single-Family Detached Residential District (“R-6”)

East- Planned Unit Development (“PUD”); Single-Family Detached Residential District (“R-6”)

West- Community Commercial District “C-3”); Single-Family Detached Residential District (“R-6”); Planned Unit Development (“PUD”)

Land Use:

Area of Request- Vacant

North- Vacant

South- Oakwood East

East- Oakwood East

West- Vacant Land; Mid-Del Youth & Family

Comprehensive Plan Citation:

The Future Land Use designations for the subject property are Office/Retail and Medium Density Residential. The Office/Retail and Medium Density Residential land use designations do not match the proposed PUD zoning sought by this application, therefore a resolution to amend the Future Land Use Map in the Comprehensive Plan must be made if this application is to be approved. This application proposes to amend the Future Land Use designation for the subject property to Commercial and Medium Density Residential, which are described below.

Commercial Land Uses

Areas designated for commercial land use are intended for a variety of commercial uses and establishments with outside storage, display, and sales. Examples of such uses include automobile-related services, manufactured home sales, self-storage units, welding shops, and pawnshops. Commercial uses often locate along major thoroughfares not because they need the visibility, as retail uses generally do, but because they need the accessibility. The challenge lies in the fact that commercial uses often have a greater need for outside storage areas and these areas tend to lessen the visual quality of major thoroughfares.

It should be noted that within recommended commercial areas, office and retail uses should be permitted as well; however, most commercial uses should not be permitted within office/retail areas.

Medium Density Residential Land Use

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. It is anticipated that new areas for medium density land use will be developed in the future.

In instances where a development proposal does not directly reflect the land use pattern for a site shown on the Future Land Use Map, the Comprehensive Plan directs us to consider the following (staff comments in bold):

- Will the proposed change enhance the site and the surrounding area?
 - **The proposed zone change would enhance the surrounding area by allowing for restrictive development on an undeveloped site.**
- Is the proposed change a better land use than that recommended by the Future Land Use Plan?
 - **The proposed land use is a compatible land use for this area and like the existing designation in the Future Land Use Plan. The Design Statement submitted with this application prohibits many of the uses adjoining residential developments might find incompatible.**

- Will the proposed use impact adjacent residential areas in a negative manner? Or will the proposed use be compatible with, and/or enhance, adjacent residential areas?
 - **The proposed use could impact adjacent residential areas in a negative matter if protective buffers are not put in place. The proposal addresses concerns that staff and the community would typically have when higher density residential developments and commercial use abut single-family developments. The Master Plan map indicates existing tree lines that are proposed to remain, and a plan to further reduce visual impacts by strategically restricting building heights and increasing setbacks.**
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
 - **Not all uses adjacent to the subject property are similar in nature, but the proposal helps protect the integrity of the existing single-family development. The proposal would be compatible with the abutting apartment complex and neighborhood.**
- Does the proposed use present a significant benefit to the public health, safety, and welfare of the community? Would it contribute to the City's long-term economic well-being?
 - **While there is no significant or insignificant benefit to public health or safety of the community, the proposed use presents an opportunity for new residents who can add to the sales tax base which aids in the long-term economic well-being of the community. Previously adopted plans for the site included office, commercial, and apartment uses. The proposed use is a benefit to the public welfare, by reducing the scale and intensity of the uses proposed in this area.**

Overall, the proposed zoning change would not adversely impact the surrounding area. While ultimately staff supports the amendment to the Comprehensive Plan, we do not think it would be appropriate to develop this site as anything more intensive than what is proposed on this application nor without protective buffers in place.

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 controls 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, 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 land* development. Encourage innovative land 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 negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

History:

1. February, 1985 (PC-820) A 660' x 35' tract located 1320' east of Westminster Drive was rezoned to C-1 Neighborhood Commercial PUD.
2. October 1, 1985 (PC-855) Planning Commission considered a request for a PUD and continued the item to allow applicant to revise the Design Statement and Master Development Plan Map.
3. October 9, 1985 (PC-855) Planning Commission recommended approval of the request for PUD subject to the following noted changes:
 - A. The southern drive into Tract A is to be relocated approximately 90' to the north to provide for proper separation;
 - B. Where the density is noted as "home/acre" in the R-3 districts (Tracts B, C, D), it should read "15 dwelling units/acre."
4. October 22, 1985 (PC-855) Council approved Oakwood Park PUD.
5. October 28m 1986 (PC-938) Council approved Oakwood Park amended PUD.
6. September 2022 (PC-2125) Westminster40 application to rezone was considered by Planning Commission with staff's recommendation to deny application until sewer system has been evaluated and capacity issues can be addressed. More than 50% of the lots within 300' signed a protest, therefore, three-fifths favorable votes of the members of Council would have been required for approval. October 25, 2022 applicant requested to withdraw application.
7. This property is in the eastside sewer assessment area.
8. (PC-2193) Planning Commission recommended approval of this item 5-1 on December 3, 2024.

Next Steps:

If Council approves this rezone, the applicant can proceed with the preliminary plat process. A pre-development meeting shall be required.

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for examples. This is a rezoning application, and the construction references are provided to make the applicant

and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

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, an eighteen (18) inch line running along the south side of S.E. 15th Street and a twenty-four (24) inch line running along the west side of Westminster Road. 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 is a public sewer main bordering the proposed parcel, an eight (8) inch line running along the east side of the subject property.

Note the area of request is in the east side collection basin currently under the sewer assessment area. The increase in density that will be granted with this rezoning will require the applicant to do a sewer capacity study on this particular part of the collection system, analyzing the impact the proposed development will have on the existing downstream system. This study will be required as part of any preliminary plat application.

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 S.E. 15th Street and Westminster Road. S.E. 15th Street is classified as a secondary arterial in the 2008 Comprehensive Plan. Westminster Road is classified as a secondary arterial 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 40109C0330H, dated December 18th, 2009. The subject property has a regional detention facility that serves the adjacent Oakwood East subdivision. This drainage facility must be evaluated and accounted for as part of any preliminary plat application. Any alteration to this regional detention facility in the future cannot increase the net runoff of stormwater from this site.

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:

This code analysis has been provided with the current information provided from the applicant. This list is not an all-inclusive list of compliance due to the limited information available at the time of this report. A full review can be completed once a comprehensive floor plan/life safety analysis is provided by the architect/designer of record.

Fire will verify water supply and apparatus roads at platting stage. Conceptual plans did not have clear number of dwelling units at the time Fire Marshal's Office provided notes.

All newly gated communities shall install an emergency rapid access device prior to the operation of any controlled access device. Such emergency rapid access device and location thereof must be approved by the appropriate fire official prior to installation or use. - Midwest City Ord. Sec. 15-26 (IFC 506).

Multiple family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. IFC D106.

Fire hydrants shall be located and so spaced that no hose lay from a fire apparatus exceeds five hundred (500) feet within areas containing one- and two-family detached dwellings. Such dwellings located in areas not served by city water may qualify for the following exceptions:

- (1) Those having installed an approved residential sprinkler system per NFPA 13D;
- (2) Those having installed an approved fire detection and alarm system per NFPA 72 that is continuously monitored by a central station.

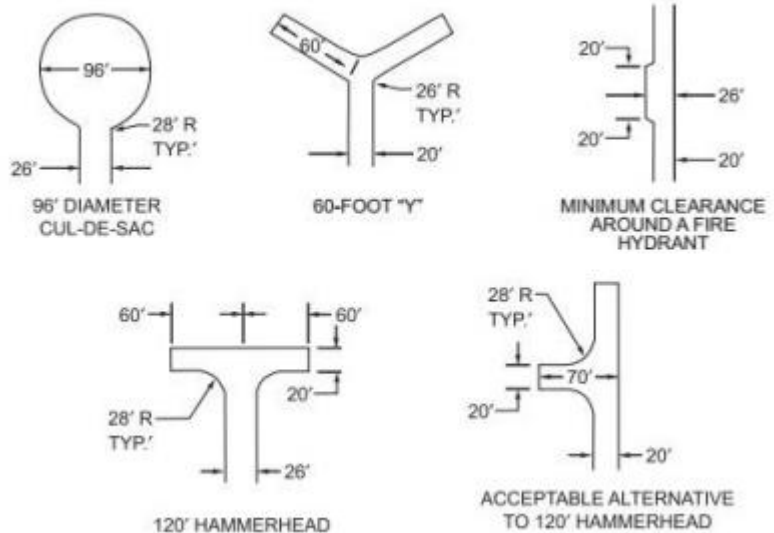
Access and operational standards for controlled access gates and gated subdivisions shall meet the requirements set forth in Midwest City Ordinance Sec. 15-26.

All new commercial construction and gated communities and business in the city shall provide an approved emergency rapid access device or key box.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

Fire apparatus access roads shall not exceed 10 percent in grade.



Public Works' Comments:

Line Maintenance

More notes will be provided at the platting stage. The notes provided are intended to inform the Applicant of requirements, but subject to additional comments and evaluation at platting stage.

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (“ODEQ”) and Midwest City prior to Line Maintenance approval of building permit(s).

- Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22. Clearance around fire hydrants shall be installed per Midwest City Municipal Code Sections 15-20 and 43-54 (b).
- Water meter(s) shall be installed in “green belt” per Midwest City Municipal Code Section 43-54.

**Two-foot horizontal green belt buffer zone and vertical clearance zone of five feet.*

Sewer

- Applicant will be required to conduct a lift station evaluation- proposed density may require an upsize to the 8" sanitary sewer line.
- Sewer main extension/relocation plans shall be approved by Oklahoma Department of Environmental Quality and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Sewer manhole clearance shall meet Midwest City Municipal Code Section 43-106 (b).
- A City provided Sewer Use Survey shall be required to be submitted by applicant to address types of wastewater produced and method(s) of wastewater disposal for any new Commercial New Construction permit, Remodel permit, Change of Ownership Compliance, and/or Certificate of Occupancy applied for.

Landscaping

Protection of Utilities.

- No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility.

Distance from fireplugs.

- No street trees shall be planted closer than ten (10) feet from any fireplug per Section 42-9 of Midwest City Municipal Code.

**Please note, these requirements do not supersede landscape requirements per Zoning Regulations. If landscaping is to be removed due to encroachment of required utilities protection buffer and/or fireplug distance requirements, new landscaping plan shall be submitted to Planning & Zoning for approval.*

Sanitation

- The Applicant proposes a six-foot tall wooden fence to screen solid waste enclosures. Staff recommends they comply with Midwest City Municipal Code which is eight-foot-tall masonry walls.

Planning Division:

Staff met with the applicant September 12, 2024, for a pre-application meeting.

The subject property is currently undeveloped, and the Applicant is proposing to develop the property into a mixed-use concept with various office, retail, and residential components.

Development Area “A”

Development Area “A” is approximately 12.10 acres with proposed underlying zoning of Community Commercial District (“C-3”). The proposed and excluded uses are listed in the Master Design Statement attached to this report.

If the rezoning application is approved, anything not addressed in the PUD Master Design Statement shall observe the development regulations for C-3, Community Commercial District as found in Appendix A of the Midwest City Municipal Code Section 3.3.- Area Regulations and Standards for Mixed Use and Nonresidential Districts.

Outdoor Storage:

- Outdoor display, staging or storage of equipment and/or materials shall not be allowed.

Landscaping:

- The Applicant's Master Design Statement proposes meeting all requirements of Midwest City Municipal Code.

Screening:

- The Applicant's Master Design Statement does not request alleviation from what is required per Midwest City Municipal Code, with the following exceptions:
 1. No internal screening of differing uses within Development Area "A" are required.
 2. Service equipment (including HVAC equipment) shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
 3. Screening materials for solid waste collection and loading areas shall be in compliance with the Midwest City Code. Trash dumpsters shall have a door which shall remain closed when not in use.

Parking:

- The Applicant's Master Design Statement does not request alleviation from what is required per Midwest City Municipal Code. Parking will be determined by use(s).

Lighting:

1. The mounting height of each fixture light shall not exceed 20' as measured from the pavement to the light fixture.
2. A maximum light level of 0.5 foot-candles (measured at three feet (3') above grade) shall be obtained at the perimeter of the PUD boundary. In conjunction with the detailed site plan and landscape plan review, a photometric study shall be submitted to and approved by the Midwest City Planning Commission and City Council in accordance with the City of Midwest City Zoning Code.

Development Area "B"

Development Area "B" is approximately 30.19 acres with proposed underlying zoning of Medium Density Residential District ("R-MD"). The Master Design Statement restricts the maximum residential dwelling units allowed to 224, which is approximately 7.5 dwelling units per acre. The standard density for the R-MD district is 10-20 dwelling units per acre. This is also approximately 220 units less than what would be allowed by right under the current zoning.

If the rezoning application is approved, anything not addressed in the PUD Master Design Statement shall observe the development regulations for R-MD, Medium Density Residential District.

Maximum Number of Stories per Building:

- Single Story- Allowed anywhere in Development Area "B."

- 2 or 3 Stories- Allowed with the following restrictions:
 1. Not allowed within 150 feet from residential districts along eastern boundary.
 2. Not allowed within 150 feet from residential district along southern boundary.

Landscaping & Screening:

- The Applicant's Master Design Statement proposes the following-
 1. Along the southern and eastern boundaries of Development Area B, where abutting existing residential lots, trees shall be preserved and the area included in a twenty-five foot (25') wide tree preservation and landscaping easement. All landscaping services shall observe protection of existing and proposed utilities, per Appendix A: 5.2 and Section 42-10. Protection of Utilities.
 2. An 8-foot, masonry screening fence will be placed on the zoning line between commercial and residential in compliance with Midwest City Zoning Code

Signage:

- The Applicant's Master Design Statement outlines the following:
 1. An entry identification sign shall be permitted at each primary street entrance of the project (for a total of two (2) entry identification signs) with a maximum of 64 square feet of display signage surface per sign.
 2. Additional signage for amenities within the project will be allowed with a maximum of 16 square feet per sign.

Access & Circulation

- The Applicant notes the following- There shall be two (2) gated entrances for Development Area B from South Westminster Road. Interior vehicular access shall be derived from the primary entrance locations with private streets (26 feet in width) throughout.

Staff feels the proposal satisfies the general design and development guidelines for PUDs to consider:

Intensities. The proposed development conforms to the general level of intensity outlined within the comprehensive plan and in a matter and at a scale that is compatible with adjacent developed neighborhoods.

Amenities. The PUD provides several amenities particularly for the proposed residential development.

Minimum land area and frontage. The commercial portion of the tract meets the minimum area and frontage required for the associated conventional zoning.

Streets. The street design for the proposed development allows for minimal excessive traffic through residential areas. Street design will be analyzed more in depth with future plat applications.

Parking. The front setback provides leaves a sufficient area for driveways to provide off-street parking.

Relationship to abutting uses. The master development plan includes commitments to landscaping and screening to separate the PUD from the abutting properties. The master development plan also establishes areas with height limitations where the transition abuts a lower intensity area.

Mixed land use developments. The PUD master plan specifically establishes appropriate guidelines to assure harmonious development.

Common access. The PUD master plan establishes specific standards and locations for common access within the development and abutting arterial streets.

Staff understands the concerns of the surrounding property owners; however, this application proposes a considerably less intense development than what is currently allowed by right and the Applicant has provided additional physical buffers of protection between the existing residential homes as well as restricting uses that are incompatible with single-family developments.

Action is at the discretion of the Council.

Action Required:

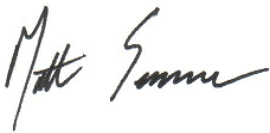
Approve or reject to amend the Comprehensive Plan from Office/Retail Land Use and Medium Density Residential Land Use to Commercial Land Use and Medium Density Residential Land Use; and to approve or reject the ordinance to redistrict from Planned Unit Development (“PUD”), to Planned Unit Development (“PUD”), for the property noted herein, subject to staff comments as found in the January 28, 2025 Council agenda packet and made part of PC-2193 file.

Suggested Motions:

“To approve the resolution amending the Comprehensive Plan to Commercial Land Use and Medium Density Residential Land Use subject to Staff Comments found in the January 28, 2025, Council agenda packet and made a part of the PC-2193 file.”

“To approve the ordinance redistricting the property noted herein to the Planned Unit Development zoning district subject to Staff Comments found in the January 28, 2025, Council agenda packet and made a part of the PC-2193 file.”

Please feel free to contact the Current Planning Manager’s office at (405) 739-1223 with any questions.



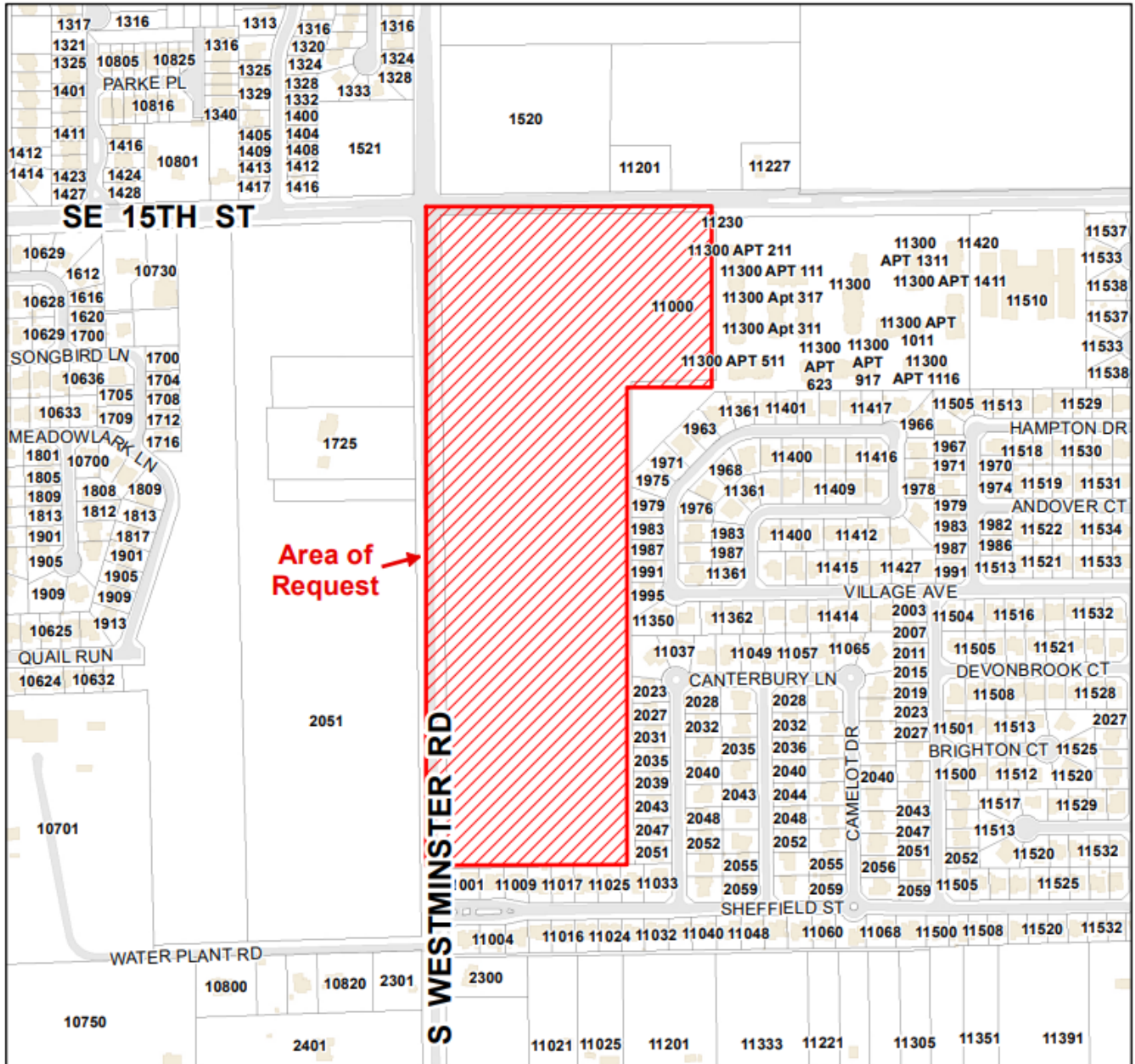
Matt Summers

Director of Planning & Zoning

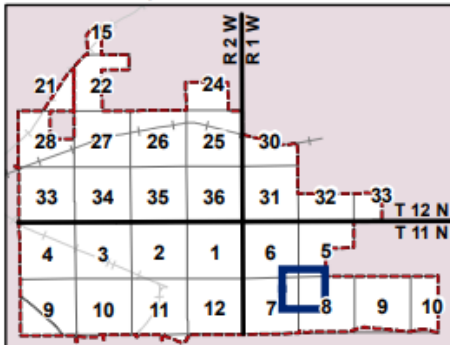
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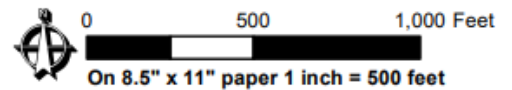
Locator Map



General Map Legend

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
- Active
- Inactive / Closed

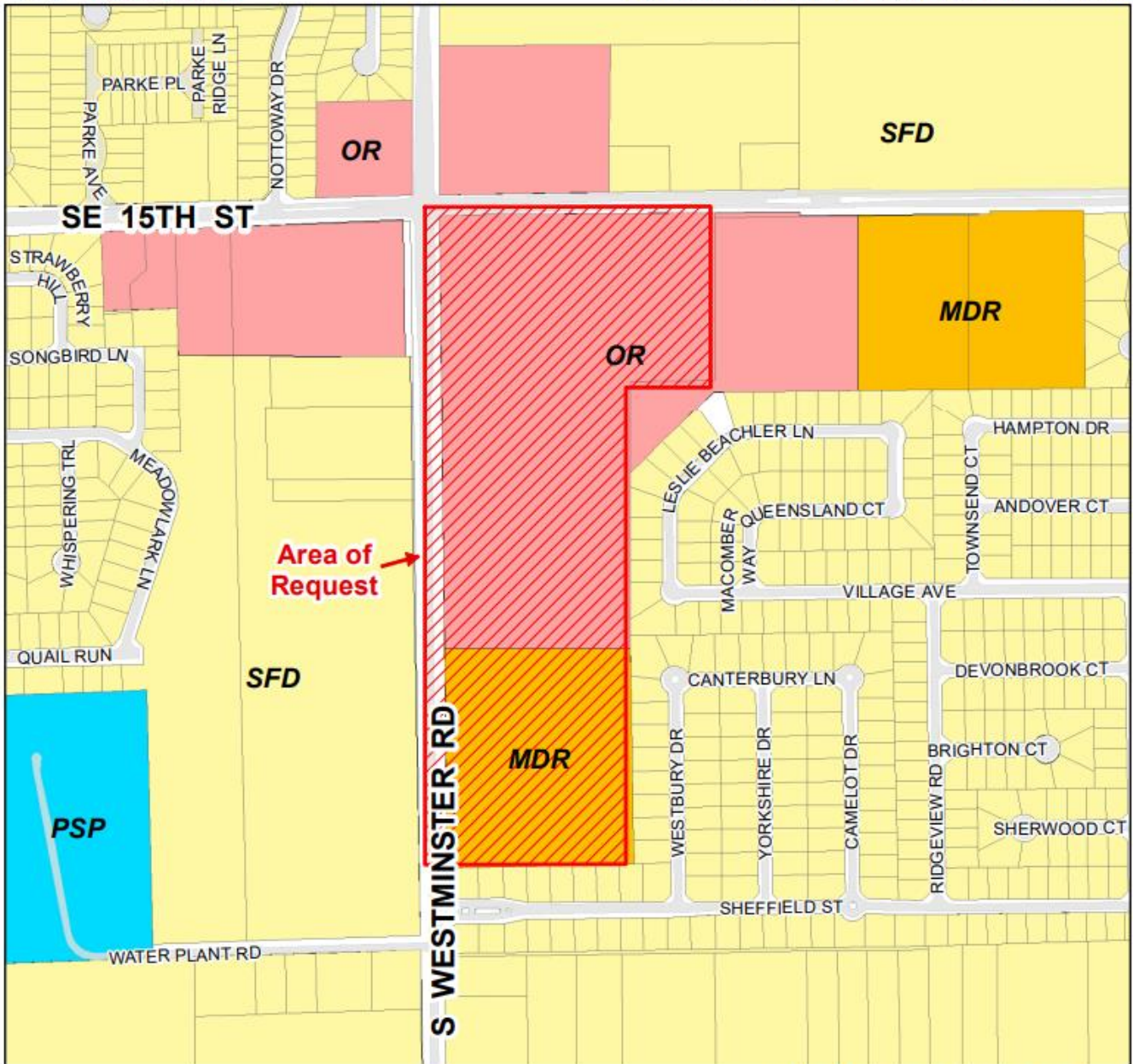
**GENERAL MAP FOR
PC-2193
(NW/4, Sec 8, T11N, R1W)**



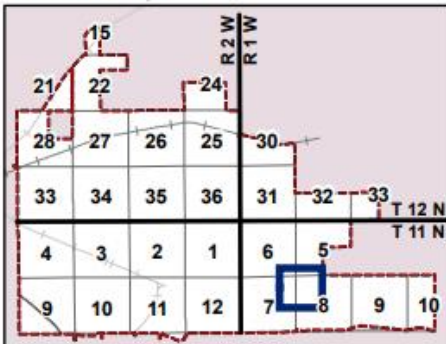
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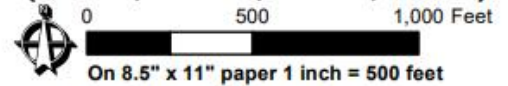
Locator Map



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

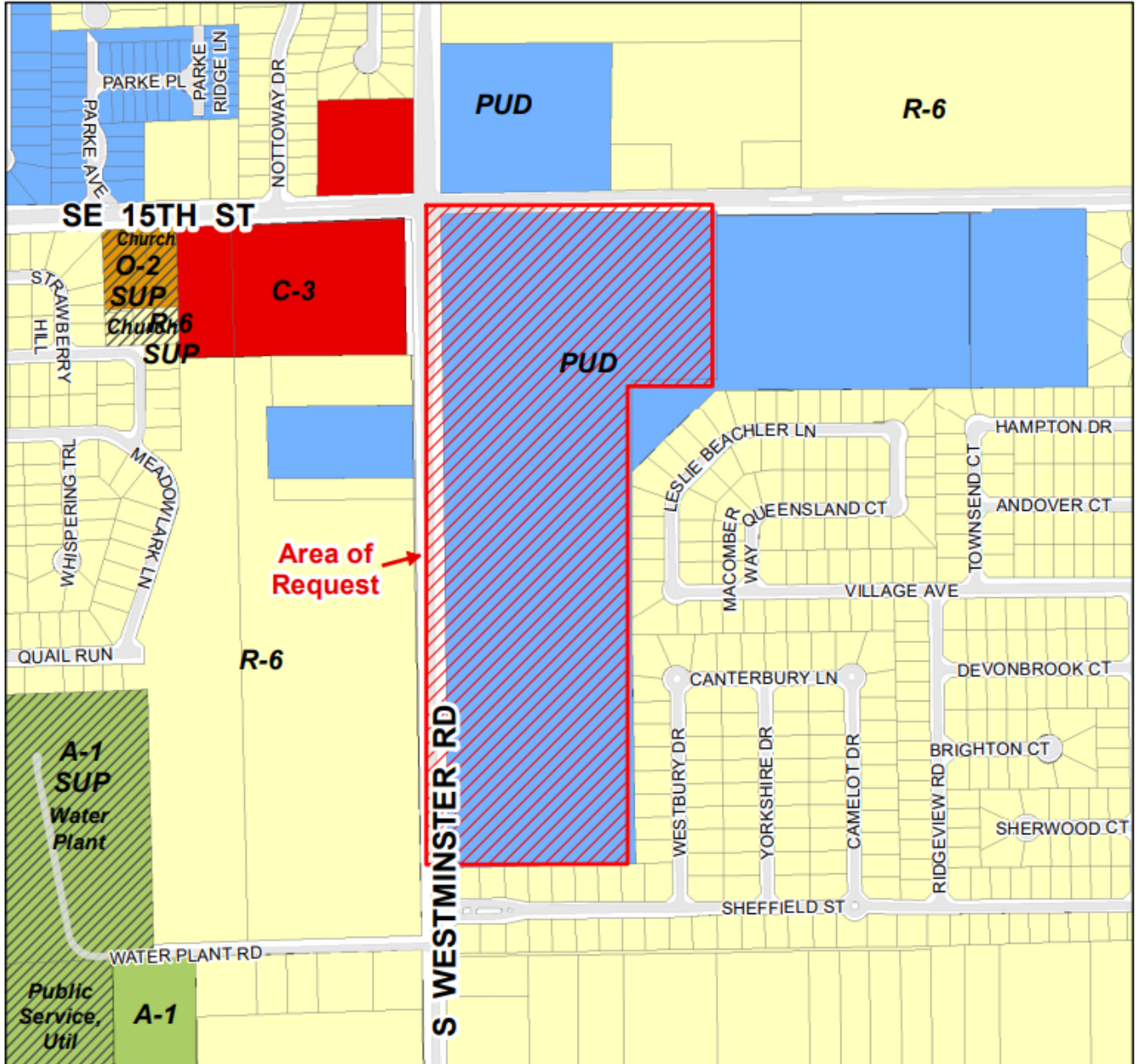
FUTURE LAND USE MAP FOR PC-2193 (NW/4, Sec 8, T11N, R1W)



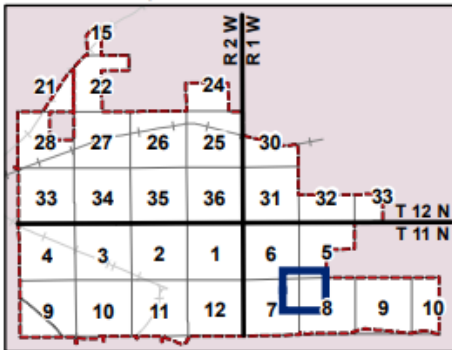
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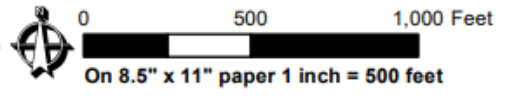
Locator Map



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-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

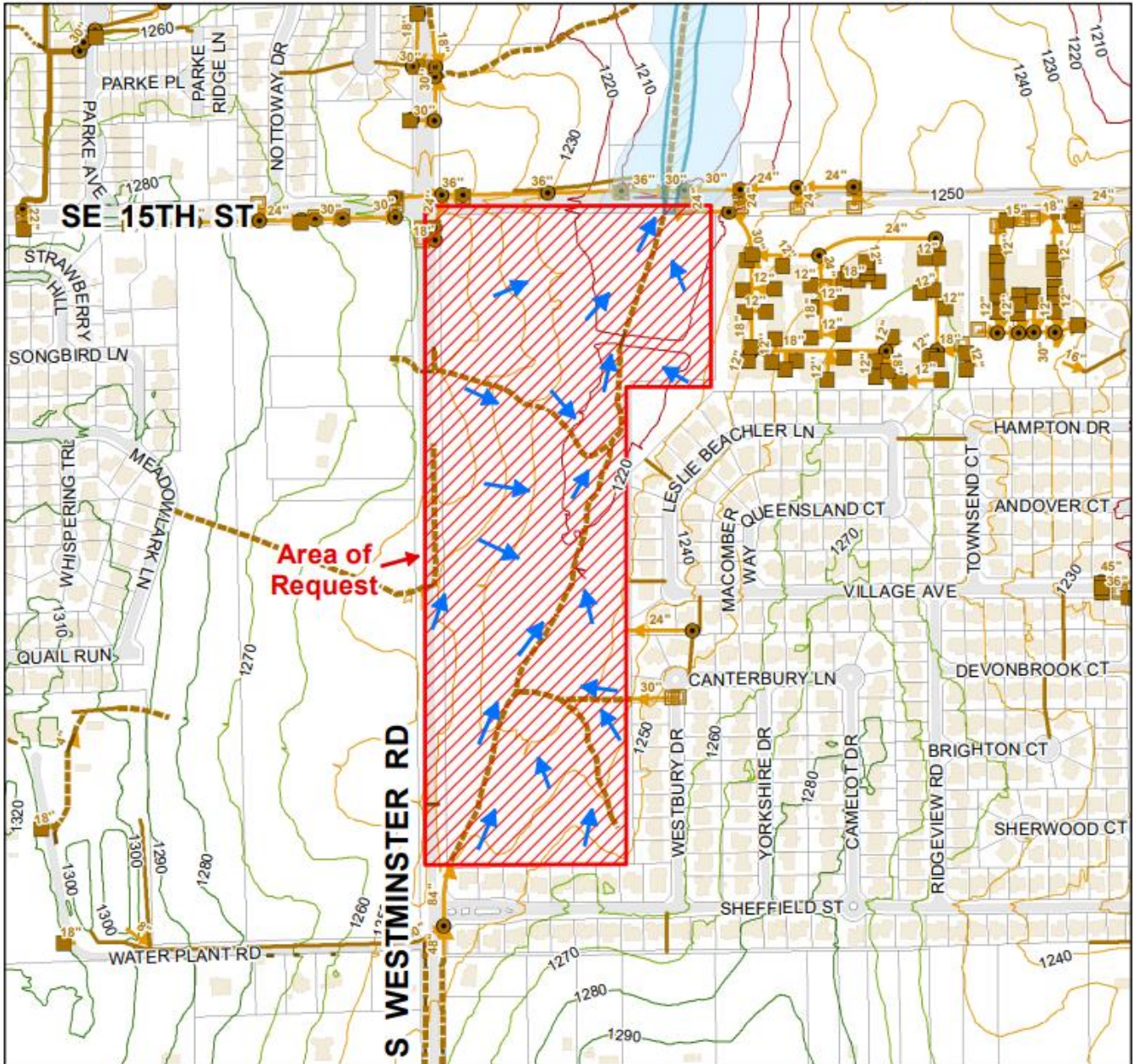
ZONING MAP FOR PC-2193 (NW/4, Sec 8, T11N, R1W)



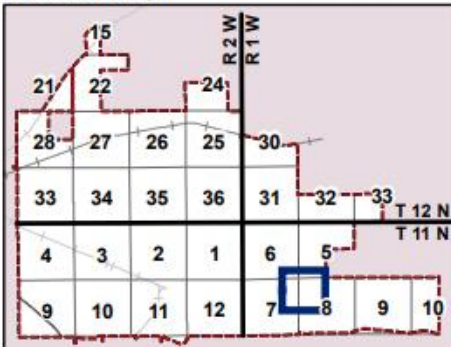
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Locator Map



- 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-2193 (NW/4, Sec 8, T11N, R1W)

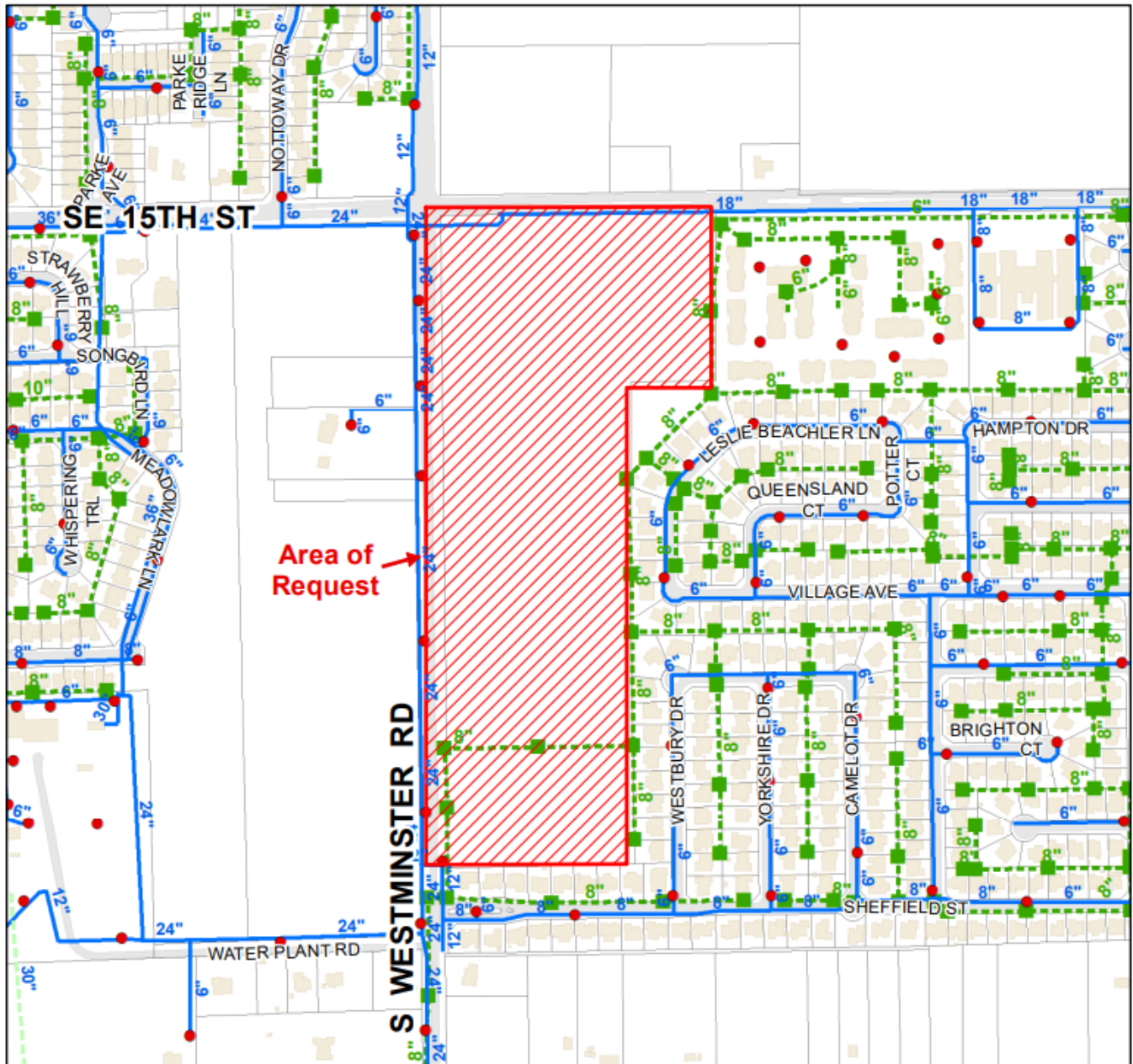
0 500 1,000 Feet

On 8.5" x 11" paper 1 inch = 500 feet

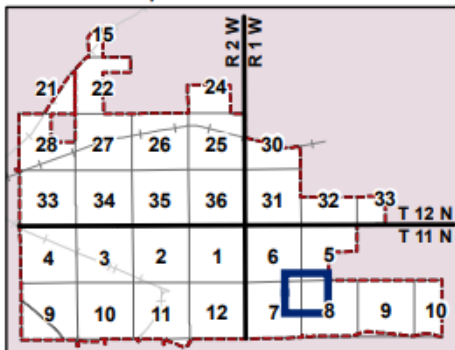
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Locator Map



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-2193
(NW/4, Sec 8, T11N, R1W)**

0 500 1,000 Feet

On 8.5" x 11" paper 1 inch = 500 feet

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DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Office Retail	527,163.46	12.10	28.6	C-4
B	Multi-Family Residential	1,314,908.28	30.19	71.4	R-MD

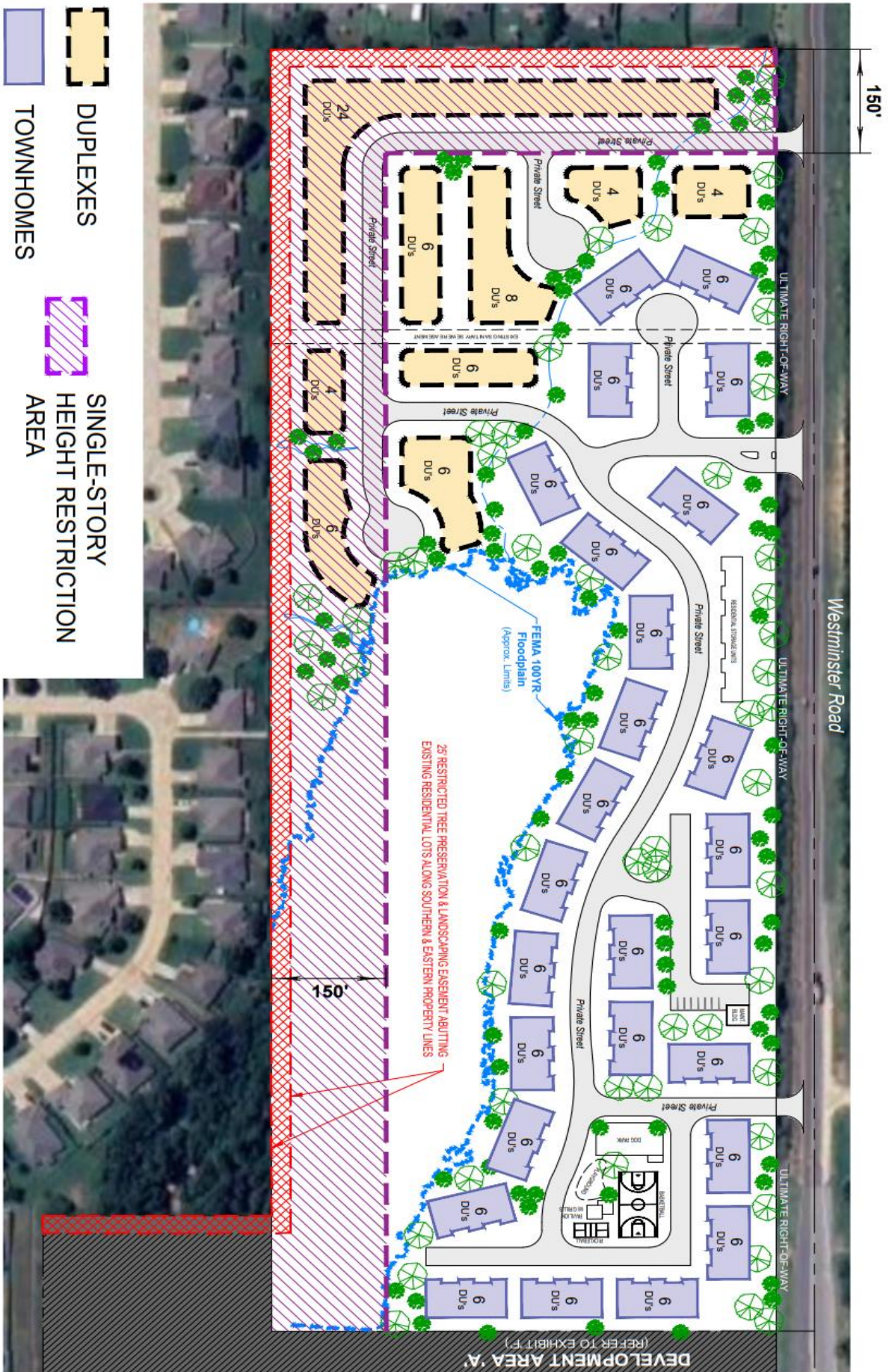




NOTE: SITE GEOMETRY, STREET PATTERNS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN.

EXHIBIT F - CONCEPTUAL SITE PLAN (Development Area 'A')





-  DUPLEXES
-  TOWNHOMES
-  SINGLE-STORY HEIGHT RESTRICTION AREA

NOTE: SITE GEOMETRY, STREET PATTERNS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN.

EXHIBIT G - CONCEPTUAL SITE PLAN (Development Area 'B')



Your Address

Midwest City, OK 73130

December 3rd, 2024

Mayor Matt Dukes

100 N. Midwest Blvd

Midwest City, OK 73110

Dear Mayor Duke,

I am writing to you as a long-standing resident of Jaycie Place Estates, a well-established community comprised of homes valued at half a million dollars or more. Our neighborhood generates substantial revenue for the city through property taxes, sales taxes, and we take great pride in maintaining the high standards and quality of life that make our area so desirable. It is with these interests in mind that I express our strong opposition to the proposed development plan outlined in case PC-2193, which aims to amend the Comprehensive Plan from Office/Retail Land Use and Medium Density Residential Land Use to Commercial Land Use and Medium Density Residential Land Use, and rezone the property located in the Northwest Quarter (NW/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

While we acknowledge the need for development and growth within our city, we have significant concerns about the impact this mixed-use development will have on our community, particularly the inclusion of medium density residential and commercial components. Our primary objections are as follows:

1. Increased Traffic and Congestion: The proposed development, particularly the commercial components, will inevitably bring a substantial increase in traffic and congestion to our neighborhood. This will not only affect the daily lives of residents but also raise safety concerns for our children and elderly population. The current infrastructure is not equipped to handle the expected increase in vehicular movement, leading to potential hazards and a decline in the

quality of life for our residents. Not to mention, the recent tragic wrecks that occur with this square mile on daily basis and unfortunately, resulting in a recent death of citizen within the last week.

2. Incompatibility with Residential Character: Our community is predominantly residential, and the introduction of commercial elements, especially those that include pawn shops, will drastically alter the character of our neighborhood. Such businesses are not compatible with the quiet, family-oriented nature of our area and are likely to bring negative externalities, including increased noise, pollution, and potentially undesirable activities.

3. Property Values: The presence of commercial establishments, particularly those like pawn shops, can have a detrimental effect on property values in residential areas. Homeowners in our association have invested significantly in their properties, and this development threatens to undermine these investments by potentially reducing property values and making the neighborhood less attractive to prospective homebuyers.

4. Environmental Concerns: The development plan proposes significant changes to the existing natural landscape, including potential disruptions to existing drainageways and green spaces. This could lead to environmental degradation and loss of natural habitats that are currently enjoyed by the community.

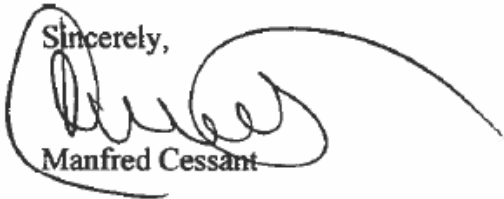
5. Strain on Local Schools: Our local schools are already facing issues of overcrowding, and the proposed increase in residential units will exacerbate this problem. The additional population will strain the existing educational facilities, leading to larger class sizes and potentially compromising the quality of education that our children receive. This is a critical concern for many families in our community who value the current standard of our local schools.

6. Medium Density Residential Concerns: The plan to include medium-density residential units is concerning as it will bring higher population density and more vehicular traffic. We believe that lower density residential developments, similar to neighborhoods like Jaycie Place Estates, would be more appropriate for this area. Lower density developments are more in line with the existing community character and would better maintain the quality of life for current residents.

Our neighborhood's contributions to the city's economy through property taxes are substantial, and it is imperative that any new development aligns with the standards and expectations of our established community. We respectfully urge you to consider the overwhelming opposition from the residents of our community and reject the proposed amendments to the Comprehensive Plan and the rezoning request. Preserving the residential character of our neighborhood is crucial to maintaining the quality of life for our residents and ensuring sustainable, community-friendly development.

We appreciate your attention to this matter and hope that our concerns will be taken into account during the decision-making process. Please feel free to contact us at (405)-410-4947 or manfredc@outlook.com if you require any further information or wish to discuss this matter in greater detail.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manfred Cessant', with a long, sweeping flourish extending to the right.

Manfred Cessant

Homeowners Association President

Jaycie Place Homeowners Association

2 **RESOLUTION NO. _____**

3 **A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICA-**
4 **TION FROM OFFICE/RETAIL LAND USE AND MEDIUM DENSITY RESIDENTIAL-**
5 **LAND USE TO COMMERCIAL LAND USE AND MEDIUM DENSITY RESIDENTIAL-**
6 **LAND USE FOR THE PROPERTY DESCRIBED IN THE RESOLUTION WITHIN THE**
7 **CITY OF MIDWEST CITY, OKLAHOMA.**

8 **WHEREAS**, currently the Comprehensive Plan Map of Midwest City, Oklahoma shows the fol-
9 lowing described property identified, for future planning purposes, as Office/Retail and Medium
10 Density Residential:

11 FOR THE PROPERTY DESCRIBED AS A TRACT OF LAND LOCATED IN THE
12 NORTHWEST QUARTER (NW/4) OF SECTION EIGHT (8), TOWNSHIP ELEVEN
13 (11) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, OKLAHOMA
14 COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOL-
15 LLOWS: BEGINNING AT THE NORTHWEST QUARTER OF SAID NW/4; THENCE
16 N 89°59'27" E ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 1009.01
17 FEET; THENCE S 00°00'33" E A DISTANCE OF 640.00 FEET; THENCE S 89°59'27"
18 W AND PARALLEL WITH THE SAID NORTH LINE OF THE NW/4 A DISTANCE
19 OF 298.91 FEET; THENCE S 00°01'04" E A DISTANCE OF 328.62 FEET TO THE
20 NORTHWESTERLY CORNER OF OAKWOOD EAST VILLAGE SECTION 4, AC-
21 CORDING TO THE RECORDED PLAT THEREOF; THENCE CONTINUING S
22 00°01'04" E ALONG THE WEST LINE OF SAID OAKWOOD EAST VILLAGE SEC-
23 TION 4 AND THE AMENDED FINAL PLAT OF OAKWOOD EAST VILLAGE
24 ROYALE, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF
25 1356.35 FEET (1356.31 FEET -MEASURED); THENCE S 89°58'56" W ALONG THE
26 NORTH LINE OF BLOCK 3 OF SAID AMENDED FINAL PLAT OF OAKWOOD
27 EAST ROYALE A DISTANCE OF 710.00 FEET (709.82 FEET -MEASURED) TO A
28 POINT ON THE WEST LINE OF SAID NW/4; THENCE N 00°01'04" W (N 00°01'21"
29 W -MEASURED) ALONG SAID WEST LINE A DISTANCE OF 2325.00 FEET
30 (2325.07 FEET-MEASURED) TO THE POINT OF BEGINNING.

31 **WHEREAS**, it is the desire of the applicant to amend the future planning classification of the
32 above referenced property from Office/Retail and Medium Density Residential to Commercial
33 and Medium Density Residential.

34 **WHEREAS**, with the applicant’s request the change in future planning classification complies
35 with the City’s Comprehensive Plan.

36 **WHEREAS**, the applicant has met both state and local notification requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MIDWEST CITY,
OKLAHOMA COUNTY, STATE OF OKLAHOMA:

That the classification of above described property located in Midwest City, Oklahoma is hereby
changed from Office/Retail Land Use and Medium Density Residential Land Use to Commercial
Land Use and Medium Density Land Use on the Comprehensive Plan Map.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Okla-
homa, on the _____ day of _____, 2025.

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2025.

DONALD MAISCH, City Attorney

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2 ORDINANCE NO. _____

3 AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY
4 DESCRIBED IN THIS ORDINANCE FROM PUD, PLANNED UNIT DEVELOPMENT
5 TO PUD, PLANNED UNIT DEVELOPMENT, AND DIRECTING AMENDMENT OF
6 THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE RECLASSIFICATION
7 OF THE PROPERTY’S ZONING DISTRICT; AND PROVIDING FOR REPEALER
8 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 PUD, Planned Unit Development to PUD, Planned Unit Development subject to the condi-
13 tions contained in the PC-2193 file, and that the official Zoning District Map shall be amended to
14 reflect the reclassification of the property’s zoning district as specified in this ordinance:

15 FOR THE PROPERTY DESCRIBED AS A TRACT OF LAND LOCATED IN THE
16 NORTHWEST QUARTER (NW/4) OF SECTION EIGHT (8), TOWNSHIP ELEVEN
17 (11) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, OKLAHOMA
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33 W -MEASURED) ALONG SAID WEST LINE A DISTANCE OF 2325.00 FEET
34 (2325.07 FEET-MEASURED) TO THE POINT OF BEGINNING.

35 SECTION 2. That the PUD master plan is adopted for the property described by the legal de-
36 scription in Section 1. The master plan is included in this ordinance as Exhibit A. Any modifica-
tions, revisions, or expirations of the PUD master plan will be handled in accordance with Ap-
pendix A of the Midwest City Municipal Code.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, on the _____ day of _____, 2025.

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2025.

DONALD MAISCH, City Attorney

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Exhibit A

**Planned Unit Development
PC-2193**

Oak Hollow

42.3 ACRES

SOUTHEAST CORNER OF SE 15TH ST & S WESTMINSTER RD

MIDWEST CITY, OKLAHOMA

January 10, 2025

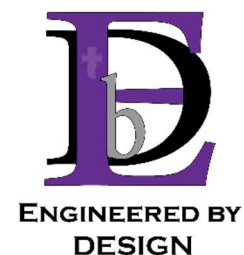


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Exhibit B – Aerial Photo	5
Exhibit C – Site Topography	6-7
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Exhibit E – Comprehensive Plan Map.....	9
Exhibit F – Conceptual Site Plan (Development Area ‘A’)	10
Exhibit G – Conceptual Site Plan (Development Area ‘B’)	11
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I. Development Concept

Oak Hollow is a commercial/residential Planned Unit Development of 42.3 acres located at the southeast corner of Southeast 15th and South Westminster Road in Midwest City, Oklahoma County, State of Oklahoma. Oak Hollow provides for a variety of allowed uses within the commercial area and transitions to a gated, multi-family residential community comprised of townhomes and duplexes.

Adjacent to the property are several different land uses and zoning classifications, as follows:

EAST:	Multi-family Residential & R-6: Single-Family Residential - R-HD
NORTH:	SE 15 th Street
WEST:	S Westminster RD
SOUTH:	Single-Family Residential - R-6

This property is currently a mixed-use planned unit development with commercial, office and residential as outlined in Oakwood Park PC-938. The current zoning map designates the entire property as C&R Commercial/Residential district.

The purpose of this PUD is to reduce complexity and implement provisions to buffer adjacent residential districts along the eastern and southern perimeter of the property. This PUD excludes particular uses that are deemed inappropriate and non-harmonious with the surrounding area.

The location of private streets, amenities and open space have been designed to appropriately buffer and transition commercial land uses and density from residential zoning districts.

The Conceptual Site Plan (Exhibit 'F') provides an anticipated build-out strategy showing multiple uses, but due to the nature of commercial development, it is impossible to predict the final development plan. This PUD establishes the development standards, allocation of uses, etc., however, each individual, specific site location or lot shall provide a detailed site plan for each phase of development.

Legal Description

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHT (8), TOWNSHIP ELEVEN NORTH (T-11-N), RANGE ONE WEST (R-1-W) OF THE INDIAN MERIDIAN (I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST QUARTER OF SAID NW/4; THENCE N 89°59'27 " E ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 1009.01 FEET; THENCE S 00°00'33 " E A DISTANCE OF 640.00 FEET; THENCE S 89°59'27 " W AND PARALLEL WITH THE SAID NORTH LINE OF THE NW/4 A DISTANCE OF 298.91 FEET; THENCE S 00°01'04 " E A DISTANCE OF 328.62 FEET TO THE NORTHWESTERLY CORNER OF OAKWOOD EAST VILLAGE SECTION 4, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE CONTINUING S 00°01'04 " E ALONG THE WEST LINE OF SAID OAKWOOD EAST VILLAGE SECTION 4 AND THE AMENDED FINAL PLAT OF OAKWOOD EAST VILLAGE ROYALE, ACCORDING THE RECORDED PLAT THEREOF, A DISTANCE OF 1356.35 FEET (1356.31 FEET-MEASURED); THENCE S 89°58'56 " W ALONG THE NORTH LINE OF BLOCK 3 OF SAID AMENDED FINAL PLAT OF OAKWOOD EAST ROYALE A DISTANCE OF 710.00 FEET (709.82 FEET-MEASURED) TO A POINT ON THE WEST LINE OF SAID NW/4; THENCE N 00°01'04 " W (N 00°01'21 " W - MEASURED) ALONG SAID WEST LINE A DISTANCE OF 2325.00 FEET (2325.07 FEET-MEASURED) TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,842,071.74 SQ. FEET OR 42.29 ACRES.

EXHIBIT A
VICINITY MAP

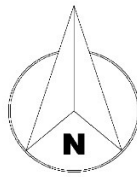
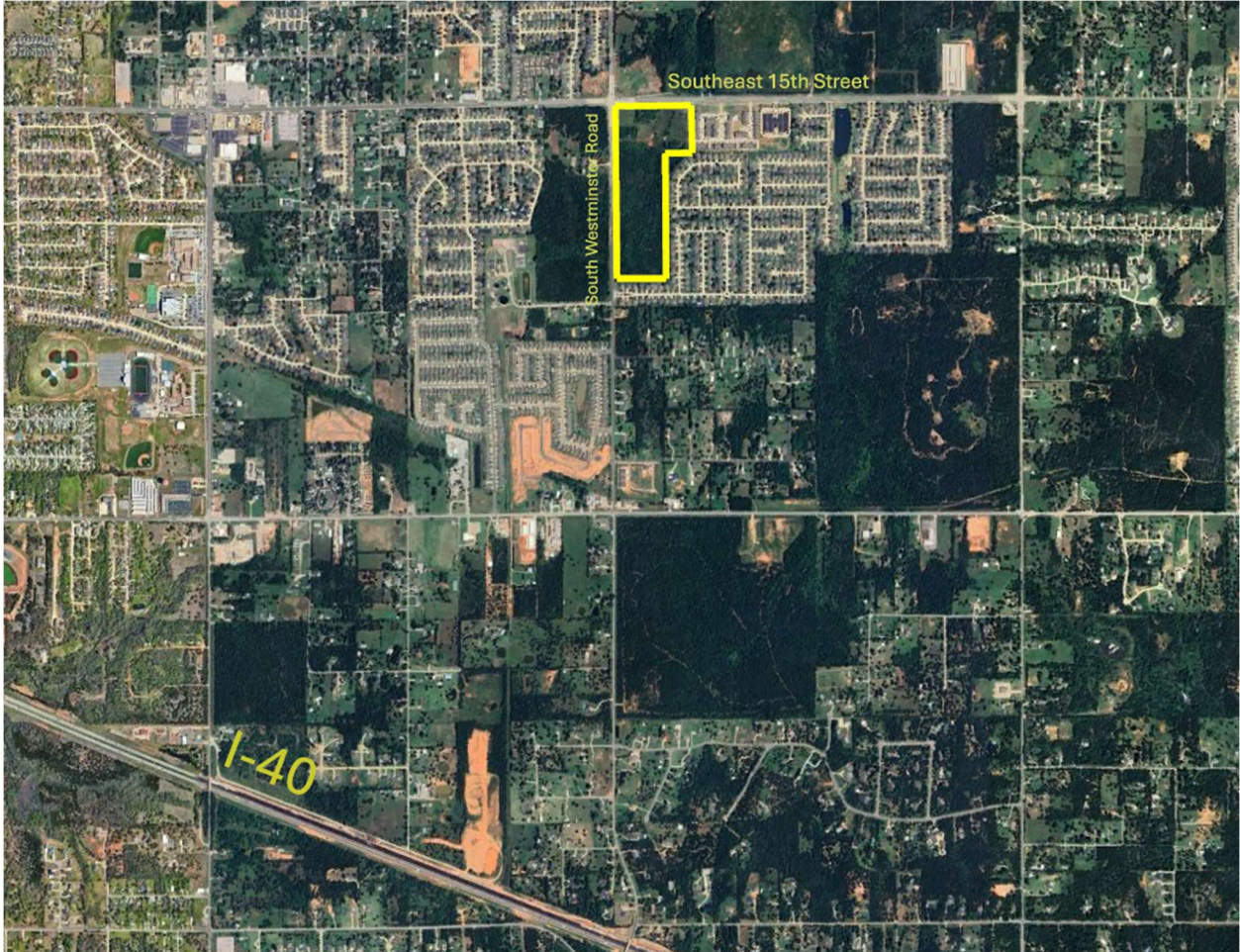


EXHIBIT B
AERIAL PHOTO

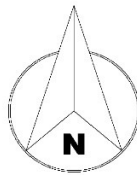
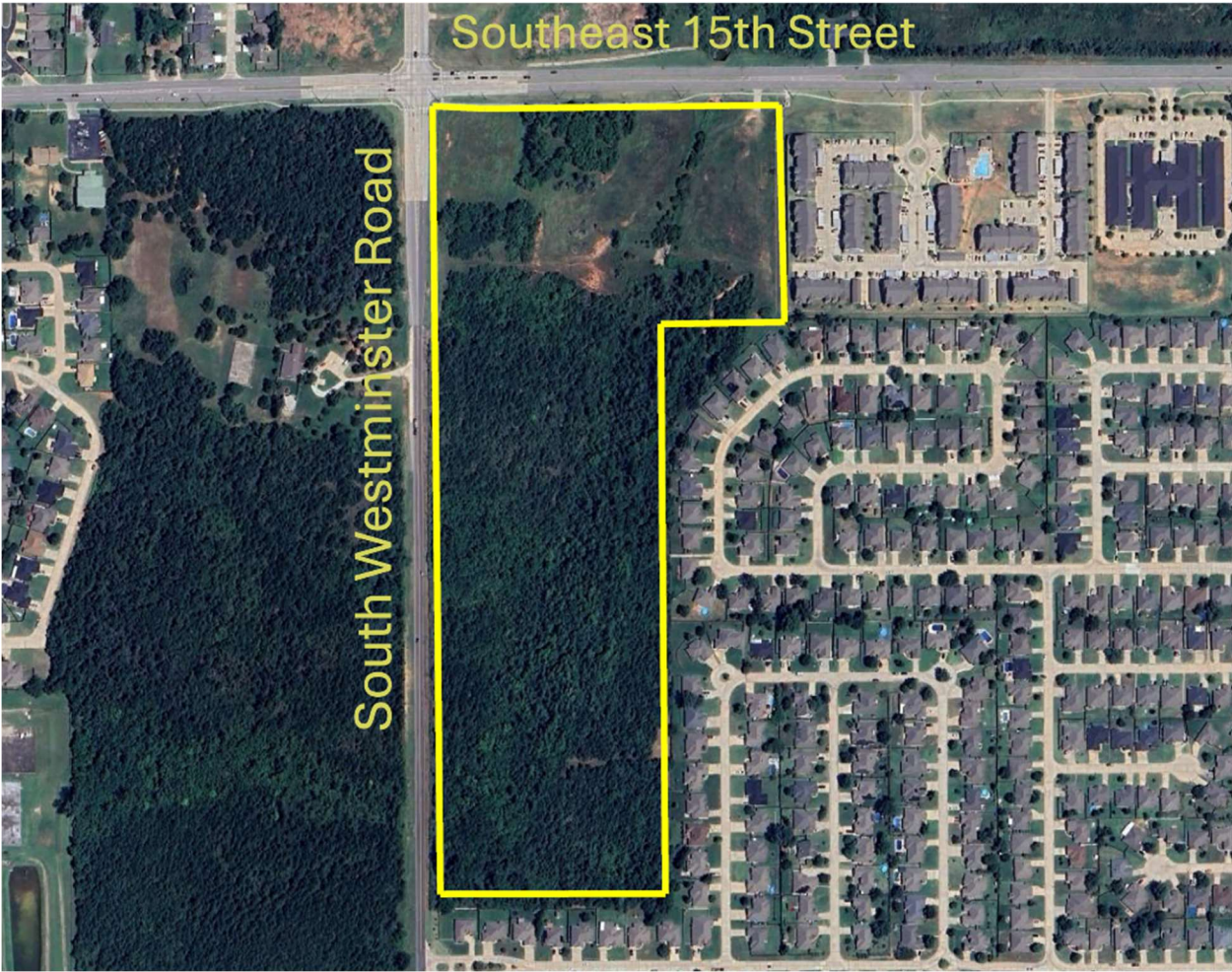
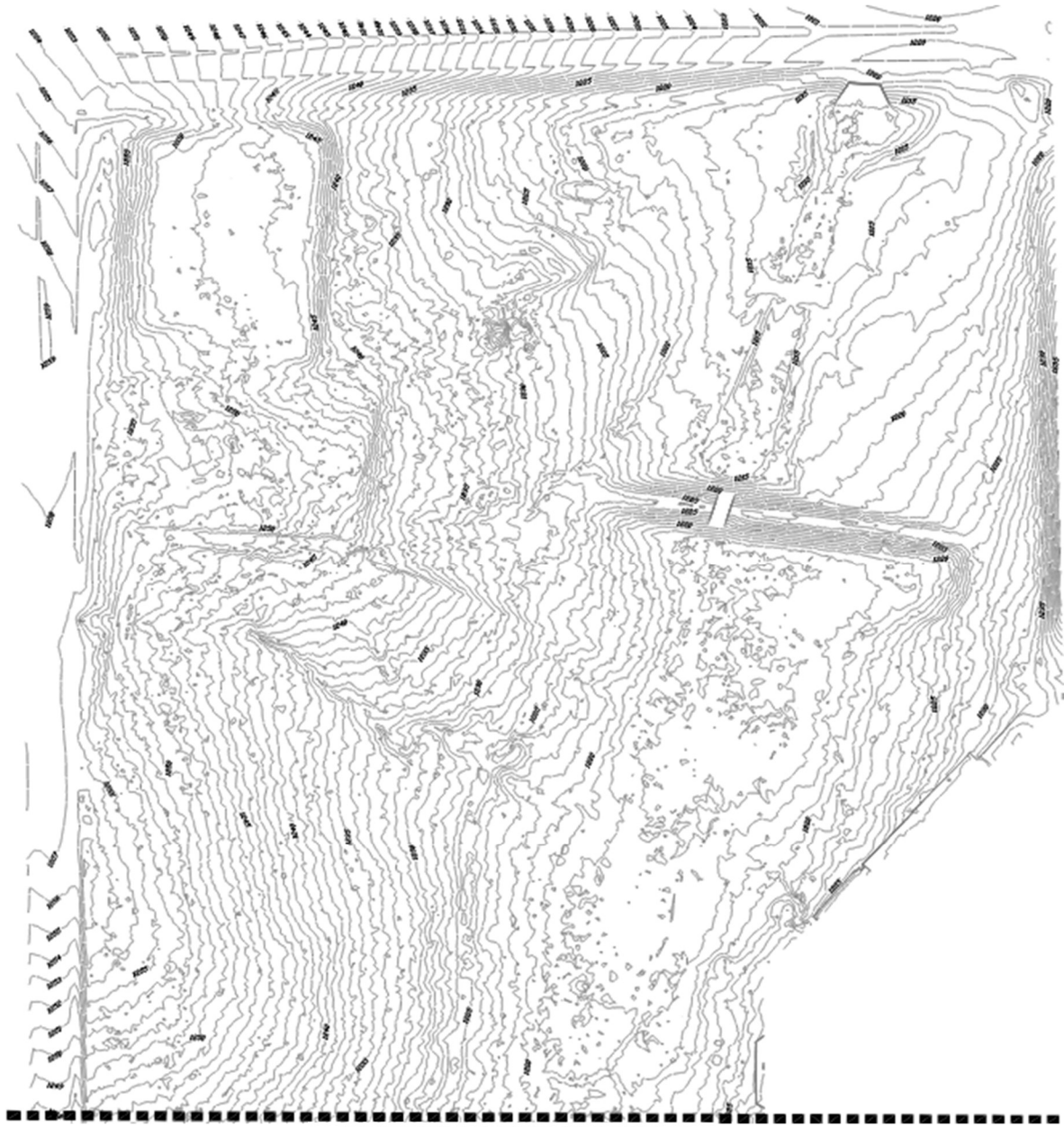
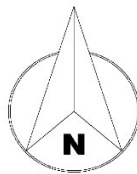


EXHIBIT C
SITE TOPOGRAPHY



MATCH LINE PAGE 7



MATCH LINE PAGE 6

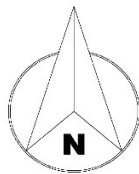
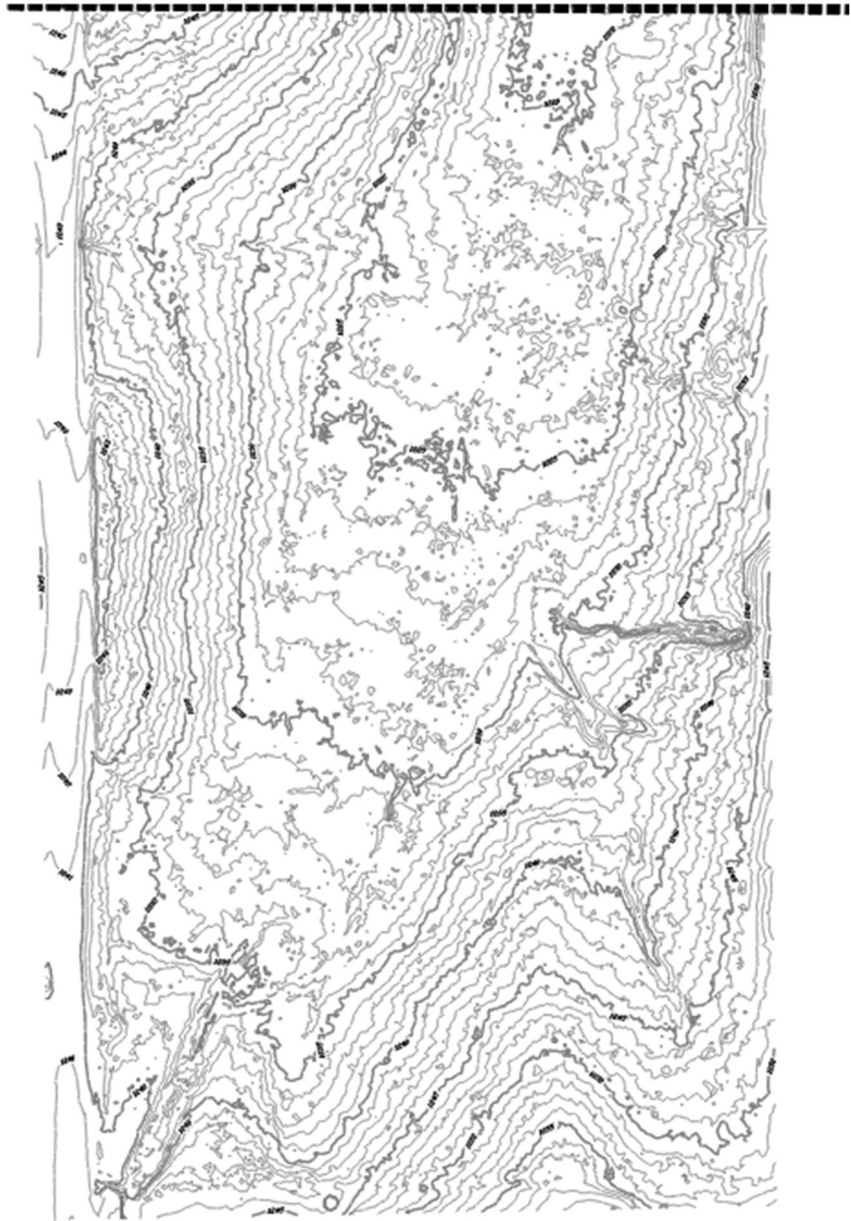


EXHIBIT D
CURRENT ZONING MAP

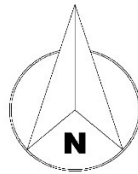
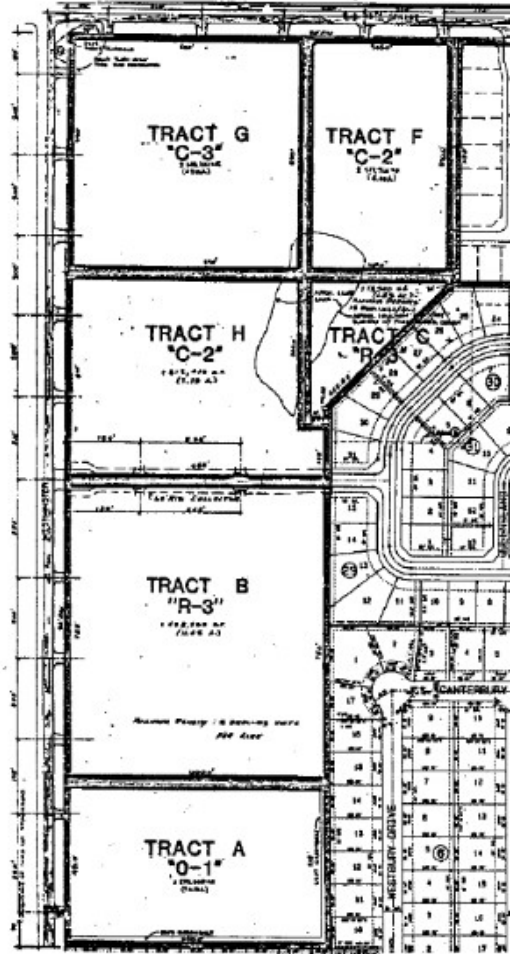
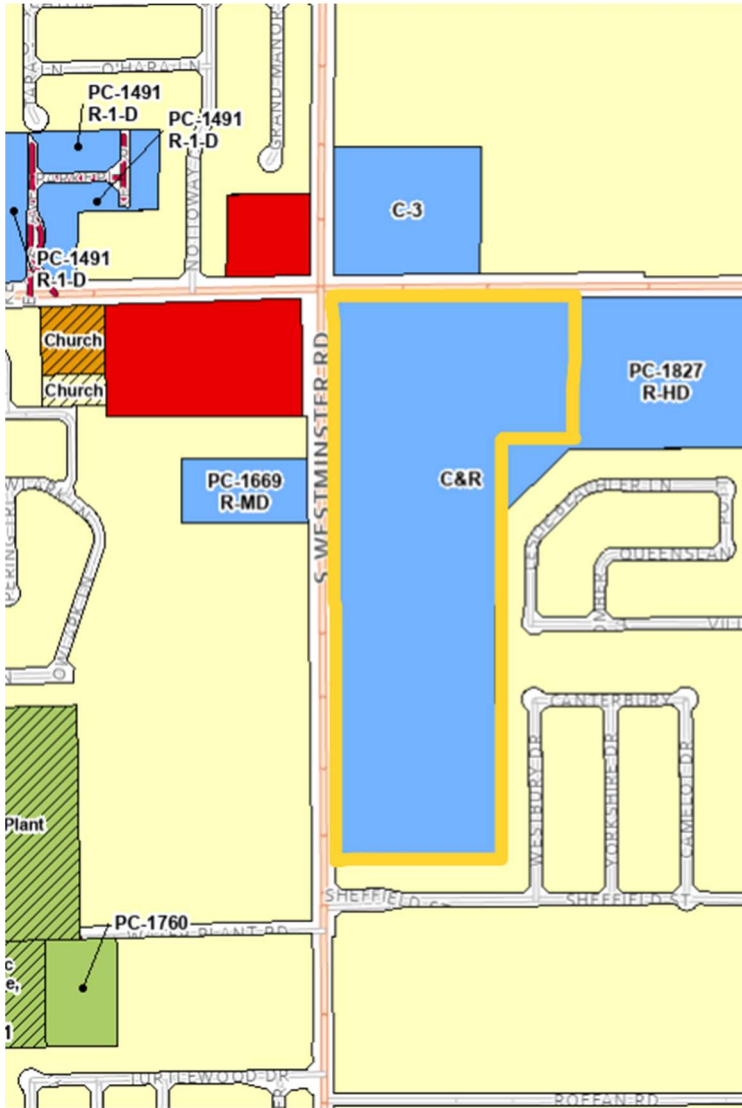


EXHIBIT E COMPREHENSIVE PLAN MAP

OR

Retail land uses areas are intended to provide for a variety of retail trade, personal, and business services and establishments. Retail establishments generally require greater visibility than do other types of non-residential land uses (e.g., office, commercial).

Office uses include professional offices for lawyers, doctors, realtors, and other professionals. Office land uses are generally appropriate in all other non-residential areas of the City. Office development should be compatible with any adjacent residential area.

Medium Density Residential

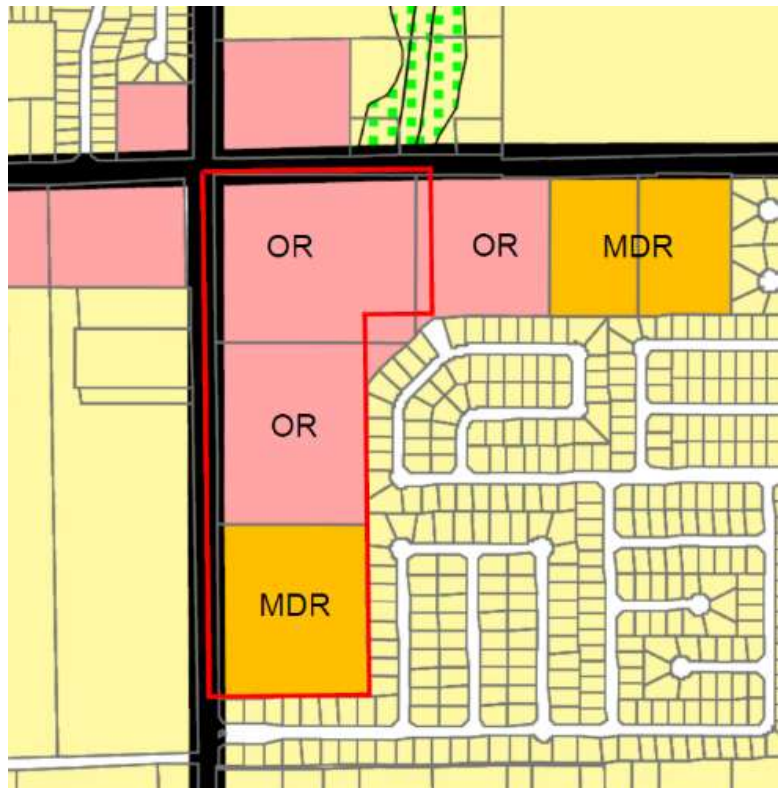
This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. It is anticipated that new areas for medium density land use will be developed in the future.

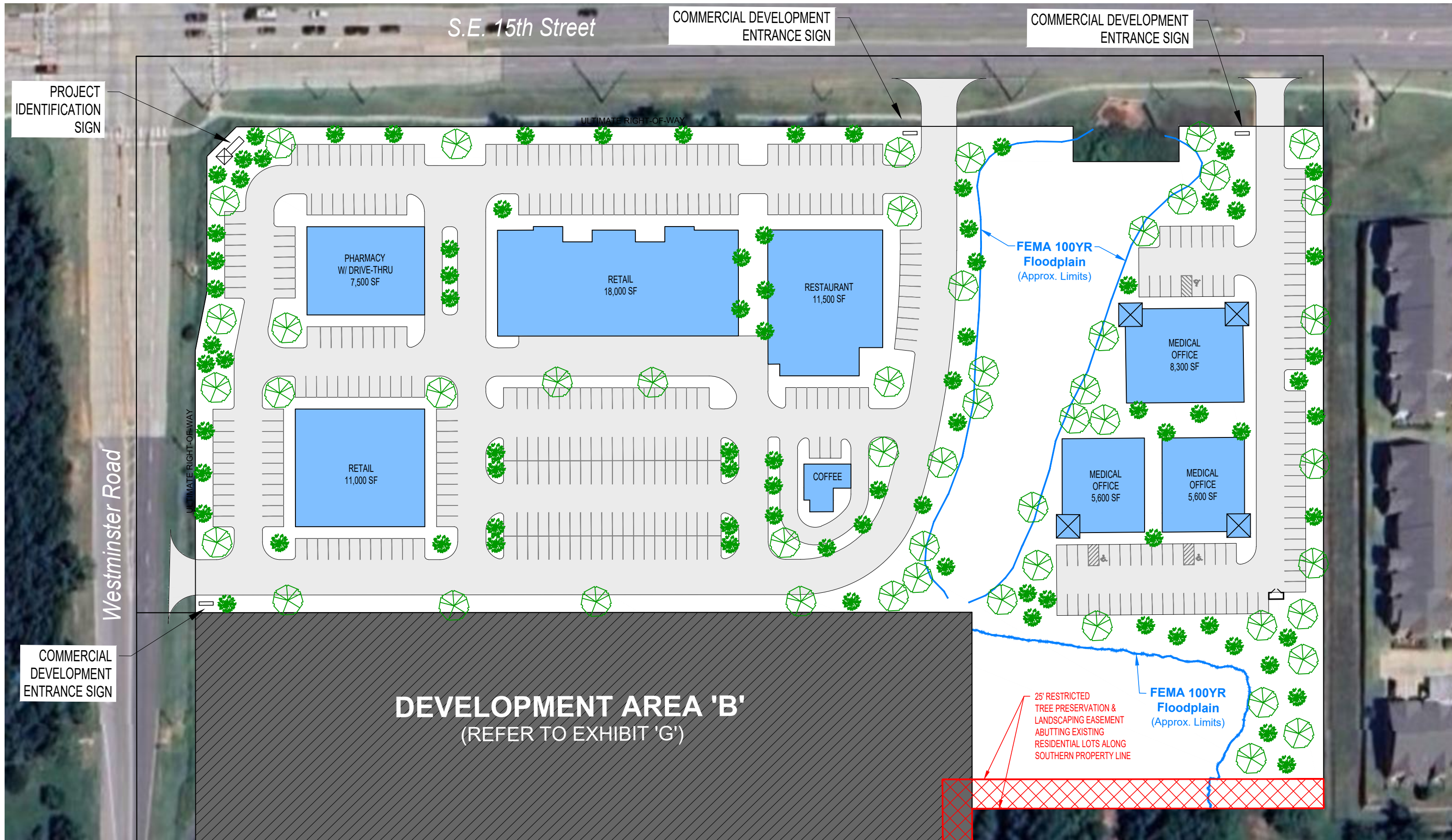
Land Area:

OR – 12.5 Ac +/-

MDR – 29.8 Ac +/-

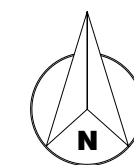
- SFD - Single-Family Detached Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MH - Manufactured Home
- TC - Town Center
- POS - Parks/Open Space
- PSP - Public/Semi-Public
- OR - Office/Retail
- COM - Commercial
- IND - Industrial
- Special Planning Areas
- APZ - Accident Potential Zone
- Floodplain
- City Limits

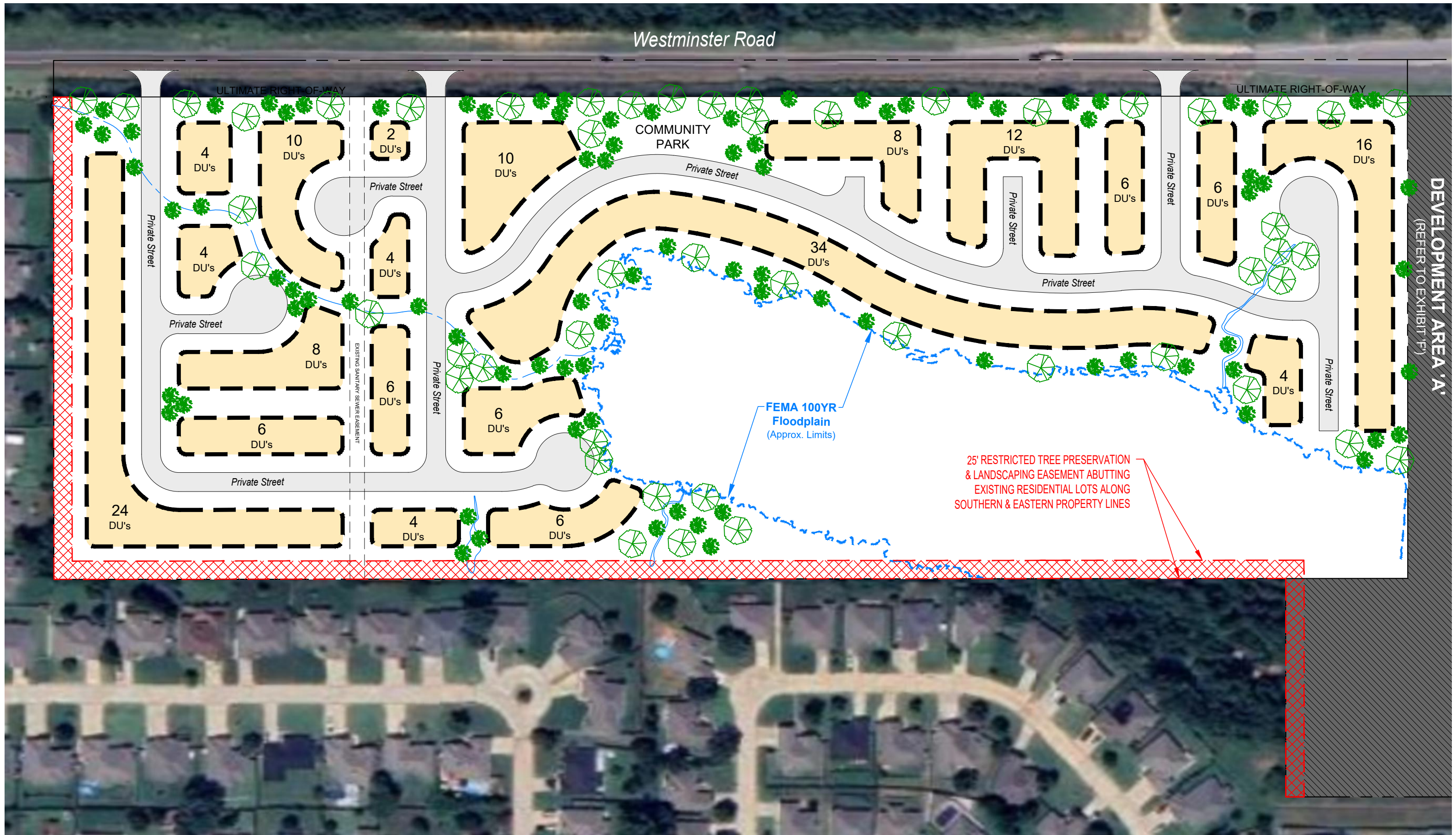




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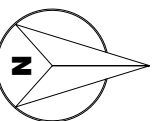
EXHIBIT F - CONCEPTUAL SITE PLAN (Development Area 'A')





NOTE: SITE GEOMETRY, STREET PATTERNS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN.

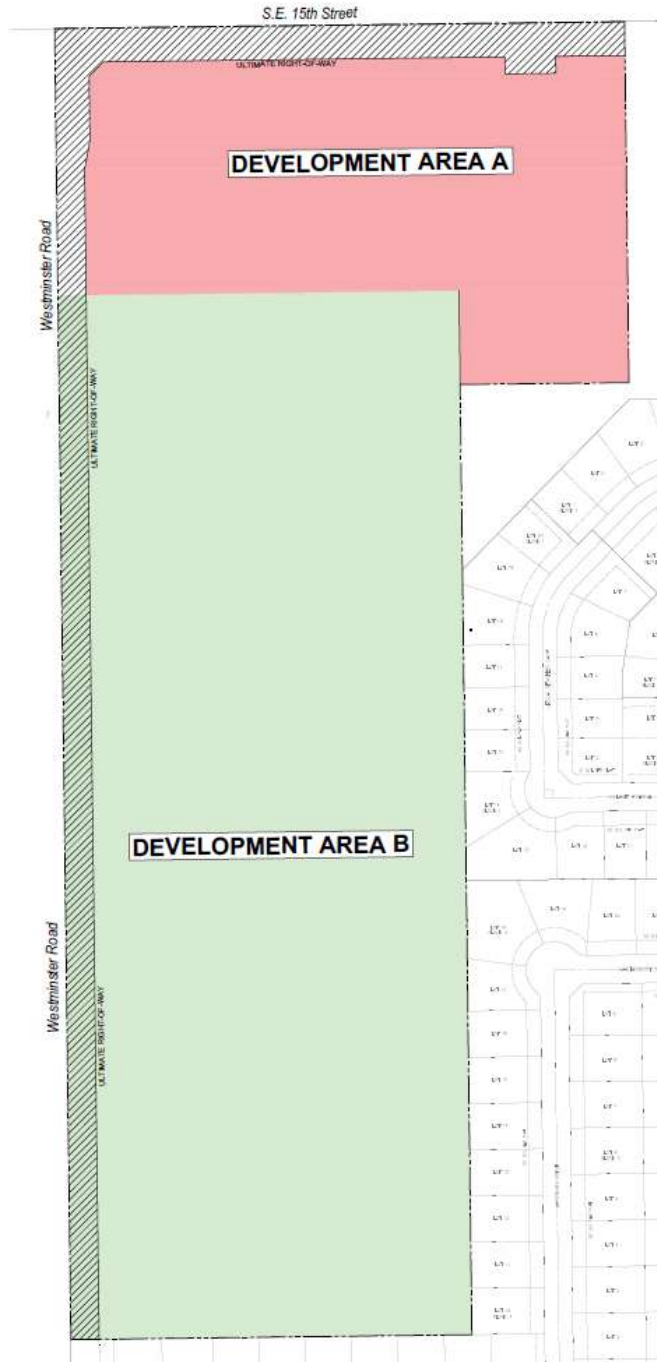
EXHIBIT G - CONCEPTUAL SITE PLAN (Development Area 'B')



II. Development Standards

DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Office Retail	527,163.46	12.10	28.6	C-3
B	Multi-Family Residential	1,314,908.28	30.19	71.4	R-MD



DEVELOPMENT AREA – A

Gross Lot Area (prior to right-of-way dedication):527,163.46 SF (12.10 AC)

Net Lot Area (after right-of-way dedication): 441,310.49 SF (10.13 AC)

Zoning: C-3

General Description: This commercial district is intended for the conduct of business activity, which is located at the edge of residential areas, but which serves a larger trade area than the immediately surrounding residential neighborhoods. (as defined by Zoning Code Section 2.20.1).

Permitted Uses:

- All uses permitted by right within the C-3, Community Commercial District
- Use Unit 4.4.12: Automotive Sales and Rentals: Light (Special Use Permit required)
- Use Unit 4.4.36: Gasoline Sales: General

The following special use permits in the C-3 district will be allowed without a special use permit:

- Use Unit 4.4.28: Eating Establishments: Sit-Down, Alcoholic Beverages Permitted
- Use Unit 4.4.43: Participant Recreation and Entertainment: Indoor, Alcoholic Beverages and Low-Point Beer Permitted

Excluded Uses:

- Use Unit 4.4.47: Personal Storage
- Medical Marijuana Dispensaries

Minimum Lot Area:12,000 SF

Minimum Lot Width:100 feet

Maximum Building Height: 35 feet

Minimum Building Setbacks:

From South Westminster Road (ultimate right-of-way)25 feet

From Southeast 15th Street (ultimate right-of-way) 25 feet

Abutting a commercial district with a common wall.....0 feet

Abutting a commercial district without a common wall5 feet

Abutting a residential district10 feet

Maximum Building Square Footage: N/A

Maximum Impervious Surface Coverage: 90% of lot area

Percentage to remain natural open space: 10% of lot area

Screening: No internal screening of differing uses within Development Area 'A' are required.

Outdoor Storage:

1. Outdoor display, staging or storage of equipment and/or materials shall NOT be allowed, except for display of merchandise associated with Use Unit 4.4.12: Automotive Sales and Rentals: Light (Special Use Permit required).

Landscaping:

Per Appendix A: 5.2

Screening:

1. Service equipment (including HVAC equipment) shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
2. Screening materials for solid waste collection and loading areas shall be in compliance with the Midwest City Code. Trash dumpsters shall have a door which shall remain closed when not in use.

Parking:

Per Appendix A: Table 5.3-2

Lighting:

1. The mounting height of each fixture light shall not exceed 20' as measured from the pavement to the light fixture.
2. A maximum light level of 0.5 foot-candles (measured at three feet (3') above grade) shall be obtained at the perimeter of the PUD boundary. In conjunction with the detailed site plan and landscape plan review, a photometric study shall be submitted to and approved by the Midwest City Planning Commission and City Council in accordance with the City of Midwest City Zoning Code.

Signage:

Submitted to and approved by the City of Midwest City in accordance with Midwest City Code.

Detailed Site Plan and Landscape Plan Review:

Submitted to and approved by the City of Midwest City in accordance with Midwest City Code.

DEVELOPMENT AREA - B

Gross Lot Area (prior to right-of-way dedication): 1,314,908.28 SF (30.19 AC)

Net Lot Area (after right-of-way dedication): 1,222,304.63 SF (28.06 AC)

Zoning: R-MD

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.

Permitted Uses:

- Use Unit 1: Areawide Uses
- Use Unit 4.2.2: Two-family Attached Residential (Duplexes)
- Use Unit 4.2.3: Townhouse (Single-Family Attached)
- Use Unit 4.2.4: Multifamily Residential
- Use Unit 4.2.10: Accessory Dwelling Unit, Attached or Detached
- Use Unit 4.3.13: Community Recreation: Property Owners' Association
- Use Unit 4.4.58: Off-Street Parking: Accessory Parking

Excluded Uses:

- Use Unit 4.2.9: Home Occupation
- Use Unit 4.2.1: Single-Family Detached Residential
- Use Unit 4.2.6: Industrialized Home Residential (Prefabricated or Modular Home)
- Use Unit 4.3.11: Community Recreation: Restricted
- Use Unit 4.3.12: Community Recreation: General
- Use Unit 4.3.1: Public Service or Utility: Light
- Use Unit 4.3.2: Public Service or Utility: Moderate
- Use Unit 4.7.3: Animal Raising: Personal

Maximum Residential Dwelling Units Allowed by Zoning Code: 555

Based on maximum 2,200 SF per Dwelling Unit per Midwest City Zoning Code - Table 3.2-1

Maximum Residential Dwelling Units Proposed by this PUD: 224

Minimum Building Setbacks:

From South Westminster Road (ultimate right-of-way) 25 feet

From Development Area 'A' 20 feet

From residential district along eastern boundary 50 feet (includes tree preservation area)

From residential district along southern boundary 50 feet (includes tree preservation area)

Side yard adjacent to lot 7 feet

Side yard adjacent to street 15 feet

Rear yard 20 feet or 20% of lot depth, whichever is smaller

Maximum Number of Stories per Building:

Single Story Allowed anywhere in Development Area B

2 or 3 Stories Allowed with the following restrictions:

From residential district along eastern boundary Not Allowed within 150 feet

From residential district along southern boundary Not Allowed within 150 feet

Maximum Building Height: 45 feet

Amenities:

- Approx. 7 Acres of existing drainageways to remain in natural condition
- Passive recreation opportunities including walking trails
- Professional landscaping
- Playground
- Dog Park
- Basketball / Pickleball Courts
- Pavillion w/ Grills

Building Materials:

Where facing private streets, the exterior walls of the first floor (up to the top of the first-floor plate line) of a dwelling shall be 100% masonry or stone; provided that the area of all windows, doors, other openings, and covered porches located on said exterior walls shall be excluded in the determination of the area of the exterior walls. A total of 85% of the exterior of the dwelling shall be masonry.

Allowed exterior materials include brick, rock, stucco, stone and cementitious fiberboard.

Landscaping & Screening:

Along the southern and eastern boundaries of Development Area B, where abutting existing residential lots, trees shall be preserved and the area included in a twenty-five foot (25') wide tree preservation and landscaping easement. All landscaping services shall observe protection of existing and proposed utilities, per Appendix A: 5.2 and Section 42-10. Protection of Utilities.

An 8-foot, masonry screening fence will be placed on the zoning line between commercial and residential in compliance with Midwest City Zoning Code.

Signage:

An entry identification sign shall be permitted at each primary street entrance of the project (for a total of two (2) entry identification signs) with a maximum of 64 square feet of display signage surface per sign.

Additional signage for amenities within the project will be allowed with a maximum of 16 square feet per sign.

Access & Circulation:

There shall be two (2) gated entrances for Development Area B from South Westminster Road. Interior vehicular access shall be derived from the primary entrance locations with private streets (26 feet in width) throughout.

Platting Requirement:

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat, submitted to, and approved by the Midwest City Planning Commission and City Council and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and Midwest City shall be a beneficiary thereof.

III. General Provisions

Topography and Existing Soils:

The property consists of a mix of large mature trees and dense underbrush and gently sloping terrain from east to west. The Soil Survey of Oklahoma County, Oklahoma was used to help identify soil types present on the site which consists of:

- 79.4%- Harrah fine sandy loam, 3 to 5 percent slopes
- 0.9%- Littleaxe fine sandy loam, 1 to 3 percent slopes
- 15.7%- Stephenville-Darnell-Newalla, 3 to 8 percent slopes

Drainage:

Drainage and grading design shall be submitted to and approved by the City Engineer and in accordance with Midwest City Engineering Design Criteria.

Utilities:

Proposed public utility infrastructure design shall be submitted to and approved by the City Engineer and in accordance with Midwest City Engineering Design Criteria.

Vehicular Access and Circulation:

All private driveway and/or street connections along S.E. 15th Street and South Westminster Road shall be subject to the City Engineer and Fire Marshal's approval of locations, spacing, widths, and curb return radii.

Emergency Vehicle Access:

Fire apparatus roads shall be established and maintained throughout the development for emergency vehicles and comply with Midwest City Municipal Code.



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: January 28, 2025

SUBJECT: Review of the City Manager's Report for the month of November 2024.

The funds in November that experienced a significant change in fund balance from the October report are as follows:

2018 Election G.O. Bond (270) decreased due to the payments for:	
Capital Outlays	<\$336,104>
G.O. Debt Services (350) decreased because of the payment for:	
Interest	<\$370,044>
MWC Hospital Authority (425) activities for November:	
Compounded Principal (9010) - unrealized gain on investment	\$4,154,465
Discretionary (9050) - unrealized gain on investment	\$2,195,597

Tiatia Cromar

Tiatia Cromar
Finance Director/ City Treasurer

City of Midwest City
Financial Summary by Fund
for Period Ending November, 2024

(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2024 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
9	GENERAL GOVERNMENT SALES TAX	10,670,312	(10,959)	10,602,218	1,441,624	(1,384,489)	57,135	10,659,353
10	GENERAL	14,422,647	(152,312)	14,564,397	18,867,501	(19,161,563)	(294,062)	14,270,335
13	STREET AND ALLEY FUND	1,975,843	-	1,905,991	262,421	(192,569)	69,852	1,975,843
14	TECHNOLOGY FUND	749,430	-	702,378	121,513	(74,461)	47,052	749,430
15	STREET LIGHT FEE	906,129	-	926,093	262,002	(281,966)	(19,964)	906,129
16	REIMBURSED PROJECTS	2,102,849	(1,600)	1,830,255	476,554	(205,560)	270,994	2,101,249
20	MWC POLICE DEPARTMENT	15,683,175	(4,092)	15,755,687	8,298,026	(8,374,629)	(76,603)	15,679,083
21	POLICE CAPITALIZATION	2,408,665	(596)	2,042,168	887,473	(521,573)	365,901	2,408,069
25	JUVENILE FUND	117,736	-	107,039	23,939	(13,243)	10,697	117,736
30	POLICE STATE SEIZURES	122,865	-	122,201	7,607	(6,942)	664	122,865
31	SPECIAL POLICE PROJECTS	86,609	-	79,275	7,382	(48)	7,334	86,609
35	EMPLOYEE ACTIVITY FUND	16,179	(715)	11,482	6,997	(3,015)	3,981	15,464
36	JAIL	274,115	-	239,506	55,297	(20,688)	34,608	274,115
37	POLICE IMPOUND FEE	147,052	-	142,752	16,739	(12,439)	4,301	147,052
40	MWC FIRE DEPARTMENT	10,203,906	(4)	10,248,563	6,339,051	(6,383,711)	(44,660)	10,203,902
41	FIRE CAPITALIZATION	3,023,824	-	2,805,222	334,137	(115,534)	218,602	3,023,824
45	MWC WELCOME CENTER	618,984	-	610,847	104,495	(96,357)	8,137	618,984
46	CONV / VISITORS BUREAU	815,993	-	727,189	188,971	(100,167)	88,805	815,993
60	CAPITAL DRAINAGE IMP	396,294	-	458,571	204,592	(266,870)	(62,278)	396,294
61	STORM WATER QUALITY	1,591,688	-	1,664,376	396,892	(469,580)	(72,688)	1,591,688
65	STREET TAX FUND	2,570,265	-	2,497,454	276,878	(204,067)	72,812	2,570,265
70	EMERGENCY OPER FUND	1,706,668	-	1,632,454	446,187	(371,973)	74,214	1,706,668
75	PUBLIC WORKS ADMIN	1,216,279	-	1,178,989	611,962	(574,672)	37,290	1,216,279
80	INTERSERVICE FUND	520,320	-	499,625	1,448,323	(1,427,628)	20,695	520,320
81	SURPLUS PROPERTY	792,717	(603,216)	173,682	32,137	(16,318)	15,819	189,501
115	ACTIVITY FUND	481,784	(2,594)	533,225	77,710	(131,744)	(54,034)	479,191
123	PARK & RECREATION	2,921,393	(12,764)	2,355,834	762,502	(209,706)	552,795	2,908,629
141	COMM. DEV. BLOCK GRANT	6,029	-	6,029	241,068	(241,068)	-	6,029
142	GRANTS/HOUSING ACTIVITIES	180,667	-	173,118	24,736	(17,187)	7,549	180,667
143	GRANT FUNDS	118,355	(58,355)	67,094	755,370	(762,464)	(7,094)	60,000
157	CAPITAL IMPROVEMENTS	7,041,597	(190,094)	5,911,177	2,113,668	(1,173,342)	940,326	6,851,503
172	CAP. WATER IMP-WALKER	2,912,954	-	2,826,592	376,589	(290,227)	86,363	2,912,954

City of Midwest City
Financial Summary by Fund
for Period Ending November, 2024

(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2024 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
178	CONST LOAN PAYMENT REV	5,624,768	(10,247)	5,028,768	746,407	(160,653)	585,754	5,614,521
184	SEWER BACKUP FUND	114,008	-	78,534	35,474	-	35,474	114,008
186	SEWER CONSTRUCTION	3,728,703	-	3,068,800	705,439	(45,536)	659,903	3,728,703
187	UTILITY SERVICES	1,321,697	(924)	1,170,665	604,300	(454,192)	150,108	1,320,773
188	CAP. SEWER IMP.-STROTH	2,308,108	-	2,160,141	387,318	(239,352)	147,966	2,308,108
189	UTILITIES CAPITAL OUTLAY	3,235,473	(103,573)	2,988,498	143,402	-	143,402	3,131,900
190	MWC SANITATION DEPARTMENT	8,066,528	-	7,561,319	3,965,599	(3,460,390)	505,209	8,066,528
191	MWC WATER DEPARTMENT	9,223,182	(3,081,730)	5,002,695	4,961,260	(3,822,503)	1,138,757	6,141,452
192	MWC SEWER DEPARTMENT	6,257,075	(59)	6,036,177	4,386,234	(4,165,396)	220,839	6,257,015
193	MWC UTILITIES AUTHORITY	1,359,960	-	1,342,942	17,303	(285)	17,018	1,359,960
194	DOWNTOWN REDEVELOPMENT	375,448	(1,172)	505,281	7,161	(138,165)	(131,004)	374,277
195	HOTEL/CONFERENCE CENTER	837,991	(1,158,972)	(410,137)	1,932,752	(1,843,597)	89,155	(320,982)
196	HOTEL 4% FF&E	845,920	-	868,516	77,279	(99,875)	(22,596)	845,920
197	JOHN CONRAD REGIONAL GOLF	1,512,596	(5,841)	1,219,818	998,341	(711,404)	286,938	1,506,756
201	URBAN RENEWAL AUTHORITY	204,867	-	163,889	42,873	(1,895)	40,978	204,867
202	RISK MANAGEMENT	934,061	(37)	1,572,367	684,641	(1,322,983)	(638,342)	934,024
204	WORKERS COMP	3,420,605	-	3,410,296	463,251	(452,942)	10,309	3,420,605
220	ANIMALS BEST FRIEND	90,044	(2,000)	129,659	40,484	(82,099)	(41,615)	88,044
225	HOTEL MOTEL FUND	-	-	-	315,126	(315,126)	-	-
230	CUSTOMER DEPOSITS	1,499,024	(1,499,024)	-	24,389	(24,389)	-	-
235	MUNICIPAL COURT	90,389	(90,389)	-	1,462	(1,462)	-	-
240	L & H BENEFITS	3,161,271	(75,914)	2,346,380	5,263,417	(4,524,440)	738,977	3,085,358
250	CAPITAL IMP REV BOND	1,891,867	(28,888,904)	(27,223,481)	4,982,548	(4,756,105)	226,443	(26,997,038)
269	2002 G.O. STREET BOND	47,127	-	47,057	741	(671)	70	47,127
270	2018 ELECTION G.O. BOND	3,581,713	(16,755)	5,405,521	110,947	(1,951,510)	(1,840,563)	3,564,958
271	2018 G.O. BONDS PROPRIETARY	437,719	(121,172)	309,618	6,929	-	6,929	316,547
272	2022 ISSUE G.O. BOND	915,368	-	1,034,513	15,021	(134,166)	(119,145)	915,368
310	DISASTER RELIEF	8,237,834	(231,590)	7,900,727	197,220	(91,703)	105,517	8,006,244
340	REVENUE BOND SINKING FUND	-	-	-	1,057,398	(1,057,398)	-	-
350	G. O. DEBT SERVICES	2,274,260	(14,576)	2,881,644	109,550	(731,510)	(621,960)	2,259,684
352	SOONER ROSE TIF	1,943,738	-	1,509,975	437,262	(3,500)	433,762	1,943,738
353	ECONOMIC DEV AUTHORITY	60,402,407	(51,134,895)	9,405,167	979,970	(1,117,625)	(137,655)	9,267,512
354	NORTHSIDE TIF	281,177	(267,076)	9,651	4,451	-	4,451	14,102
425-9010	MWC HOSP AUTH-COMP PRINCIPAL	113,815,412	(4,311)	113,031,620	7,545,244	(6,765,763)	779,481	113,811,101
425-9050	MWC HOSP AUTH-DISCRETIONARY	34,663,056	(1,183)	29,569,417	5,535,854	(443,397)	5,092,457	34,661,874
425-9060	MWC HOSP IN LIEU OF/ROR/MISC	10,577,026	(30,113)	10,652,130	12,582	(117,798)	(105,216)	10,546,914
425-9080	MWC HOSP AUTH GRANTS	746,494	-	180,068	566,426	-	566,426	746,494
	TOTAL	380,830,240	(87,777,758)	282,359,715	92,836,396	(82,143,627)	10,692,769	293,052,484



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: January 28, 2025
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 November 2024, which is the fifth (5) period of FY 2024/2025.

Please note that this report corrects a calculation error in the "Actual (YTD)" row of the "Plan Income" section for August, September, and October 2024. This calculation error also affected the "Actual (YTD)" numbers in the "Excess Income vs. Expenditures" section. The trends still hold as previously presented, but now with the corrected and accurate figures.

Troy Bradley, Human Resources Director

FISCAL YEAR 2024-2025	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
PLAN INCOME												
Projected Budgeted (MTD)	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681
Actual (MTD)	1,438,404	897,547	910,732	1,029,474	983,958							
Projected Budgeted (YTD)	963,681	1,927,362	2,891,043	3,854,724	4,818,405	5,782,086	6,745,767	7,709,448	8,673,129	9,636,810	10,600,491	11,564,172
Actual (YTD)	1,438,404	2,335,951	3,246,683	4,276,157	5,260,115							
PLAN CLAIMS/ADMIN COSTS	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Projected Budgeted (MTD)	1,066,931	853,545	1,066,931	853,545	853,545	1,066,931	853,545	853,545	1,066,931	853,545	853,545	1,066,931
Actual (MTD)	739,422	896,199	1,040,618	888,177	960,024							
Projected Budgeted (YTD)	1,066,931	1,920,476	2,987,407	3,840,952	4,694,497	5,761,428	6,614,973	7,468,518	8,535,449	9,388,994	10,242,539	11,309,470
Actual (YTD)	739,422	1,635,621	2,676,239	3,564,416	4,524,440							
EXCESS INCOME vs. EXPENDITURES	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Projected Budgeted (MTD)	-103,250	110,136	-103,250	110,136	110,136	-103,250	110,136	110,136	-103,250	110,136	110,136	-103,250
Actual (MTD)	698,982	1,348	-129,886	141,297	23,934	0	0	0	0	0	0	0
Projected Budgeted (YTD)	-103,250	6,886	-96,364	13,772	123,908	20,658	130,794	240,930	137,680	247,816	357,952	254,702
Actual (YTD)	698,982	700,330	570,444	711,741	735,675	0	0	0	0	0	0	0
FISCAL YEAR 2023-2024	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
PLAN INCOME												
Projected Budgeted (MTD)	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962
Actual (MTD)	842,448	830,192	859,381	837,643	1,121,966	605,683	925,894	819,806	872,511	868,550	872,489	864,639
Projected Budgeted (YTD)	908,962	1,817,924	2,726,886	3,635,848	4,544,810	5,453,772	6,362,734	7,271,696	8,180,658	9,089,620	9,998,582	10,907,544
Actual (YTD)	842,448	1,672,640	2,532,021	3,369,664	4,491,630	5,097,313	6,023,207	6,843,013	7,715,524	8,584,074	9,456,563	10,321,202
PLAN CLAIMS/ADMIN COSTS	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Projected Budgeted (MTD)	1,006,148	804,918	804,918	1,006,148	804,918	804,918	1,006,148	804,918	804,918	1,006,148	804,918	804,918
Actual (MTD)	955,777	772,922	874,065	858,857	1,012,243	778,430	1,122,190	803,629	753,491	849,456	802,326	961,942
Projected Budgeted (YTD)	1,006,148	1,811,066	2,615,984	3,622,132	4,427,050	5,231,968	6,238,116	7,043,034	7,847,952	8,854,100	9,659,018	10,463,936
Actual (YTD)	955,777	1,728,699	2,602,764	3,461,621	4,473,864	5,252,294	6,374,484	7,178,113	7,931,604	8,781,060	9,583,386	10,545,328
EXCESS INCOME vs. EXPENDITURES	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Projected Budgeted (MTD)	-97,186	104,044	104,044	-97,186	104,044	104,044	-97,186	104,044	104,044	-97,186	104,044	104,044
Actual (MTD)	-113,329	57,270	-14,684	-21,214	109,723	-172,747	-196,296	16,177	119,020	19,094	70,163	-97,303
Projected Budgeted (YTD)	-97,186	6,858	110,902	13,716	117,760	221,804	124,618	228,662	332,706	235,520	339,564	443,608
Actual (YTD)	-113,329	-56,059	-70,743	-91,957	17,766	-154,981	-351,277	-335,100	-216,080	-196,986	-126,823	-224,126

Nov 5/FY 2025: \$3,076,789
 Nov 5/FY 2024: \$2,583,008
 Nov 5/FY 2023: \$2,306,140
 Nov 5/FY 2022: \$1,739,498

*** HAD FIVE MONDAYS WITH REPORTED MEDICAL CLAIMS PAID***
 July 2024 includes a 500,000 transfer in from other funds



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

TO : Honorable Mayor and Council

FROM : Randall Fryar, Chief Building

DATE : Official January 28th 2025

SUBJECT : Monthly Residential and Commercial Building report for November 2024

Attached is the monthly building report. This report is used by multiple parties to track permits on an ongoing basis.

Internally, we use this permit to forecast the workload on our staff.

Nationally, the trend is for new housing permits to be down year over year because of the elevated financing cost and the high cost of building materials. This is echoed regionally and in the metro with numerous other Cities seeing similar trends.

If there are any questions, please let me know.

Sincerely,

Randall Fryar, Chief Building Official
Engineering and Construction Services



100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits Summary - Issued 11/1/2024 to 11/30/2024

Building - Commercial & Industrial

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
1	Com Accessory Bldg Permit	\$1,614,883.00
2	Com Remodel Bldg Permit	\$250,000.00
2	Com Roofing Permit	\$15,000.00
4	Com Sign Permit	\$15,500.00
Total Value of Building - Commercial & Industrial:		1,895,383.00

Building - Residential

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
2	Res Accessory Bldg Permit	\$5,800.00
3	Res Demolition Permit	\$7,870.00
3	Res Fence Permit	\$10,500.00
23	Res General Electrical Permit	
15	Res General Mechanical Permit	
36	Res General Plumbing Permit	
6	Res New Const Electrical Permit	
17	Res Roofing Permit	\$215,579.00
2	Res Single-Fam New Const Bldg Permit	\$330,000.00
3	Res Single-Fam Remodel Building Permit	\$135,600.00
9	Res Solar Permit	\$215,725.59
9	Res Storm Shelter Permit	\$34,940.00
1	Res Swimming Pool / Hot Tub Permit	\$13,000.00
Total Value of Building - Residential:		969,014.59

Grand Total: \$2,864,397.59



100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits by Type - Issued 11/1/2024 to 11/30/2024

Building - Commercial & Industrial

Com Accessory Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/20/24	1295 N MIDWEST BLVD, MIDWEST CITY, OK, 0	Wynn Construction	B-24-2117	\$1,614,883.00

\$1,614,883.00

Com Remodel Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/12/24	1740 S SOONER RD, A&E OK, 73110	Lauren Woodruff	B-24-1846	\$230,000.00
11/14/24	801 N AIR DEPOT BLVD, OK, 73110	Brad Roach	B-24-2856	\$20,000.00

\$250,000.00

Com Roofing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/12/24	1205 WILKINSON DR, MWC, OK, 73130	Steve castro	B-24-2885	\$0.00
11/25/24	1125 N MIDWEST BLVD, 73110	Daniel Sigala	B-24-2986	\$15,000.00

\$15,000.00

Com Sign Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/12/24	9805 NE 10TH ST, 73130	Gregory Rogers	B-24-2697	\$1,000.00
11/20/24	9208 NE 10TH ST, MIDWEST CITY, OK, 0	Kenny Syers	B-24-2761	\$1,000.00
11/20/24	9208 NE 10TH ST, MIDWEST CITY, OK, 0	Kenny Syers	B-24-2744	\$3,500.00
11/25/24	1113 S DOUGLAS BLVD, OK, 73130	Chad Bullock	B-24-2426	\$10,000.00

\$15,500.00

Building - Residential

Res Accessory Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/5/24	7116 SE 15TH ST, 73110	LAMTA, NGHIA	B-24-2791	\$3,000.00
11/19/24	3700 SHADYBROOK DR, MWC, OK, 73110	Betty Winters	B-24-2837	\$2,800.00

\$5,800.00

Res Demolition Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/11/24	502 E CURTIS DR, MWC, OK, 73110	Midwest Wrecking Co	B-24-2588	\$7,870.00
11/11/24	7105 HILLTOP CT, MWC, OK, 73110	Midwest Wrecking Co	B-24-2600	\$0.00
11/11/24	1430 CHRISTINE DR, 73130	Midwest Wrecking Co	B-24-2601	\$0.00

\$7,870.00

Res Fence Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/6/24	3602 OAKHURST DR, 73110	James Wren	B-24-2775	\$3,800.00
11/22/24	403 ATKINSON DR, 73110	Lance E Dudeck	B-24-2952	\$1,700.00
11/27/24	1121 LLOYD DR, 73130	Ramirez, Lazaro	B-24-2941	\$5,000.00
				\$10,500.00

Res General Plumbing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/4/24	10008 OAK PARK DR, 73130	NIX, RYAN	B-24-2817	
11/14/24	10712 BELLVIEW DR, 73130	WALLAR, DAVID RAY	B-24-2912	

Res Roofing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/5/24	7520 NE 10TH ST, 73110	WHITLOCK ROOFING & CONSTRUCTION	B-24-2833	\$15,000.00
11/6/24	328 E FAIRCHILD DR, MWC, OK, 73110	Vicki McHughes	B-24-2848	\$20,245.00
11/7/24	217 SAINT PAUL AVE, MWC, OK, 73130	Parker Brothers Construction and Roofing inc.	B-24-2876	\$0.00
11/7/24	1310 ZACHRY CIR, MWC, OK, 73110	Parker Brothers Construction and Roofing Inc.	B-24-2877	\$0.00
11/8/24	9517 MONTCLAIRE DR, MWC, OK, 73130	Von Kendrick	B-24-2810	\$54,000.00
11/8/24	2033 ANTHONY CIR, 73110	Teresa M Lehman	B-24-2790	\$12,000.00
11/11/24	3608 ROSEWOOD DR, MWC, OK, 73110	Shawn Mitchell	B-24-2886	\$3,000.00
11/14/24	2610 FOREST GLEN DR, 73020	sycamore roofing	B-24-2922	\$30,000.00
11/14/24	423 W ERCOUPE DR, MWC, OK, 73110	Parker Brothers Construction and Roofing inc.	B-24-2932	\$12,000.00
11/15/24	908 S SOONER RD, 73110	Kirk Maynard	B-24-2935	\$15,000.00
11/20/24	680 CRESCENT CIR, 73110	Reroof America Contractors OK LLC	B-24-2962	\$0.00
11/20/24	9513 MONTCLAIRE DR, MWC, OK, 73130	Parker Brothers Construction and Roofing inc.	B-24-2971	\$0.00
11/21/24	100 OAKTREE LN, MWC, OK, 73130	HEINTZELMAN CONSTRUCTION & ROOFING LLC	B-24-2980	\$7,500.00
11/25/24	3400 SUNVALLEY DR, 73110	CORNERSTONE ROOFING & CONSTRUCTION	B-24-2988	
11/25/24	1112 LIVEOAK DR, 73110	Salazar Roofing & Construction, INc	B-24-2975	\$17,553.00
11/25/24	10517 KRISTIE LN, MWC, OK, 73130	Salazar Roofing & Construction, Inc.	B-24-2989	\$18,281.00
11/26/24	624 N MIDWEST BLVD, MIDWEST CITY, OK, 0	CAMOUFLAGE ROOFING - JUSTIN BEDWELL	B-24-2997	\$11,000.00
				\$215,579.00

Res Single-Fam New Const Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/25/24	114 FRIENDLY RD, 73130	Bryan Funderburgh	B-24-2836	\$200,000.00
11/25/24	1205 LOFTIN DR, OK, MWC, 73130	Misael Herrera	B-24-2716	\$130,000.00
				\$330,000.00

Res Single-Fam Remodel Building Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/1/24	3116 N GLENHAVEN DR, 73110	Jason DeShazo	B-24-2169	\$30,000.00
11/6/24	229 BEARD DR, MWC, OK, 73110	Mark Plumbtree	B-24-2639	\$5,600.00
11/26/24	2800 N DOUGLAS BLVD, 73141	Victor Muiruri	B-24-2543	\$100,000.00

\$135,600.00

Res Solar Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/6/24	1109 HAWTHORNE DR, MWC, OK, 73110	Jeremy Turner NIVO SOLAR	B-24-2517	\$17,138.00
11/19/24	238 E ROBIN RD, 73130	Anthony Duplantis	B-24-2748	\$36,361.00
11/19/24	10323 SE 15TH ST, 73130	Anthony Duplantis, GREEN LIGHT	B-24-2692	\$2,246.40
11/19/24	1116 W HAVENWOOD DR, MWC, OK, 73110	Anthony Duplantis, GREEN LIGHT SOLAR	B-24-2813	\$3,184.40
11/22/24	612 W SILVER MEADOW DR, 73110	JOSH MCKENZIE	B-24-2772	\$35,509.04
11/22/24	3504 MEADOWBROOK DR, MWC, OK, 73110	MCKENZIE, JOSHUA WALTER	B-24-2826	\$13,868.75
11/26/24	1209 TWILIGHT DR, 73110	Jason Harden, SOUTHERN ENERGY	B-24-2780	\$20,500.00
11/26/24	716 E TOWRY DR, MIDWEST CITY, OK, 0	Jason Harden, SOUTHERN ENERGY	B-24-2917	\$20,500.00
11/27/24	2227 CHAMPOLI DR, MIDWEST CITY, OK, 73020	Ricky J. Gehret	B-24-2725	\$66,418.00

\$215,725.59

Res Storm Shelter Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/4/24	2318 TORTOISE DR, MWC, OK, 73130	Keith Salazar	B-24-1238	\$3,500.00
11/6/24	901 COVINGTON LN, 73130	Kory Youngblood-Kelton	B-24-2815	\$4,495.00
11/7/24	10909 TURTLEWOOD DR, MWC, OK, 73130	Presten Petersen	B-24-2860	\$3,500.00
11/12/24	1809 MILL CREEK WAY, 73020	Krystal Moore	B-24-2821	\$2,800.00
11/14/24	8640 PARKRIDGE DR, 73141	Renay Reed	B-24-2909	\$2,895.00
11/14/24	10500 SE 25TH ST, MIDWEST CITY, OK, 73130	Anita McKinley	B-24-2868	\$5,400.00
11/19/24	636 JUNIPER AVE, MWC, OK, 73130	Travis Pennington	B-24-2910	\$3,300.00
11/20/24	428 DAVIS CIR, 73110	Mario Palacios	B-24-2874	\$5,000.00
11/20/24	9904 FOX FAIR HOLLOW, MWC, OK, 73130	David and Cheryl Robitaille	B-24-2925	\$4,050.00

\$34,940.00

Res Swimming Pool / Hot Tub Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
11/4/24	9701 RAIL RD, MIDWEST CITY, OK, 0	GLORIA BROWN	B-24-2789	\$13,000.00

\$13,000.00

Grand Total: \$2,864,397.59



100 N Midwest Boulevard - Midwest City, OK 73110

Inspections Summary - Inspected 11/1/2024 to 11/30/2024

<u>Inspection Description</u>	<u>Count</u>
Accessory Bldg Inspection	1
Building/Electrical General Inspection	10
Buildings - CO Inspection & Sign Off	6
Com Building Final Inspection	1
Com Driveway Inspection	3
Com Electrical Ceiling Inspection	2
Com Electrical Final Inspection	2
Com Electrical Ground Inspection	4
Com Electrical Service Inspection	1
Com Electrical Wall Inspection	2
Com Fence Inspection	1
Com Fire Alarm Final Inspection	3
Com Fire Alarm Rough Inspection	1
Com Fire Sprinkler Final Inspection	2
Com Fire Sprinkler Rough Inspection	1
Com Footing & Building Setback Inspection	1
Com Framing Inspection	2
Com Framing Reinspection	8
Com Gas Meter Inspection	1
Com Grease Trap Rough Inspection (Building)	2
Com Grease Trap Rough Inspection (Line Maintenance)	2
Com Grease Trap Rough Reinspection (Line Maintenance)	1
Com Mechanical Final Inspection	2
Com Mechanical Rough-in Inspection	2
Com Plumbing Final Inspection	2
Com Plumbing Ground Inspection	3
Com Plumbing Ground Reinspection	1
Com Plumbing Rough-in Inspection	1
Com Sewer Service Inspection	1
Com Temporary Electrical Pole Inspection	1
Com Vent Hood Final Inspection (Fire Marshal)	1
Com Water Service Line Inspection	2
Electrical Generator Inspection	2
Engineering Site Inspection (Commercial)	1
Engineering Site Inspection (Residential)	2
Engineering Site Inspection 1-2 (Commercial)	2
Engineering Site Reinspection (Commercial)	1
Fire - CO Inspection & Sign Off	12
Hot Water Tank Inspection	8
Hot Water Tank Reinspection	3
Mechanical Change Out Inspection	8
Mechanical Change Out Reinspection	1
Placard Issued	3
Planning - CO Inspection & Sign Off	15
Planning - CO Reinspection & Sign Off	1

Plumbing/Mechanical General Inspection	2
Pre-Con Site Inspection/Meeting	6
Res Building Final Inspection	6
Res Carport Inspection	1
Res Drainage1 Inspection	5
Res Drainage2 Inspection	5
Res Drainage3 Inspection	5
Res Drainage3 Reinspection	4
Res Drainage4 Inspection	6
Res Drainage4 Reinspection	5
Res Drainage5 Inspection	8
Res Drainage5 Reinspection	1
Res Driveway Inspection	7
Res Electrical Final Inspection	9
Res Electrical Final Reinspection	1
Res Electrical Ground Inspection	1
Res Electrical Ground Reinspection	1
Res Electrical Rough-in Inspection	12
Res Electrical Rough-in Reinspection	8
Res Electrical Service Inspection	22
Res Electrical Service Reinspection	7
Res Footing & Building Setback Inspection	3
Res Framing Inspection	2
Res Framing Reinspection	2
Res Gas Meter Inspection	2
Res Gas Piping Inspection	11
Res Gas Piping Reinspection	1
Res Insulation Inspection	6
Res Mechanical Final Inspection	5
Res Mechanical Final Reinspection	2
Res Mechanical Rough-in Inspection	4
Res Plumbing Final Inspection	13
Res Plumbing Final Reinspection	2
Res Plumbing Ground Inspection	4
Res Plumbing Rough-in Inspection	6
Res Plumbing Rough-in Reinspection	2
Res Retaining Wall Final Inspection	1
Res Roofing Inspection	4
Res Roofing Reinspection	1
Res Sewer Service Inspection	11
Res Sewer Service Reinspection	2
Res Solar Final Inspection	3
Res Solar Final Reinspection	2
Res Storm Shelter Inspection	8
Res Storm Shelter Reinspection	1
Res Temporary Electrical Pole Inspection	2
Res Termite Inspection	6
Res Water Service Line Inspection	9
Res Water Service Line Reinspection	1
Residential Meter Tap Inspection	6
Sewer Cap Inspection	1
Sewer Cap/Cave Inspection	2
Sign Inspection	1
Utilities - CO Inspection & Sign Off	10
Utilities - CO Reinspection & Sign Off	1
Utilities Site Inspection (Residential)	1
Utilities Site Inspection 3-4 (Commercial)	1



The City Of Midwest City Neighborhood Services Department

Code Enforcement • Neighborhood Initiative
8726 SE 15th Street, Midwest City, OK 73110
(405)739-1005

Date: January 28, 2025
To: Honorable Mayor and City Council
From: Mike S. Stroh, Neighborhood Services Director
Subject: Code Enforcement Report

Code Enforcement report for full year of 2024.

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 - 1/1/2024 to 12/31/2024

Cases Created by AssignedTo

	5
bdehoera	3
BKelton	45
BWood	672
DPatterson	1,688
ECummings	1,827
EJones	1,077
GVangilder	498
JCrutcher	809
LKroun	1,657
SBarnard	476
Total:	8,757

Cases Created by Category

CE Other Nuisance	2,858
CE Rubbish	712
CE Structures	1,004
CE Tall Grass & Weeds	2,069
CE Trash & Debris	1,528
CE Vehicles	586
Total:	8,757

Cases Created by Ward

1	1,834
2	1,851
3	1,544
4	694
5	2,257
6	465
Total:	8,645

Reinspections

BKelton	6
BWood	431
DPatterson	1,201
ECummings	1,594
EJones	832
GVangilder	499
JCrutcher	384
LKroun	917
SBarnard	146
Total:	6,010

Citations

BWood	26
DPatterson	60
ECummings	43
EJones	18
GVangilder	8
JCrutcher	5
LKroust	8
SBarnard	4
Total:	172

Cases With Abatement Contracts

DPatterson	109
ECummings	144
EJones	126
GVangilder	29
JCrutcher	25
LKroust	49
SBarnard	9
Total:	491

Cases "Cleared" (Closed)

	2
bdeloera	3
BKelton	45
BWood	608
DPatterson	1,426
ECummings	1,826
EJones	866
GVangilder	478
JCrutcher	748
LKroust	1,622
SBarnard	410
Total:	8,034



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

Notice of the Midwest City ADA Transition Committee meeting was filed for the calendar year with the Midwest City Clerk and a copy of the agenda for the meeting was posted in the lobby of City Hall at least 24 hours in advance of the meeting.

**MINUTES OF MIDWEST CITY
Americans with Disabilities Act (ADA) Transition Plan Committee
May 20, 2024 – 6:00 p.m. City Council Chambers**

The meeting of the Midwest City ADA Transition Plan Committee was held at the City Council Chambers, 100 N. Midwest Blvd, Midwest City, Oklahoma County, on May 20, 2024 at 6:00 p.m., with the following members:

Commission Members: Max Wilson, Chairman
Earl Foster
John Reininger
Rick Lewis, Vice Chair

Absent: Sara Bana, City Council
Dean Hinton, Planning Commission

Staff: Brandon Bundy, P.E., Director of Eng. & Const. Services
Josh Ryan, Communications and Recreation Director
Cameron Veal, Associate Current Planner
Abraham Dekat; ASL Interpreter (contracted)

CALL TO ORDER

Chairman M. Wilson called the meeting to order at 6:05 p.m.

MINUTES

A motion to approve the minutes was made by E. Foster and seconded by R. Lewis. All present voted aye, motion passed.

NEW MATTERS

- 1) Discussion of the July 4th Tribute to Liberty
J. Ryan addressed the Committee regarding the plans for the upcoming Tribute to Liberty. Committee asked various questions which J. Ryan answered.
- 2) Discussion, consideration, and any possible action of ADA Committee member reappointments
B. Bundy presented the memo regarding the possibility of finding candidates as well as reappointment of E. Foster and the reappointment of the representatives of the Planning Commission and City Council. No Action taken.

- 3) Discussion of the status of infrastructure projects recently completed or under construction.
B. Bundy presented the memo regarding projects recently completed and those that are underway or about to begin.
- 4) Discussion, consideration, and any possible action of a status report of the Midwest City ADA Transition Plan.
B. Bundy presented the memo regarding the ADA Transition Plan. No Action taken.
- 5) Discussion, consideration, and any possible action of scheduling next meeting.
General discussion of another meeting in the fall. Committee members selected 10/21/24 as the best date for the next meeting. M. Wilson made motion, R. Lewis seconded. All present voted aye, motion passed.

ADJOURN

R. Lewis motioned to adjourn. Motion seconded by E. Foster. Adjourned at 7:10 p.m.

Minutes Approval

A handwritten signature in black ink, appearing to be 'R. Lewis', written over a horizontal line.

12/16/24
Date

CLIENT:	City of Midwest City	DATE:	1/10/2025
PROJECT:	Comprehensive Plan Update	PERIOD COVERED:	December 2024
TO:	Julie Shannon	CC:	Matt Summers, Robert Coleman
FROM:	Dave Van De Weghe		

EFFORT DURING BILLING PERIOD

- Continued developing project website
- Regular communications with staff and project team
- Materials developed for joint PC/CC work session
- Developed materials for Community Open House meeting
- Biweekly project team coordination meetings – December 12
- Scheduled stakeholder interviews/focus group meetings
- FNI provided an updated Public Involvement Plan – January 3

PROJECT UPDATE

- FNI is drafting presentation materials for the upcoming public kick-off
- Data needs request has been addressed by staff

UPCOMING TASKS AND MEETINGS

- Launch project website – January 14
- Joint Planning Commission/City Council work session – January 14
- Community open house – January 14
- Stakeholder interviews – January 16 & 17
- Biweekly coordination meetings – January 8, January 22, February 5

INFORMATION OR SUPPORT NEEDED FROM STAFF

- Feedback on the draft document template

PROJECT SCHEDULE

Project Tasks	Month													
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov
Website/Online Outreach														
Staff Working Group Coordination - biweekly calls		V	V	V	V	V	V	V	V	V	V	V	V	V
Internal kick-off														
City Staff kick-off call (V)														
Public Involvement Plan														
Public Involvement Plan - Staff review draft														
Public Involvement Plan - Staff comments to FNI														
Public Involvement Plan - final														
Community Snapshot (Baseline Analysis)														
Snapshot - Staff review draft														
Snapshot - Staff comments to FNI														
Snapshot - Steering Committee review draft														
Trip #1 Mtg #1: SC kick-off with PC (SWOT)														
Trip #1 Mtg #2: Community Open House - Listening Session														
Trip #1 Mtg #3: City Council Workshop on Guiding Principles														
Community Survey (online) Launch project website (coordinate promotion)														
Mtg #4: Stakeholder Discussions (focus groups) (V)														
Vision, Guiding Principles & Goals - Staff review draft														
Vision, Guiding Principles & Goals - Staff comments to FNI														
Vision, Guiding Principles & Goals - Steering Committee review draft														
Mtg #5: SC Goal Refinement (V) Vision, Guiding Principles, Goals, Brand/logo														
Trip #2 Mtg #6: Community Land Use/Economic Development Workshop														
Plan Strategies (Land Use, Transportation) - Staff review draft														
Plan Strategies (Land Use, Transportation) - Staff comments to FNI														
Plan Strategies (Land Use, Transportation) - Steering Committee review draft														
Mtg #7: SC Land Use and Transportation Strategy Refinement (V)														
Plan Strategies (ED, Housing, Character) - Staff review draft														
Plan Strategies (ED, Housing, Character) - Staff comments to FNI														
Plan Strategies (ED, Housing, Character) - Steering Committee review draft														
Mtg #8: SC Economic Dev., Housing, Comm. Character Strategy Refinement (V)														
Implementation - Staff review draft														
Implementation - Staff comments to FNI														
Draft Plan - Staff review draft														
Draft Plan - Staff comments to FNI														
Draft Plan - Steering Committee review draft														
Trip #3 Mtg #9: SC Draft Plan review/recommendation														
Draft Plan - Staff review draft														
Draft Plan - Staff comments to FNI														
Draft Plan - Open House review draft														
Trip #4 Meeting #10: Community Open House - Feedback on Draft Plan														
Community Survey (online) Feedback on Draft Plan														
List of Proposed Revisions - Staff review draft														
List of Proposed Revisions - Staff comments to FNI														
Final Plan - Staff review draft														
Final Plan - Staff comments to FNI														
Final Plan - Public Hearings review draft														
Trip #5 Meeting #11: Planning Commission Public Hearing (Recommendation)														
Trip #6 Meeting #12: City Council Public Hearing (Adoption)														



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

TO : Honorable Mayor and Council

FROM : Randall Fryar, Chief Building Official

DATE : January 28th, 2025

SUBJECT : Monthly Residential and Commercial Building report for December 2024

Attached is the monthly building report. This report is used by multiple parties to track permits on an ongoing basis.

Internally, we use this permit to forecast the workload on our staff.

Nationally, the trend is for new housing permits to be down year over year because of the elevated financing cost and the high cost of building materials. This is echoed regionally and in the metro with numerous other Cities seeing similar trends.

If there are any questions, please let me know.

Sincerely,

Randall Fryar, Chief Building Official
Engineering and Construction Services



100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits Summary - Issued 12/1/2024 to 12/31/2024

Building - Commercial & Industrial

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
2	Com Fence Permit	\$2,600.00
1	Com General Plumbing Permit	
2	Com New Const Electrical Permit	\$0.00
1	Com New Const Plumbing Permit	\$0.00
3	Com Remodel Bldg Permit	\$575,000.00
4	Com Sign Permit	\$21,500.00
Total Value of Building - Commercial & Industrial:		599,100.00

Building - Public & Semi-Public

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
1	Hospital Remodel Bldg Permit	
Total Value of Building - Public & Semi-Public:		

Building - Residential

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
6	Res Accessory Bldg Permit	\$108,638.12
2	Res Carport Permit	\$8,000.00
8	Res Fence Permit	\$22,700.00
11	Res General Electrical Permit	
17	Res General Mechanical Permit	
40	Res General Plumbing Permit	
6	Res New Const Electrical Permit	
8	Res New Const Mechanical Permit	\$0.00
7	Res New Const Plumbing Permit	
31	Res Retaining Wall Permit	\$198,800.00
20	Res Roofing Permit	\$217,990.00
2	Res Single-Fam Addition Bldg Permit	\$105,000.00
14	Res Single-Fam New Const Bldg Permit	\$2,672,000.00
4	Res Single-Fam Remodel Building Permit	\$200,000.00
3	Res Solar Permit	\$78,610.00
1	Res Storm Shelter Permit	\$4,999.00
Total Value of Building - Residential:		3,616,737.12

Grand Total: \$4,215,837.12



100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits by Type - Issued 12/1/2024 to 12/31/2024

Building - Commercial & Industrial

Com Fence Permit

Issued	Location	Applicant	Case #	Value
12/2/24	2201 S AIR DEPOT BLVD, 73110	ROSALIND SAVOID	B-24-2933	\$500.00
12/2/24	7201 SE 29TH ST, 73110	COMM DEV	B-24-2945	\$2,100.00
				\$2,600.00

Com Remodel Bldg Permit

Issued	Location	Applicant	Case #	Value
12/2/24	1640 S SOONER RD, C, 73110	Roxanne Berlien	B-24-2727	\$175,000.00
12/10/24	2825 PARKLAWN DR, MWC, OK, 73110	Jason Coleman	B-24-2827	\$300,000.00
12/10/24	2150 AMERICAN AVE, OK 73141	Matthew Weber	B-24-2769	\$100,000.00
				\$575,000.00

Com Sign Permit

Issued	Location	Applicant	Case #	Value
12/4/24	9020 NE 23RD ST, MIDWEST CITY, OK, 0	SPRINGFIELD SIGN & GRAPHICS	B-24-2577	\$10,000.00
12/4/24	1121 S DOUGLAS BLVD, OK, 73130	Alicia Speck	B-24-3083	\$1,500.00
12/9/24	609 S AIR DEPOT BLVD, MIDWEST CITY, OK, 0	McKenna Beam	B-24-3096	\$3,500.00
12/9/24	609 S AIR DEPOT BLVD, 73110	McKenna Beam	B-24-3095	\$6,500.00
				\$21,500.00

Building - Public & Semi-Public

Hospital Remodel Bldg Permit

Issued	Location	Applicant	Case #	Value
12/23/24	2825 PARKLAWN DR, 73110	CMS WILLOWBROOK	B-23-1513	

Building - Residential

Res Accessory Bldg Permit

Issued	Location	Applicant	Case #	Value
12/4/24	7113 HILLTOP CT, MWC, OK, 73110	Les Chateaux LLC	B-24-2969	\$6,300.00
12/5/24	8720 CEDAR RIDGE DR, MWC, OK, 73110	Joel Adrien Ngassa Mbitcha	B-24-3019	\$1,000.00
12/10/24	804 GREENWOOD DR, MIDWEST CITY, OK, 0	erik belcher	B-24-3071	\$7,833.12
12/17/24	735 E FROLICH DR, MWC, OK, 73110	Darren Ogee	B-24-3105	\$8,800.00
12/19/24	1641 HIGH MEADOWS DR, 73020	Kevin C White	B-24-3121	\$45,000.00
12/30/24	501 FOX DR, MWC, OK, 73110	Cramer Willis	B-24-2754	\$39,705.00
				\$108,638.12

Res Carport Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
12/3/24	9625 RHYTHM RD, 73130	Jarod Medved	B-24-3008	\$5,000.00
12/10/24	1808 MAYNORD CIR, MWC, OK, 73110	William Cople	B-24-3136	\$3,000.00
				\$8,000.00

Res Fence Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
12/5/24	8720 CEDAR RIDGE DR, MWC, OK, 73110	Joel Adrien Ngassa Mbitcha	B-24-3018	\$1,000.00
12/9/24	9812 CREST DR, 73130	Trace Baldwin	B-24-3072	\$4,000.00
12/13/24	9909 LLOYD DR, 73130	GOMEZ, DANIEL LUCILO GONZALEZ	B-24-3088	\$8,000.00
12/18/24	9937 HUNTERS RUN, Midwest City, OK, 73130	Richard Bradley	B-24-3181	\$2,000.00
12/23/24	2803 JOSIE CIR, Midwest City, OK, 73130	Scissortail Scapes and Services	B-24-3195	\$1,925.00
12/23/24	2805 JOSIE CIR, Midwest City, OK, 73130	Scissortail Scapes and Services	B-24-3196	\$1,925.00
12/23/24	2807 JOSIE CIR, Midwest City, OK, 73130	Scissortail Scapes and Services	B-24-3197	\$1,925.00
12/23/24	2809 JOSIE CIR, Midwest City, OK, 73130	Scissortail Scapes and Services	B-24-3198	\$1,925.00
				\$22,700.00

Res General Plumbing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
12/31/24	12530 SE 18TH ST, 73020	Jade Hill	B-24-3275	

Res Retaining Wall Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3025	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3027	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3029	
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3030	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3031	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3032	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3033	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3035	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3036	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3037	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3038	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3039	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3040	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3041	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3042	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3043	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3044	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3034	
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3045	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3046	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3048	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3049	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3050	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3051	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3052	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3053	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3054	\$5,600.00

12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3055	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3056	\$5,600.00
12/9/24	1120 S POST RD, OK, 73130	Grubbs Consulting, LLC	B-24-3057	\$5,600.00
12/18/24	12405 CROYDON RD, Midwest City, OK, 73130	Manuel Garcia Molina	B-24-3172	\$42,000.00

\$198,800.00

Res Roofing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
12/2/24	10501 REITER DR, MIDWEST CITY, OK, 0	Dustin Hart	B-24-3017	\$10,000.00
12/4/24	816 E ARBOR DR, MWC, OK, 73110	Bobby Beck	B-24-3094	\$8,000.00
12/5/24	625 BRIGHTSIDE DR, MWC, OK, 73110	Parker Brothers Construction and Roofing inc.	B-24-3110	\$11,600.00
12/5/24	1005 SYCAMORE DR, MWC, OK, 73110	Parker Brothers Construction and Roofing inc.	B-24-3109	\$6,600.00
12/10/24	405 RUSSELL DR, MWC, OK, 73110	Emily Cavicchio	B-24-3120	\$0.00
12/10/24	10933 ASHTON TER, MWC, OK, 73130	Mia Major	B-24-3146	\$11,000.00
12/11/24	300 E KEY BLVD, 73110	TRIPLE DIAMOND CONSTRUCTION LLC	B-24-3168	\$20,000.00
12/11/24	121 ORCHARD DR, Midwest City, OK, 73110	Salazar Roofing & Construction, Inc.	B-24-3166	\$0.00
12/12/24	1821 GOLDENROD LN, 73130	BPR ROOFING & CONSTRUCTION	B-24-3173	\$26,500.00
12/16/24	805 W RULANE DR, Midwest City, OK, 73110	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-24-3185	\$13,700.00
12/16/24	1016 LOCUST DR, Midwest City, OK, 73110	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-24-3186	\$6,100.00
12/19/24	312 DAVIS CIR, 73110	JERRY RUSHING CONSTRUCTION	B-24-3231	\$9,000.00
12/19/24	516 E BOEING DR, Midwest City, OK, 73110	Parker Brothers Construction and Roofing inc.	B-24-3234	\$8,926.00
12/19/24	9418 PEACHTREE LN, Midwest City, OK, 73130	Parker Brothers Construction and Roofing inc.	B-24-3235	\$13,852.00
12/19/24	12428 CROYDON RD, Midwest City, OK, 73130	Parker Brothers Construction and Roofing inc.	B-24-3236	\$23,812.00
12/26/24	9901 HARMONY DR, Midwest City, OK, 73130	Cantrell Exteriors	B-24-3263	\$15,000.00
12/30/24	1021 W SILVER MEADOW DR, Midwest City, OK, 73110	Parker Brothers Construction and Roofing inc.	B-24-3260	\$0.00
12/30/24	10832 O'HARA LN, Midwest City, OK, 73130	Parker Brothers Construction and Roofing inc.	B-24-3261	\$0.00
12/30/24	612 N WHITE OAK ST, 73130	Vicki McHughes	B-24-3255	\$21,900.00
12/31/24	417 W FAIRCHILD DR, Midwest City, OK, 73110	Emily Cavicchio	B-24-3287	\$12,000.00

\$217,990.00

Res Single-Fam Addition Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
12/16/24	1229 SUNVALLEY DR, MWC, OK, 73110	Parker Durrett	B-24-2891	\$65,000.00
12/16/24	313 KING AVE, MWC, OK, 73130	Anthony Scarborough	B-24-2863	\$40,000.00

\$105,000.00

Res Single-Fam New Const Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
12/4/24	4102 N SHADYBROOK DR, 73110	KFK INVESTMENTS LLC	B-24-2902	\$150,000.00
12/4/24	4100 N SHADYBROOK DR, 73110	KFK INVESTMENTS LLC	B-24-2904	\$150,000.00

12/4/24	4210 N SHADYBROOK DR, MWC, OK, 73110	KFK INVESTMENTS LLC	B-24-2905	\$150,000.00
12/4/24	3937 BELLA VISTA, 73110	KFK INVESTMENTS LLC	B-24-2903	\$150,000.00
12/9/24	2715 TURTLE WAY, 73130	Linda Clark, HOME CREATIONS	B-24-2939	\$202,000.00
12/9/24	2508 MARSH LN, 73130	Linda Clark, HOME CREATIONS	B-24-2834	\$200,000.00
12/18/24	10742 PAINTED TURTLE WAY, 73130	Linda Clark, HOME CREATIONS	B-24-2851	\$200,000.00
12/18/24	10738 PAINTED TURTLE WAY	Linda Clark, HOME CREATIONS	B-24-2858	\$214,500.00
12/18/24	10734 PAINTED TURTLE WAY	Linda Clark, HOME CREATIONS	B-24-2866	\$217,500.00
12/18/24	10730 PAINTED TURTLE WAY	Linda Clark, HOME CREATIONS	B-24-2927	\$203,000.00
12/18/24	2504 MARSH LN, 73130	Linda Clark, HOME CREATIONS	B-24-2859	\$200,000.00
12/18/24	2512 MARSH LN, 73130	Linda Clark, HOME CREATIONS	B-24-2846	\$214,500.00
12/18/24	2516 MARSH LN, 73130	Linda Clark, HOME CREATIONS	B-24-2867	\$187,000.00
12/18/24	2719 TURTLE WAY, 73130	Linda Clark, HOME CREATIONS	B-24-2937	\$233,500.00

\$2,672,000.00

Res Single-Fam Remodel Building Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
12/2/24	3413 SHADYBROOK DR, MIDWEST CITY, OK, 0	Timothy Green	B-24-2835	\$75,000.00
12/4/24	101 MAGNOLIA RIDGE, 73130	HEINTZELMAN CONSTRUCTION & ROOFING LLC	B-24-2959	\$100,000.00
12/17/24	8818 NE 2ND ST, 73110	SIMON, CARMELLA	B-24-3142	\$15,000.00
12/17/24	8818 NE 2ND ST, 73110	MUNDO, SAMUEL	B-24-3142	\$15,000.00
12/30/24	103 E LOCKHEED DR, 73110	Adrienne Michaelis	B-24-3169	\$10,000.00

\$215,000.00

Res Solar Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
12/3/24	217 SAINT PAUL AVE	Jeremy Turner NIVO SOLAR	B-24-2800	\$14,801.00
12/26/24	411 RUSSELL DR, MWC, OK, 73110	Ricky J Gehret	B-24-2376	\$19,941.00
12/30/24	2500 SNAPPER LN, MIDWEST CITY, OK, 0	Ricky J Gehret	B-24-3128	\$43,868.00

\$78,610.00

Res Storm Shelter Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
12/23/24	10520 SONGBIRD LN, Midwest City, OK, 73130	Yolanda Garcia	B-24-3179	\$4,999.00

\$4,999.00

Grand Total: \$4,230,837.12



100 N Midwest Boulevard - Midwest City, OK 73110

Inspections Summary - Inspected 12/1/2024 to 12/31/2024

<u>Inspection Description</u>	<u>Count</u>
Accessory Bldg Inspection	3
Building/Electrical General Inspection	4
Buildings - CO Inspection & Sign Off	4
Com Building Final Inspection	4
Com Drainage 1 Reinspection	2
Com Drainage2 Reinspection	2
Com Drainage4 Reinspection	2
Com Driveway Inspection	5
Com Duct Smoke Detector Test/Inspection (Building)	2
Com Duct Smoke Detector Test/Inspection (Fire Marshal)	2
Com Electrical Ceiling Inspection	3
Com Electrical Final Inspection	5
Com Electrical Ground Inspection	4
Com Electrical Rough-in Inspection	11
Com Electrical Service Inspection	8
Com Electrical Wall Inspection	6
Com Fence Inspection	1
Com Fire Alarm Final Inspection	1
Com Fire Alarm Final Reinspection	1
Com Fire Alarm Rough Inspection	1
Com Fire Sprinkler Final Reinspection	1
Com Fire Sprinkler Rough Inspection	1
Com Footing & Building Setback Inspection	5
Com Framing Inspection	14
Com Gas Meter Inspection	5
Com Gas Piping Inspection	6
Com Mechanical Ceiling Inspection	2
Com Mechanical Rough-in Inspection	5
Com Plumbing Final Inspection	2
Com Plumbing Ground Inspection	7
Com Plumbing Rough-in Inspection	13
Com Sewer Service Inspection	5
Com Temporary Electrical Pole Inspection	3
Com Water Service Line Inspection	6
Com Water Service Line Reinspection	1
Commercial Meter Tap Inspection	6
Electrical Generator Inspection	6
Electrical Generator Reinspection	1
Engineering Site Inspection (Commercial)	1
Engineering Site Inspection (Residential)	3
Fire - CO Inspection & Sign Off	6
Fire - CO Reinspection & Sign Off	1
Fire Marshal General Inspection	3
General Inspection	2
Hot Water Tank Inspection	16

Hot Water Tank Reinspection	1
Hydro Test Above (Fire)	3
Irrigation System Inspection	2
Mechanical Change Out Inspection	7
Mechanical Change Out Reinspection	4
Placard Issued	2
Planning - CO Inspection & Sign Off	14
Planning - CO Reinspection & Sign Off	1
Plumbing/Mechanical General Inspection	4
Pre-Con Site Inspection/Meeting	16
Res Building Final Inspection	8
Res Building Final Reinspection	1
Res Carport Inspection	2
Res Drainage5 Inspection	1
Res Driveway Inspection	4
Res Driveway Reinspection	2
Res Electrical Final Inspection	8
Res Electrical Rough-in Inspection	3
Res Electrical Rough-in Reinspection	2
Res Electrical Service Inspection	10
Res Electrical Service Reinspection	1
Res Fence Inspection	9
Res Footing & Building Setback Inspection	6
Res Footing & Building Setback Reinspection	7
Res Framing Inspection	9
Res Framing Reinspection	2
Res Gas Meter Inspection	1
Res Gas Piping Inspection	19
Res Gas Piping Reinspection	3
Res Insulation Inspection	4
Res Mechanical Final Inspection	6
Res Mechanical Final Reinspection	3
Res Mechanical Rough-in Inspection	8
Res Mechanical Rough-in Reinspection	2
Res Plumbing Final Inspection	5
Res Plumbing Final Reinspection	1
Res Plumbing Ground Inspection	4
Res Plumbing Rough-in Inspection	11
Res Plumbing Rough-in Reinspection	4
Res Retaining Wall Final Inspection	21
Res Retaining Wall Inspection	26
Res Roofing Inspection	3
Res Sewer Service Inspection	5
Res Sewer Service Reinspection	2
Res Solar Final	1
Res Solar Final Inspection	6
Res Storm Shelter Inspection	3
Res Temporary Electrical Pole Inspection	6
Res Termite Inspection	6
Res Water Service Line Inspection	4
Residential Meter Tap Inspection	2
Sewer Cap Inspection	2
Sewer Cap/Cave Inspection	1
Sewer Cap/Cave Reinspection	1
Stormwater Site Inspection (Commercial)	2
Stormwater Site Inspection (Residential)	3
Stormwater Site Reinspection (Residential)	1

Swimming Pool/Hot Tub Inspection	1
Utilities - CO Inspection & Sign Off	6
Utilities - CO Reinspection & Sign Off	1
Utilities Site Inspection (Commercial)	1
Utilities Site Inspection (Residential)	1
Utilities Site Reinspection (Residential)	2
Utilities Site Reinspection 3-4 (Commercial)	1
<hr/>	
Total Number of Inspections:	500



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: January 28, 2025
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 December 2024, which is the sixth (6) period of FY 2024/2025.

Troy Bradley, Human Resources Director

FISCAL YEAR 2024-2025	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
PLAN INCOME												
Projected Budgeted (MTD)	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681
Actual (MTD)	1,438,404	897,547	910,732	1,029,474	983,958	906,254						
Projected Budgeted (YTD)	963,681	1,927,362	2,891,043	3,854,724	4,818,405	5,782,086	6,745,767	7,709,448	8,673,129	9,636,810	10,600,491	11,564,172
Actual (YTD)	1,438,404	2,335,951	3,246,683	4,276,157	5,260,115	6,166,369						
PLAN CLAIMS/ADMIN COSTS	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Projected Budgeted (MTD)	1,066,931	853,545	1,066,931	853,545	853,545	1,066,931	853,545	853,545	1,066,931	853,545	853,545	1,066,931
Actual (MTD)	739,422	896,199	1,040,618	888,177	960,024	1,039,942						
Projected Budgeted (YTD)	1,066,931	1,920,476	2,987,407	3,840,952	4,694,497	5,761,428	6,614,973	7,468,518	8,535,449	9,388,994	10,242,539	11,309,470
Actual (YTD)	739,422	1,635,621	2,676,239	3,564,416	4,524,440	5,564,382						
EXCESS INCOME vs. EXPENDITURES	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Projected Budgeted (MTD)	-103,250	110,136	-103,250	110,136	110,136	-103,250	110,136	110,136	-103,250	110,136	110,136	-103,250
Actual (MTD)	698,982	1,348	-129,886	141,297	23,934	-133,688	0	0	0	0	0	0
Projected Budgeted (YTD)	-103,250	6,886	-96,364	13,772	123,908	20,658	130,794	240,930	137,680	247,816	357,952	254,702
Actual (YTD)	698,982	700,330	570,444	711,741	735,675	601,987	0	0	0	0	0	0
FISCAL YEAR 2023-2024	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
PLAN INCOME												
Projected Budgeted (MTD)	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962
Actual (MTD)	842,448	830,192	859,381	837,643	1,121,966	605,683	925,894	819,806	872,511	868,550	872,489	864,639
Projected Budgeted (YTD)	908,962	1,817,924	2,726,886	3,635,848	4,544,810	5,453,772	6,362,734	7,271,696	8,180,658	9,089,620	9,998,582	10,907,544
Actual (YTD)	842,448	1,672,640	2,532,021	3,369,664	4,491,630	5,097,313	6,023,207	6,843,013	7,715,524	8,584,074	9,456,563	10,321,202
PLAN CLAIMS/ADMIN COSTS	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Projected Budgeted (MTD)	1,006,148	804,918	804,918	1,006,148	804,918	804,918	1,006,148	804,918	804,918	1,006,148	804,918	804,918
Actual (MTD)	955,777	772,922	874,065	858,857	1,012,243	778,430	1,122,190	803,629	753,491	849,456	802,326	961,942
Projected Budgeted (YTD)	1,006,148	1,811,066	2,615,984	3,622,132	4,427,050	5,231,968	6,238,116	7,043,034	7,847,952	8,854,100	9,659,018	10,463,936
Actual (YTD)	955,777	1,728,699	2,602,764	3,461,621	4,473,864	5,252,294	6,374,484	7,178,113	7,931,604	8,781,060	9,583,386	10,545,328
EXCESS INCOME vs. EXPENDITURES	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Projected Budgeted (MTD)	-97,186	104,044	104,044	-97,186	104,044	104,044	-97,186	104,044	104,044	-97,186	104,044	104,044
Actual (MTD)	-113,329	57,270	-14,684	-21,214	109,723	-172,747	-196,296	16,177	119,020	19,094	70,163	-97,303
Projected Budgeted (YTD)	-97,186	6,858	110,902	13,716	117,760	221,804	124,618	228,662	332,706	235,520	339,564	443,608
Actual (YTD)	-113,329	-56,059	-70,743	-91,957	17,766	-154,981	-351,277	-335,100	-216,080	-196,986	-126,823	-224,126

Dec 6/FY 2025: \$2,943,100
 Dec 6/FY 2024: \$2,410,260
 Dec 6/FY 2023: \$2,432,747
 Dec 6/FY 2022: \$1,609,892

*** HAD FIVE MONDAYS WITH REPORTED MEDICAL CLAIMS PAID***
 July 2024 includes a 500,000 transfer in from other funds

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

December 3, 2024 - 5:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on December 3, 2024 at 5:00 p.m., with the following members present:

Commissioners present: Russell Smith
Jess Huskey
Dean Hinton
Jim Smith
Dee Collins
Rick Dawkins

Commissioners absent: Rick Rice

Staff present: Matthew Summers, Planning and Zoning Director
Emily Richey, Current Planning Manager
Patrick Menefee, City Engineer
Julie Shannon, Planner III
Cameron Veal, Planner I
Don Maisch, City Attorney

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 5:00 p.m.

B. MINUTES

1. A motion was made by Jess Huskey seconded by Rick Dawkins, to approve the minutes of the November 5, 2024 Planning Commission meeting as presented.
Voting aye: R. Smith, Huskey, Hinton, J. Smith, Collins, and R. Dawkins.
Nay: none.
Motion carried.

C. NEW MATTERS

1. (PC-2191) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Single-Family Detached Residential District ("R-6") to Community Commercial District ("C-3") for the property described as the East 528 feet of the North Half (N/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1021 S. Douglas Blvd., Midwest City.

Matt Summers - Planning and Zoning Director, presented the staff report.

There was general discussion amongst the Commission.

A motion was made by Rick Dawkins, seconded by Jim Smith to recommend approval of this item.
Voting aye R. Smith, Huskey, Hinton, J. Smith, Collins, and R. Dawkins.
Nay: None.

Motion Carried.

2. (PC-2192) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential to Medium Density Residential; and an ordinance to redistrict from Single-Family Detached Residential District ("R-6") to Simplified Planned Unit Development ("SPUD"), for the property described as a part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 4604 Meadowoak Dr., Midwest City.

Emily Richey - Current Planning Manager, presented the staff report.

There was general discussion amongst the Commission.

The applicant, Melvin Haynes – 528 Nebraska Ave. was present and addressed the Commission.

A motion was made by Jess Huskey, seconded by Dean Hinton to recommend approval of this item. Voting aye R. Smith, Huskey, Hinton, J. Smith, Collins, and R. Dawkins.

Nay: None.

Motion Carried.

3. (MP-00019) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Somerset Park Addition for the property described as a tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, described as Lot Thirteen (13) and a part of Lot Twelve (12) and Lot Fourteen (14) in Block Two (2) of Somerset Park Addition in Oklahoma County, located at 7105 Hilltop Court, Midwest City, Oklahoma.

Cameron Veal – Planner I, presented the staff report.

There was general discussion amongst the Commission.

The applicant, Logan Brooks – 9109 Sleepy Hollow Drive was present and addressed the Commission.

Charles Vassel – 7101 Hilltop Court requested updates throughout the development process for this property. They also noted drainage issues that existed in that area.

Emily Richey – Current Planning Manager, noted that this agenda item is strictly for discussion of the replat, and that public notices are only required for public hearings.

Robin Stone – 3203 Hilltop Road, inquired about receiving updates on the development of the properties.

Chairperson Smith noted that development after approvals are not subject to public hearing requirements and encouraged surrounding property owners to meet with the applicant if they had questions.

Mike Thompson – 3213 Hilltop Court, inquired on how the lot would be split and if one of the properties would be turned into a park or sold to the City.

A motion was made by Rick Dawkins, seconded by Dean Hinton to recommend approval of this

item.

Voting aye R. Smith, Huskey, Hinton, J. Smith, Collins, and R. Dawkins.

Nay: None.

Motion Carried.

4. (PC-2193) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Medium Density Residential Land Use to Commercial Land Use and Medium Density Residential Land Use; and an ordinance to redistrict from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northwest Quarter (NW/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Emily Richey – Current Planning Manager, presented the staff report.

Commissioner Rick Dawkins inquired about the maximum sign height allowed in the PUD

Emily Richey – Current Planning Manager, explained that the 35ft maximum freestanding sign height allowed in the PUD is 15ft higher than the City allows.

There was general discussion amongst the Commission.

Commissioner Rick Dawkins inquired about the difference in allowable density between the current zoning and the proposed PUD.

Emily Richey – Current Planning Manager, clarified that the proposed PUD would allow for 7.5 dwelling units per acre, while the current zoning allows for 15 dwelling units per acre with no restricted uses in commercial or office areas.

The applicant, Luke Rountree – 1300 N Bryant was present and addressed the Commission.

Chairperson Smith requested that those wishing to speak in opposition to this item step outside and select spokespeople to speak on their behalf, and that the Planning Commission proceed to the remaining items on the agenda.

5. (PC-2194) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Single-Family Detached Residential Land Use to Medium Density Residential; and an ordinance to redistrict from Community Commercial District (“C-3”) and Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northeast Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

There was general discussion amongst the Commission.

Mark Grubbs – 1800 S. Sarah Road, addressed the Commission on behalf of the applicant.

Frank Stangl – 1612 Strawberry Hill, shared concerns on how this development could impact a local daycare. He also shared concerns about the impact of this development on traffic and road safety in the area.

Patrick Menefee – City Engineer, shared that a traffic study had been conducted and found that a

traffic light was not currently needed, but additional development would impact traffic.

Wanda Martin – 1901 Meadowlark Lane shared concerns about the increase in traffic that could come from this development

George Poplin – 1700 Songbird Lane spoke in opposition to this item, sharing that they would prefer that the area stay commercial.

Vicky Zegrati – 10617 Meadowlark Lane, asked for clarification on the approval process, and shared that they would prefer single-family residential in this area.

Chairperson Smith shared that single-family residential might not be the most financially feasible option for this property.

Commissioner Rick Dawkins noted that the Planning Commission is a recommending body, and that the City Council makes the final decisions on these items.

A motion was made by Jess Huskey, seconded by Jim Smith to recommend approval of this item. Voting aye R. Smith, Huskey, Hinton, J. Smith, Collins, and R. Dawkins.

Nay: None.

Motion Carried.

6. (PC-2195) Public hearing, discussion, consideration, and possible action of resolution amending the comprehensive plan from Single-Family Detached Residential Land Use to Office/Retail Land use, and an ordinance to reclassify from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) governed by Restricted Commercial District (“C-1”) for the property described as a part of the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma located at 10505 SE 15th Street, Midwest City, Oklahoma.

Cameron Veal – Planner I, presented the staff report

There was general discussion amongst the Commission.

Mark Grubbs – 1800 S. Sarah Road, addressed the Commission on behalf of the applicant.

A motion was made by Jess Huskey, seconded by Rick Dawkins to recommend approval of this item.

Voting aye R. Smith, Huskey, Hinton, J. Smith, Collins, and R. Dawkins.

Nay: None.

Motion Carried.

4. (PC-2193) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Medium Density Residential Land Use to Commercial Land Use and Medium Density Residential Land Use; and an ordinance to redistrict from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northwest Quarter (NW/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Chairperson Smith resumed the hearing on this item.

Commissioner Rick Dawkins inquired as to why C-4 zoning was chosen for the PUD.

The applicant shared that they believed that C-4 zoning with restricted uses was the best choice after discussions with City staff.

Commissioner Rick Dawkins shared concerns about the potential commercial uses that would be allowed under the proposed PUD, and shared concerns about the amount of curb cuts that were proposed in the site plan.

The applicant shared that they were willing to work with staff to restrict more uses, specifically storage units, and that they would also prefer as few curb cuts as possible.

Emily Richey – Current Planning Manager, noted that City staff is aware of drainage and other issues in this area, but this hearing is strictly concerning the rezoning, and all other issues will be discussed during the platting process.

Brandon Pitts – 1805 Dorchester Rd, spoke in opposition to this item, citing concerns about additional unapproved users of Oakwood East's park, multi-family housing, drainage, preservation of wildlife, curb cuts, and road safety with increased traffic on Westminster.

Clifford Dean – 11064 Sheffield St, spoke in opposition to this item, citing concerns about the impact the development could have on home value. He also shared concerns about increased traffic, noise, change in the character of the area, impacts on wildlife, and strain on sewer infrastructure and first responder services.

Larry Rushing – 1967 Leslie Beacher Lane, spoke in opposition to this item, citing concerns about the environmental impact on the greenbelt area near his home.

Chairperson Smith noted that the proposed PUD restricts the allowed density of the area, and that denial of this application would leave opportunities for developers to build a much denser apartment development than is being proposed, which many of the surrounding residents are strongly opposed to.

Steve Hartsell – 11514 Hampton Drive shared concerns about how this development would impact the future value and character of the area

Shane Willard – 11032 Sheffield St, requested that the City ensures that the new developments maintain high aesthetic standards.

Chairperson Smith explained that this rezoning process would be a step in ensuring that development in this area is aesthetically acceptable, and that City staff does their due diligence before recommending approval or denial on items. He also shared that the alternative of leaving the zoning as is could be more detrimental to the community.

Shane Willard inquired about why C-4 was chosen as a zoning was chosen, and what would prevent unwanted uses from occurring in the area.

Emily Richey – Current Planning Manager, clarified that the restrictions placed in the PUD are permanent until a new PUD is approved, and that staff could recommend restricting more uses. They could also choose a less intense zoning district with exceptions for specific uses.

Larry Garcia – 1609 Dorchester Rd spoke in opposition to the item.

Emily Richey – Current Planning Manager, shared that it could be more beneficial to change governing zoning to C-2 with additional specific uses allowed from C-3 and C-4, but using C-4 zoning with restricted uses would essentially have the same effect.

Nancy Mitchell – 1800 Oakwood East Blvd. shared concerns about the impact this development would have on the road infrastructure on Westminster Rd, and if there were any plans to widen the road.

Chairperson Smith shared that he was not sure of any plans to widen Westminster Rd. at the moment, but the City does have the necessary right of way to expand the street if it is needed. He also.

Emily Richey – Current Planning Manager, clarified that engineering and public works will work with the applicant during the platting process to ensure that there are adequate infrastructure improvements to support the development, but this item is strictly to discuss rezoning.

A motion was made by Jess Huskey, seconded by Russell Smith to recommend approval of this item with an underlying C-2 zoning for the commercial area, and for the PUD to not allow signs with a greater height than allowed by ordinance.

Voting aye: R. Smith, Huskey, Hinton, J. Smith, Collins

Nay: R. Dawkins

Motion Carried.

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION:

G. ADJOURNMENT:

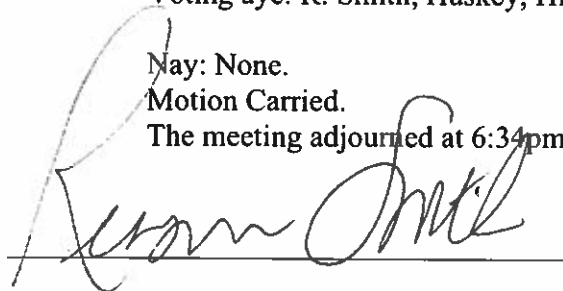
A motion to adjourn was made by Rick Dawkins, Seconded by Jess Huskey.

Voting aye: R. Smith, Huskey, Hinton, J. Smith, Collins, and R. Dawkins.

Nay: None.

Motion Carried.

The meeting adjourned at 6:34pm.



Chairman Russell Smith

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

November 5, 2024 - 5:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on November 5, 2024 at 5:00 p.m., with the following members present:

Commissioners present: Russell Smith
Jess Huskey
Dee Collins
Rick Rice
Rick Dawkins

Commissioners absent: Dean Hinton
Jim Smith

Staff present: Matthew Summers, Planning and Zoning Director
Emily Richey, Current Planning Manager
Tami Anderson, Administrative Assistant
Patrick Menefee, City Engineer
Cameron Veal, Associate Current Planner
Ian Bell, Engineering Intern

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 5:00 p.m.

B. MINUTES

1. A motion was made by Rick Dawkins seconded by Jess Huskey, to approve the minutes of the October 1, 2024 Planning Commission meeting as presented.
Voting aye: R. Smith, Huskey, Collins, R. Rice and R. Dawkins.
Nay: none.
Motion carried.

C. NEW MATTERS

1. (PC-2189) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Commercial and Public/Semi-Public Land Use to Office/Retail Land Use; and an ordinance to redistrict from Single-Family Detached Residential District w/ Special Use Permit ("R-6 w/ SUP"), Community Commercial District ("C-3"), and General Commercial District ("C-4") to Community Commercial District ("C-3"), for the property described as all of Lots One (1), Two (2), Three (3), Twentyfour (24), Twenty-five (25), Twenty-six (26), in Block Three (3) of Aviation Acres, an Addition to Oklahoma County, Oklahoma according to the recorded plat thereof.

Emily Richey – Current Planning Manager, presented the staff report.

There was general discussion amongst the Commission.

The applicant, Chris Rogers, was present and addressed the Commission.

A motion was made by Rick Dawkins, seconded by Jess Huskey to recommend approval of this item.

Voting aye R. Smith, Huskey, Collins, R. Rice and R. Dawkins.

Nay: None.

Motion Carried.

2. (MP-18) Public hearing, discussion, consideration, and possible action to consider approval of the Minor Plat of Casey's General Store at Town Center Plaza for the property described as a tract of land lying being a part of the Southwest Quarter (SW/4) of Section Ten (10), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma.

Emily Richey – Current Planning Manager, presented the staff report.

There was general discussion amongst the Commission.

Clayton Crows - Half Associates, was present and addressed the Commission on behalf of the applicant.

A motion was made by Jess Huskey, seconded by Dee Collins to recommend approval of this item.

Voting aye R. Smith, Huskey, Collins, R. Rice and R. Dawkins.

Nay: None.

Motion Carried.

3. (PC-2190) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Urban Edge for the property described as a tract of land located in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

Emily Richey – Current Planning Manager, presented the staff report

There was general discussion amongst the Commission.

John Doyle, Cedar Creek Engineering - 11912 N Penn was present and addressed the Commission on behalf of the applicant.

A motion was made by Dee Collins, seconded by Rick Rice to recommend approval of this item.

Voting aye R. Smith, Huskey, Collins, R. Rice and R. Dawkins.

Nay: None.

Motion Carried.

4. (PC-2191) Public hearing, discussion, consideration, and possible action of a resolution an ordinance to redistrict from Single-Family Detached Residential District ("R-6") to Community Commercial District ("C-3"), for the property described as the East 300 feet of the North one-half of the South one-half of the Northeast Quarter of the Southeast Quarter of Section Two, Township 11 North, Range 2 West.

The hearing for this item be postponed until December's Planning Commission meeting. The applicant will be incorporating more of the land area into their proposed redistricting, which will require more surrounding property owners to be notified due to 300ft radius changing.

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION: All items heard and actioned by Planning Commission will be heard by City Council on December 10.

G. ADJOURNMENT:

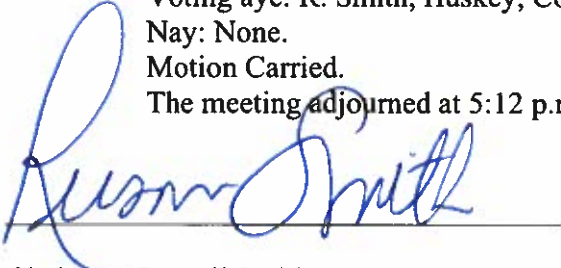
A motion to adjourn was made by Rick Dawkins, Seconded by Rick Rice.

Voting aye: R. Smith, Huskey, Collins, R. Rice and R. Dawkins.

Nay: None.

Motion Carried.

The meeting adjourned at 5:12 p.m.



Chairman Russell Smith

(cv)

City of Midwest City
Financial Summary by Fund
for Period Ending December, 2024

(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2024 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
9	GENERAL GOVERNMENT SALES TAX	10,818,025	(11,008)	10,602,218	1,773,577	(1,568,778)	204,799	10,807,017
10	GENERAL	14,529,262	(152,502)	14,564,397	22,848,819	(23,036,456)	(187,637)	14,376,760
13	STREET AND ALLEY FUND	2,005,198	-	1,905,991	308,992	(209,786)	99,207	2,005,198
14	TECHNOLOGY FUND	765,277	-	702,378	145,630	(82,730)	62,899	765,277
15	STREET LIGHT FEE	886,225	-	926,093	314,398	(354,266)	(39,868)	886,225
16	REIMBURSED PROJECTS	2,109,175	(1,600)	1,830,255	494,291	(216,971)	277,320	2,107,575
20	MWC POLICE DEPARTMENT	15,965,139	(4,092)	15,755,687	10,054,818	(9,849,458)	205,360	15,961,047
21	POLICE CAPITALIZATION	2,416,774	(6,498)	2,042,168	1,064,110	(696,003)	368,107	2,410,276
25	JUVENILE FUND	117,564	-	107,039	28,353	(17,828)	10,525	117,564
30	POLICE STATE SEIZURES	121,491	-	122,201	8,002	(8,713)	(710)	121,491
31	SPECIAL POLICE PROJECTS	87,488	-	79,275	13,261	(5,048)	8,213	87,488
35	EMPLOYEE ACTIVITY FUND	28,887	-	11,482	22,091	(4,686)	17,405	28,887
36	JAIL	280,767	-	239,506	63,445	(22,185)	41,260	280,767
37	POLICE IMPOUND FEE	149,331	-	142,752	20,675	(14,096)	6,579	149,331
40	MWC FIRE DEPARTMENT	10,323,410	(4)	10,248,563	7,673,309	(7,598,465)	74,844	10,323,406
41	FIRE CAPITALIZATION	2,981,649	-	2,805,222	401,198	(224,771)	176,427	2,981,649
45	MWC WELCOME CENTER	626,204	-	610,847	123,767	(108,410)	15,357	626,204
46	CONV / VISITORS BUREAU	833,972	-	727,189	223,857	(117,073)	106,783	833,972
60	CAPITAL DRAINAGE IMP	248,446	-	458,571	244,797	(454,921)	(210,125)	248,446
61	STORM WATER QUALITY	1,634,067	-	1,664,376	488,257	(518,566)	(30,308)	1,634,067
65	STREET TAX FUND	2,570,402	-	2,497,454	333,942	(260,994)	72,948	2,570,402
70	EMERGENCY OPER FUND	1,738,483	-	1,632,454	534,656	(428,627)	106,029	1,738,483
75	PUBLIC WORKS ADMIN	1,236,345	-	1,178,989	734,669	(677,313)	57,356	1,236,345
80	INTERSERVICE FUND	539,241	-	499,625	1,706,293	(1,666,676)	39,617	539,241
81	SURPLUS PROPERTY	799,075	(606,137)	173,682	38,679	(19,423)	19,256	192,938
115	ACTIVITY FUND	501,846	(2,550)	533,225	123,175	(157,104)	(33,929)	499,296
123	PARK & RECREATION	3,023,663	(12,766)	2,355,834	908,569	(253,505)	655,063	3,010,897
141	COMM. DEV. BLOCK GRANT	6,029	-	6,029	293,365	(293,365)	-	6,029
142	GRANTS/HOUSING ACTIVITIES	187,002	-	173,118	39,405	(25,521)	13,883	187,002
143	GRANT FUNDS	109,109	(49,109)	67,094	803,075	(810,169)	(7,094)	60,000
157	CAPITAL IMPROVEMENTS	7,488,430	(190,094)	5,911,177	2,560,501	(1,173,342)	1,387,159	7,298,336
172	CAP. WATER IMP-WALKER	1,926,430	-	2,826,592	431,560	(1,331,722)	(900,162)	1,926,430

City of Midwest City
Financial Summary by Fund
for Period Ending December, 2024

(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2024 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
178	CONST LOAN PAYMENT REV	5,738,250	(10,247)	5,028,768	860,272	(161,036)	699,236	5,728,003
184	SEWER BACKUP FUND	121,263	-	78,534	42,729	-	42,729	121,263
186	SEWER CONSTRUCTION	3,905,885	-	3,068,800	882,621	(45,536)	837,085	3,905,885
187	UTILITY SERVICES	1,357,952	(924)	1,170,665	740,041	(553,678)	186,363	1,357,029
188	CAP. SEWER IMP.-STROTH	2,382,776	-	2,160,141	471,375	(248,741)	222,634	2,382,776
189	UTILITIES CAPITAL OUTLAY	3,248,638	(106,161)	2,988,498	153,979	-	153,979	3,142,477
190	MWC SANITATION DEPARTMENT	8,364,328	-	7,561,319	4,751,703	(3,948,694)	803,009	8,364,328
191	MWC WATER DEPARTMENT	9,416,711	(3,081,730)	5,002,695	5,772,168	(4,439,883)	1,332,286	6,334,981
192	MWC SEWER DEPARTMENT	6,517,377	(35)	6,036,177	5,271,860	(4,790,695)	481,165	6,517,342
193	MWC UTILITIES AUTHORITY	1,363,502	-	1,342,942	20,873	(313)	20,560	1,363,502
194	DOWNTOWN REDEVELOPMENT	376,673	(1,172)	505,281	8,386	(138,165)	(129,779)	375,501
195	HOTEL/CONFERENCE CENTER	692,735	(1,164,188)	(410,137)	2,099,437	(2,160,753)	(61,316)	(471,453)
196	HOTEL 4% FF&E	852,587	-	868,516	83,946	(99,875)	(15,929)	852,587
197	JOHN CONRAD REGIONAL GOLF	1,524,291	(4,961)	1,219,818	1,106,910	(807,399)	299,511	1,519,329
201	URBAN RENEWAL AUTHORITY	205,536	-	163,889	43,542	(1,895)	41,647	205,536
202	RISK MANAGEMENT	1,044,061	(37)	1,572,367	822,599	(1,350,941)	(528,342)	1,044,025
204	WORKERS COMP	3,414,807	-	3,410,296	552,732	(548,220)	4,512	3,414,807
220	ANIMALS BEST FRIEND	100,743	(2,000)	129,659	52,073	(82,989)	(30,916)	98,743
225	HOTEL MOTEL FUND	-	-	-	372,572	(372,572)	-	-
230	CUSTOMER DEPOSITS	1,506,807	(1,506,807)	-	29,308	(29,308)	-	-
235	MUNICIPAL COURT	92,783	(92,783)	-	1,765	(1,765)	-	-
240	L & H BENEFITS	3,026,799	(75,065)	2,346,380	6,169,735	(5,564,382)	605,353	2,951,733
250	CAPITAL IMP REV BOND	2,042,176	(28,888,904)	(27,223,481)	5,978,767	(5,602,014)	376,752	(26,846,729)
269	2002 G.O. STREET BOND	47,280	-	47,057	894	(671)	223	47,280
270	2018 ELECTION G.O. BOND	3,038,806	(16,755)	5,405,521	129,193	(2,512,662)	(2,383,470)	3,022,051
271	2018 G.O. BONDS PROPRIETARY	439,149	(121,172)	309,618	8,359	-	8,359	317,977
272	2022 ISSUE G.O. BOND	912,489	-	1,034,513	17,992	(140,016)	(122,024)	912,489
310	DISASTER RELIEF	8,258,124	(231,590)	7,900,727	226,506	(100,699)	125,807	8,026,534
340	REVENUE BOND SINKING FUND	-	-	-	1,268,876	(1,268,876)	-	-
350	G. O. DEBT SERVICES	2,565,154	(14,576)	2,881,644	408,823	(739,889)	(331,066)	2,550,578
352	SOONER ROSE TIF	1,667,557	-	1,509,975	511,254	(353,673)	157,582	1,667,557
353	ECONOMIC DEV AUTHORITY	60,758,598	(51,390,654)	9,405,167	1,119,867	(1,157,090)	(37,223)	9,367,944
354	NORTHSIDE TIF	282,096	(267,076)	9,651	5,369	-	5,369	15,020
425-9010	MWC HOSP AUTH-COMP PRINCIPAL	111,613,672	(4,237)	113,031,620	5,389,558	(6,811,743)	(1,422,185)	111,609,435
425-9050	MWC HOSP AUTH-DISCRETIONARY	33,448,367	(1,144)	29,569,417	4,382,063	(504,256)	3,877,808	33,447,224
425-9060	MWC HOSP IN LIEU OF/ROR/MISC	11,561,414	(30,113)	10,652,130	1,015,099	(135,928)	879,171	11,531,301
425-9080	MWC HOSP AUTH GRANTS	746,494	-	180,068	566,426	-	566,426	746,494
	TOTAL	379,690,283	(88,048,690)	282,359,715	106,163,212	(96,881,332)	9,281,881	291,641,595



MUNICIPAL AUTHORITY

AGENDA





CONSENT AGENDA





MUNICIPAL AUTHORITY AGENDA

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

January 28, 2025 – 6:01 PM

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

A. CALL TO ORDER.

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

1. Discussion, consideration and possible action to approve the December 10, 2024 meeting minutes. (Secretary- S. Hancock)
2. Discussion, consideration, and possible action to approve the January 14, 2025 meeting minutes. (Secretary - S. Hancock)
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Sewer Construction Fund, expenditures/Sewer Construction (46) \$225,000. Wastewater Fund, revenue/Intergovernmental (00) \$10,000; expenditures/Sewer (43) \$10,000. Sanitation Fund, expenditures/Sanitation (41) \$176,860. Wastewater Fund, expenditures/Sewer (43) \$51,000. Sewer Construction Fund, expenditures/Sewer Construction (46) \$257,275. (Finance - T. Cromar)

C. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of approving Work Order No. 2400949 to the Master Services Agreement with Garver, LLC, in the amount of \$417,245.00 to provide engineering services related to the Water Resources Recovery Facility Master Planning project. (Public Works - R. Streets)

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 and the Reed Center for the period ending November 30, 2024. (Director of Operations - R. Rushing)

F. ADJOURNMENT.

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

Midwest City Municipal Authority Minutes

December 10, 2024

This meeting was held in the City Hall Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 6:30 PM with the following member present:

Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

CONSENT AGENDA. Favors made a motion to approve the consent agenda, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

1. Discussion, consideration, and possible action to approve the November 12, 2024 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Sewer Construction Fund, revenue/Transfers In (00) \$2,252,000; expenditures/Sewer Construction (46) \$2,252,000.
3. Discussion, consideration, and possible action of declaring the following equipment from the Stormwater Quality Division, a 2003 Chevrolet S-10, VIN #1GCCS19X138201294, a 2003 Chevrolet K1500 Silverado, VIN #1GCEK14TX3Z245771, and a 2004 Chevrolet K2500 Silverado, VIN #1GCHK29U64E248695, as surplus and authorizing disposal by sealed bid, public auction, or by other means as necessary.
4. Discussion, consideration, and possible action of declaring the following equipment from the Water Resource Recovery Facility, a 2009 Yamaha Golf Cart, Serial # JW1-F4236-30, a 2002 Chevy S-10 Extended Cab Truck, and (8) ladders as surplus and authorizing disposal by sealed bid, public auction, or by other means as necessary.
5. Discussion, consideration, and possible action of amending a contract with Community Water Solutions, Inc., to adjust the payment schedule for the purchase and installation of a horizontal water well at the Booster Pump Station, in the vicinity of Felix Place north of SE 15th Street.
6. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055240850 from the Oklahoma Department of Environmental Quality for the Edgewood Lift Station - Pump Capacity Increase, Midwest City, Oklahoma.

7. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055240846 from the Oklahoma Department of Environmental Quality for the construction of the Starview Service Connections project, Midwest City, Oklahoma.

DISCUSSION ITEMS.

1. **Discussion, consideration, and possible action of entering into a contract with BKL, Inc., in the amount of \$150,240.00, to conduct a needs assessment, site evaluation, and concept design for the Public Works Facility located at 8730 SE 15th Street, Midwest City, OK.**

Streets and Lyon addressed the Trustees. After Staff and Trustee discussion, Eads made a motion to approve, seconded by Favors. Voting Aye: Eads, Byrne, Maxwell, Thompson, 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 6:41 PM.

ATTEST:

MATTHEW D DUKES II, Chairman

SARA HANCOCK, Secretary

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

Midwest City Municipal Authority Minutes

January 14, 2025

This meeting was held in the City Hall Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 6:02 PM with the following member present:

Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by Mayor Dukes.

DISCUSSION ITEMS.

- 1. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Howard Construction, Inc., in the amount of \$1,530,000.00 to provide all necessary services to furnish all materials, equipment, and tools, provide all necessary labor, and complete all construction necessary for the Edgewood Lift Station Improvements project.**

Evenson spoke to the council. After Staff and Trustee discussion, Eads made a motion to approve the contract, seconded by Bana. Voting Aye: Eads, Byrne, Maxwell, Thompson, 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 6:08 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: January 28, 2025

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Sewer Construction Fund, expenditures/Sewer Construction (46) \$225,000. Wastewater Fund, revenue/Intergovernmental (00) \$10,000; expenditures/Sewer (43) \$10,000. Sanitation Fund, expenditures/Sanitation (41) \$176,860. Wastewater Fund, expenditures/Sewer (43) \$51,000. Sewer Construction Fund, expenditures/Sewer Construction (46) \$257,275.

The first supplement is needed to increase budget for Sooner Rose Sewer Upgrade Project. The second supplement is needed to budget for the Sanitary Sewer Equipment Grant from O.M.A.G. and fund portion of cost of purchasing jetter head equipment. The third supplement is needed to budget for additional funding to purchase the rear loader truck. The fourth supplement is needed to budget additional funding to cover additional expenses of the Edgewood Lift Station improvements. The fifth supplement is needed to budget for additional funding for the WRRF Master Plan.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS

January 28, 2025

Fund SEWER CONSTRUCTION (186)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
46	Sewer Construction			225,000	
		<u>0</u>	<u>0</u>	<u>225,000</u>	<u>0</u>
Explanation: To increase budget for Sooner Rose Sewer Upgrade Project. Funding to come from fund balance.					

Fund WASTEWATER (192)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		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 43	Intergovernmental Sewer	10,000		10,000	
		<u>10,000</u>	<u>0</u>	<u>10,000</u>	<u>0</u>
Explanation: To increase budget for Sanitary Sewer Equipment Grant from O.M.A.G. to be used to fund portion of cost of jetter head equipment.					

Fund SANITATION (190)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
41	Sanitation			176,860	
		<u>0</u>	<u>0</u>	<u>176,860</u>	<u>0</u>
Explanation: To increase budget for additional funding to purchase the rear loader truck. Funding to come from fund balance.					

SUPPLEMENTS
January 28, 2025

Fund WASTEWATER (192)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
43	Sewer			51,000	
		<u>0</u>	<u>0</u>	<u>51,000</u>	<u>0</u>
Explanation: To increase budget for additional funding to cover additional expenses of the Edgewood Lift Station improvements. Funding to come from fund balance.					

Fund SEWER CONSTRUCTION (186)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
46	Sewer Construction			257,275	
		<u>0</u>	<u>0</u>	<u>257,275</u>	<u>0</u>
Explanation: To increase budget for additional funding for the WRRF Master Plan. Funding to come from fund balance.					



DISCUSSION ITEMS





Public Works Administration

8730 S.E. 15th Street,
Midwest City, Oklahoma 73110

Public Works Director
pstreets@midwestcityok.org
(405) 739-1061

Assistant Public Works Director
cevenson@midwestcityok.org
(405) 739-1062

www.midwestcityok.org

To: Honorable Chairman and Trustees

From: R. Paul Streets, Public Works Director

Date: January 28, 2025

Subject: Discussion, consideration, and possible action of approving Work Order No. 2400949 to the Master Services Agreement with Garver, LLC, in the amount of \$417,245.00 to provide engineering services related to the Water Resources Recovery Facility Master Planning project.

On October 25, 2017, the City of Midwest City and Garver, LLC, (Garver) entered into a Master Agreement for Professional Services, Project No. 17078430, through which Garver can perform professional services for significant tasks as outlined in a separate Work Order. On February 27, 2024, City Council and the Midwest City Municipal Authority approved an amendment to the Master Services Agreement that added the Midwest City Municipal Authority as a party to the agreement.

Due to Garver's familiarity with Midwest City's wastewater treatment and collection systems, they were selected to provide professional services necessary to analyze the major liquid and solids treatment processes and the hydraulic capacity of the Water Resources Recovery Facility (WRRF) for compliance with Oklahoma Department of Environmental Quality regulations and prepare for permit renewal in 2025 as outlined in the attached Work Order No. 2400949. The results of the capacity evaluations will be combined to identify specific capacity "bottlenecks" at projected 20-year flows that would need to be upgraded to provide the required capacity/performance. Garver will rank the process and hydraulic "bottlenecks" by their effect on overall plant capacity to demonstrate general priority and potential order in which they should be upgraded to achieve treatment goals. These recommendations will be presented in a WRRF Master Plan. It is anticipated that this scope of services will be conducted in parallel and/or incorporate findings from the Moving-Bed Bioreactor (MBBR) Media and Process Performance project currently ongoing and being performed by Garver.

Funds for this project are available in Account # 186 for the Municipal Authority.

Approval is at the discretion of the Authority.

Respectfully,

R. Paul Streets
Public Works Director

Attachment



Work Order No.2400949
to the
Master Agreement
For
Professional Services
Midwest City Municipal Authority
Project No. 2400949

This WORK ORDER (“Work Order”) is made by and between the **Midwest City Municipal Authority** (hereinafter referred to as “**Owner**”) and **Garver, LLC**, (hereinafter referred to as “**Garver**”) in accordance with the provisions of the MASTER AGREEMENT FOR PROFESSIONAL SERVICES executed on October 25, 2017 (the “Agreement”).

Under this Work Order, the Owner intends to **procure professional services as it relates to a new Water Resources Recovery Facility (WRRF) Master Planning**. These services will delivered according to the schedule in Exhibit A.

Garver will provide professional services related to these improvements as described herein. Terms not defined herein shall have the meaning assigned to them in the Agreement.

SECTION 1 - SCOPE OF SERVICES

1.1 Garver shall provide the following Services:

1.1.1 See attached Appendix A for Scope of Services.

1.2 In addition to those obligations set forth in the Agreement, Owner shall:

1.2.1 Give thorough consideration to all documents and other information presented by Garver and informing Garver of all decisions within a reasonable time so as not to delay the Services.

1.2.2 Make provision for the Personnel of Garver to enter public and private lands as required for Garver to perform necessary preliminary surveys and other investigations required under the applicable Work Order.

1.2.3 Obtain the necessary lands, easements and right-of-way for the construction of the work. 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 Owner outside of this Agreement, except as otherwise described in the Services under Section 1.1.

1.2.4 Furnish Garver 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 Owner. Such documents or data will be returned upon completion of the Services or at the request of Owner.

1.2.5 Furnish Garver a current boundary survey with easements of record plotted for the project property.

1.2.6 Pay all plan review and advertising costs in connection with the project.

1.2.7 Provide legal, accounting, and insurance counseling services necessary for the project and such auditing services as Owner may require.

1.2.8 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.

SECTION 2 – PAYMENT

For the Services set forth above, Owner will pay Garver as follows:

TASK	FEE AMOUNT	FEE TYPE
TASK 2 – Wastewater Characteristics, Loading Assessment, and Historical Review	\$61,900	LUMP SUM
TASK 3 – Liquid Treatment Train Capacity Evaluation and Gap Analysis	\$46,900	LUMP SUM
TASK 4 – Liquid Train Alternative Evaluation	\$27,800	LUMP SUM
TASK 5 – Solids Process Capacity Evaluation and Gap Analysis	\$49,200	LUMP SUM
TASK 6 – SCADA and Security Evaluation	\$91,254	LUMP SUM
TASK 7 – Project Prioritization	\$21,400	LUMP SUM
TASK 8 – Capital Improvements Planning	\$30,800	LUMP SUM
TASK 9 – Master Plan Reports	\$43,100	LUMP SUM
TASK 10 – WRRF Main Control Building Evaluation	\$45,000	LUMP SUM
TOTAL FEE	\$417,245	LUMP SUM

The lump sum amount to be paid under this Work Order is \$417,245. Any unused portion of the fee, due to delays beyond Garver's control, will be increased six percent (6%) annually with the first increase effective on or about July 1, 2026.

Additional Services (Extra Work). For services not described or included in Section 2, but requested by the Owner in writing, the Owner will pay Garver as expressly set forth in the applicable Amendment, or in the event the Amendment is silent, for the additional time spent on the Project, at the agreed upon rates for each classification of Garver's personnel (may include contract staff classified at Garver's discretion) plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The agreed upon rates will be increased annually with the first increase effective on or about July 1, 2026.

SECTION 3 – EXHIBITS

- 3.1 The following Exhibits are attached to and made a part of this Work Order:
3.1.1 Exhibit A - Scope of Services

This Work Order may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

The effective date of this Work Order shall be the last date written below.

MIDWEST CITY MUNICIPAL
AUTHORITY

GARVER, LLC

By: _____
Signature

By: Mary Elizabeth Mach
Signature

Name: _____
Printed Name

Name: Mary Elizabeth Mach
Printed Name

Title: Chairman

Title: Vice President

Date: _____

Date: December 16, 2024

Attest: _____


Attest: 

EXHIBIT A SCOPE OF SERVICES

GENERAL

The scope of services includes analysis of each of the major liquid and solids treatment processes as well as the hydraulic capacity of the interconnecting piping and pumps at the Midwest City Water Resources Recovery Facility (WRRF) for compliance with existing Oklahoma Department of Environmental Quality (ODEQ) regulations and the National Pollution Discharge Elimination System (NPDES) permit. The evaluation will include a flow and loading evaluation, a hydraulic capacity evaluation, an evaluation of liquid treatment train capacity, and an evaluation of solids processing capacity.

The results of the capacity evaluations will be combined to identify specific capacity “bottlenecks” (specific processes or piping/pumping segments) at projected 20-year flows that would need to be upgraded to provide the required capacity/performance. Garver will rank the process and hydraulic “bottlenecks” by their effect on overall plant capacity to demonstrate general priority and potential order in which they should be upgraded to achieve treatment goals. These recommendations will be presented in a WRRF Master Plan. It is anticipated that this scope of services will be conducted in parallel and/or incorporate findings from the Moving-Bed Bioreactor (MBBR) Media and Process Performance project currently ongoing and being performed by Garver (contract dated May 23, 2022).

1. Task 1 – Project Management and Administration
2. Task 2 – Wastewater Characteristics, Loading Assessment, and Historical Review
3. Task 3 – Liquid Treatment Train Capacity Evaluation and Gap Analysis
4. Task 4 – Liquid Train Alternative Evaluation
5. Task 5 – Solids Process Capacity Evaluation and Gap Analysis
6. Task 6 – SCADA and Security Evaluation
7. Task 7 – Project Prioritization
8. Task 8 – Capital Improvements Planning
9. Task 9 – Master Plan Reports
10. Task 10 – WRRF Main Control Building Evaluation

Task 1 – Project Management and Administration

1. Garver will manage professional services to complete the project. These services will include:
 - a. Provide project planning and scheduling including meeting with Owner as required to coordinate the planning and scheduling tasks of the project.
 - b. Provide the Owner with monthly project status reports include progress on work tasks and schedule throughout the project.
 - c. Provide invoice processing to provide the Owner with detailed monthly invoices.
 - d. Schedule project progress meetings with the Owner. Garver will plan and participate in up to three (3) project meetings. Garver will develop meeting minutes for each meeting. These meetings will be assumed to be virtual and are in addition to in-person workshops defined in the scope.

2. Garver will prepare for and conduct a project kickoff meeting with the Owner. The kickoff meeting will include the following:
 - a. Develop a project management plan, including project objectives, project deliverables, project communication protocol, project schedule, project documentation, and work plan.
 - b. Prepare and present a request for information to the Owner prior to the project kickoff meeting.
 - c. Prepare kickoff meeting minutes that document discussions and action items.

Task 2 – Wastewater Characteristics, Loading Assessment, and Historical Review

1. Historical Data Review
 - a. Garver has already received many pertinent data as part of the MBBR Media and Process Improvement project. However, Garver will evaluate the need for additional data and collect and review relevant information, to be provided by the Owner, including but not limited to:
 - i. Updated As-Built drawings of each facility not already received
 - ii. Previous applicable studies and reports not already received
 - iii. Process data and daily monitoring reports for a five-year period not already received (delivered by the Owner in Excel format)
 - iv. Equipment maintenance records and Operations and Maintenance (O&M) manuals not already received
 - v. Current industrial loading data.
2. Flow and Loading Evaluation
 - a. Garver will request future flow projections including day and peak hour flow hydrographs from Owner's most current sewer collection system master plan, which is currently being performed by others. Garver will utilize the data received from Owner/others for the evaluation outlined in this scope and assume the information provided is accurate and complete.
 - b. Upon review of provided data, Garver will:
 - i. Document historical influent characteristics including flow, cBOD, TSS, TKN, Ammonia-N, and Phosphorus as well as peaking factors for each.
 - ii. Document historical plant operational data.
 - iii. Document historical effluent characteristics including flow, cBOD, TSS, TKN, Ammonia-N, and Phosphorus.
 - iv. Develop flow and loading projections associated with each phase of existing discharge permit to serve as the basis of the evaluation. This will include existing and future projected industrial loading.

- v. If additional sampling is needed, Garver will work with Owner's team to identify the location and number of samples to be collected along with the analyses needed for each sample. Sample collection and analysis will be by the Owner or contract lab engaged by the Owner.
3. Planning Criteria Development
- a. Garver will conduct a workshop to review the draft Planning Criteria based on the flow and loading evaluation above to Owner. Decisions and comments made in this workshop will be incorporated in the meeting minutes and sent out following the workshop. The result of Task 2 will be included in the WRRF Master Plan.

Task 3 – Liquid Train Capacity Evaluation and Gap Analysis

The intent of the process capacity evaluation will be to determine the maximum flow and loading capable of being conveyed to the secondary treatment processes while still providing the necessary level of treatment required to meet or exceed effluent requirements within the current NPDES permit and possible future regulatory changes. The capacity to process the solids generated by the liquid stream treatment processes will be evaluated in Task 5. The existing liquid treatment capacities will be determined based on a regulatory capacity evaluation.

1. Regulatory Capacity Evaluation – Garver will perform a desktop evaluation of the capacity of each major unit process based on flow and loading projections developed in Task 2.2 and ODEQ design criteria as well as industry standard design/performance criteria.
2. Site Visit – In conjunction with the kickoff meeting, Garver will visit the site to gather additional information necessary to complete the analysis.
3. Hydraulic Analysis – Garver will perform a hydraulic analysis of the WRRF including an analysis of the liquid treatment train beginning at the influent pump station/headworks and concluding at the plant outfall. This analysis will be performed using a combination of Excel-based hydraulic modeling and hydraulic modeling software (Visual Hydraulics) as appropriate and based on piping and pumping equipment information provided by the Owner. The intent of the hydraulic modeling effort will be to determine the maximum flows capable of being hydraulically passed through the WRRF without creating adverse effects on processes and maintaining compliance with the NPDES permit, accepted levels of freeboard, and effective pump operating points. Survey and elevations of treatment process will be based on record drawings.
4. WRRF Gap Analysis – Garver will combine the results from the liquid and hydraulic capacity evaluations to develop an overall capacity evaluation for 20-year flows. This capacity analysis will identify the specific unit processes or piping/pumping segments that limit the capacity of the WRRF for each identified flow condition.
5. Liquid Train Capacity Evaluation Workshop – Garver will conduct a Liquid Train Capacity Evaluation workshop at the Owner's office. The workshop will be used to present the results of the capacity analysis. Decisions and comments made in this workshop will be incorporated in the meeting minutes and sent out following the workshop. The results of Task 3 will be included in the WRRF Master Plan.

Task 4 - Liquid Train Alternatives Evaluation

Garver will complete the following technical evaluations for the liquid train processes. The intent of these technical evaluations is to determine the potential improvement/expansion approach for each of the following processes. These alternatives will be developed to a conceptual level and include an

opinion of probable construction costs (OPCCs). Each alternative will be evaluated based upon estimated annual operating and maintenance (O&M) costs and net present worth value for a 20-year period. The conceptual cost estimate will be Class 4 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.

1. Secondary Treatment Alternatives Evaluation

- a. Garver will review the results from the current MBBR Pilot.
- b. Garver will develop up to two potential alternatives to expand the capacity of the secondary biological treatment train. This alternative may include rehabilitation/improvements of the existing MBBR system together with additional MBBR trains or a parallel conventional activated sludge system.

2. Equalization Basin Evaluation

- a. Garver will develop up to two potential alternatives to expand the capacity of the Equalization (EQ) basin. This alternative may include rehabilitation/improvements of the existing EQ basin or expanding the capacity of the existing basins. These alternatives will be developed to a conceptual phase options of probable construction costs (OPCCs) will be developed.

3. UV System Alternative Evaluation

- a. Garver will develop up to two potential alternatives to improve the treatment capacity of the UV System. This alternative may include rehabilitation/improvements of the existing UV configuration or look into the 45 degrees UV configuration.

Garver will conduct one field investigation to visually inspect equipment and meet with plant operations and maintenance staff to understand historical operating failures and maintenance/ repairs history to assist in evaluating Task 4.1, 4.2 and 4.3.

Garver will summarize the analysis, findings, and recommendations of all three evaluations shown above in Task 4.1, 4.2, and 4.3 into a single Liquid Train Alternatives Evaluation Technical Memorandum (TM). Garver will submit one copy of the Draft Liquid Train Alternatives TM to the Owner and present the TM during a workshop where minutes will be taken, and comments will be collected. Garver will review, consider, and incorporate upon agreement one (1) round of Owner comments a final version of this TM which will be included in the WRRF Master Plan.

Task 5 – Solids Handling Capacity Evaluation and Gap Analysis

The intent of the process capacity evaluation will be to determine the maximum solids produced in the solids handling process while still providing the necessary level of treatment required to meet the permit. The existing solids handling treatment capacities will be determined based on a regulatory capacity evaluation.

1. Regulatory Capacity Evaluation – Garver will perform a desktop evaluation of the capacity of each major unit process based on flow and loading projections developed in Task 2.2 and ODEQ design criteria as well as industry standard design/performance criteria.
2. Site Visit – In conjunction with the kickoff meeting, Garver will visit the site to gather additional information necessary to complete the analysis.

3. WRRF Solids Handling Evaluation – Garver will perform a capacity analysis for digestion, thickening, and dewatering at the WRRF and compost processing at the Compost Facility to determine the maximum loading capable of being passed through the WRRF without creating adverse effects on processes and maintaining compliance with the NPDES permit, accepted levels of freeboard, effective pump operating points, and solids stabilization criteria.
4. WRRF Gap Analysis – Garver will combine the results from the solids capacity evaluations to develop an overall capacity evaluation for 20-year solids loading. This capacity analysis will identify the specific unit processes or piping/pumping segments that limit the capacity of the WRRF for each identified flow condition.
5. Solids Handling Capacity Evaluation Workshop– Garver will conduct a Solids Handling Capacity Evaluation workshop at the Owner’s office. The workshop will be used to present the results of the capacity analysis. Decisions and comments made in this workshop will be incorporated in the meeting minutes and sent out following the workshop. The results of Task 5 will be included in the WRRF Master Plan.

Task 6 – WRRF SCADA and Security Evaluation

Garver will evaluate the SCADA and Security system at the WRRF and up to seventeen (17) Lift Stations. Specifically, Garver will provide the following:

1. SCADA Evaluation – Garver will evaluate SCADA at the site identified in the introduction to Task 6. This includes control systems, network, and telemetry infrastructure and Human-Machine Interfaces (HMIs). Garver will not do alternative evaluation at each individual site but will develop up to two (2) alternatives for system-wide SCADA system telemetry and SCADA HMI platforms to meet the future planned growth. Garver will also provide recommendations for improving the SCADA HMI user interface to improve data collection, control, and reporting. Existing system data, as well as City GIS and desktop topographical information will be utilized to identify potential limitations in line-of-sight (LOS) or other telemetry challenges.
2. SCADA Cybersecurity Assessment - Garver will perform an initial cybersecurity risk assessment on the SCADA system to identify immediate and critical vulnerabilities. This assessment will focus on identifying gaps in compliance with industry standards and best practices, and prioritizing areas that require urgent attention. The findings and recommendations from this assessment will be documented in a dedicated SCADA Cybersecurity Assessment Memo. These recommendations will guide immediate corrective actions and influence broader recommendations for the SCADA system. The cybersecurity assessment results will be incorporated into the overall SCADA Recommendations and summarized in the SCADA and Security System TM.
3. SCADA Recommendations – Garver will evaluate strengths and limitations for each alternative, and conceptual phase OPCCs will be developed. Each alternative will be evaluated based upon estimated annual O&M costs and net present worth value for a 20-year period. The conceptual cost estimate will be Class 4 as defined by the ACE, 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.
4. Physical Security Evaluation – Garver will evaluate security at site identified by comparing to general best practices of the industry and recommend projects or operational changes to support standard security measures. These projects will be planning level with no recommendations on vendor or specific site locations but will have general details that would allow for further action by a security system installer. The planning cost estimate will be Class 4 as defined by the ACE, which will have an accuracy of -30% to +50%.

5. SCADA and Security System TM – Garver will prepare a TM summarizing existing conditions, needs, gaps between needs and existing, and recommendations for and for the Owner's existing SCADA and security systems and present the TM during a workshop where minutes will be taken, and comments will be collected Garver will review, consider, and incorporate upon agreement one (1) round of Owner comments a final version of this TM which will be included in the WRRF Master Plan.

Task 7 – Project Prioritization Coordination

1. Garver will coordinate a project prioritization workshop with the Owner and Others at the Owner's office. The workshop will be used to develop project prioritization criteria that align with the Owners goals. After the workshop Garver will take project prioritization criteria to develop a preliminary project prioritization list.
2. Garver will conduct a preliminary prioritization list review workshop at the Owner's office. The workshop will be used to present the preliminary project prioritization list and to review Owner comments to incorporate into the final project prioritization list.

Task 8 – Capital Improvements Planning

Capital improvements projects (CIP) planning will be based upon observations and condition assessments completed during the field evaluations.

1. Garver will evaluate the capital improvement needs for the facility and develop a project inventory of all capital improvements proposed for the planning period. GARVER will assign project identification numbers and project names to each identified project and document the general scope of work for each.
2. Garver will develop budget level opinions of probable costs for the capital improvements identified on the project inventory. GARVER will coordinate with OWNER on the use of standard cost multipliers in development of the opinions of cost.
3. Garver will incorporate the final prioritization list for the projects and summarize potential funding options that could be utilized.

Task 9 – Master Plan Report

Garver will document the findings of previous task and incorporate Owner review comments into a final report. Following Owner review, Garver will conduct a review workshop with Owner staff, document key decisions and feedback, and issue a final WRRF Master Plan Report based upon those comments. Garver will submit three (3) bound copies of both the draft and final WRRF Master Plan.

Task 10 – WRRF Main Control Building Evaluation

Task 10 deliverables will be standalone and not incorporated into the WRRF Master Plan.

The WRRF building evaluation is limited to the Main Control Building.

1. Garver will conduct up to two (2) field investigation with up to five (5) Garver Staff to visually inspect the buildings condition including: (buildings layout, indoor conditions, outdoor conditions, water, sewer, electrical, A/V) and meet with the WRRF's Lab, Operations and Maintenance staff to understand historical operating challenges and maintenance/ repairs history.

2. Garver will develop up to two building remodeling layout alternatives for the existing Main Control Building footprint to improve working conditions. These alternatives will be developed to a conceptual phase OPCC will be developed. Each alternative will be evaluated based upon estimated annual O&M costs and net present worth value for a 20-year period. The conceptual cost estimate will be Class 4 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.
3. Garver will summarize the analysis, findings, and recommendations into a Technical Memorandum. Garver will submit one copy of the Draft TM to the Owner. Following Owner review, Garver will conduct a review workshop with Owner Staff, document key decisions and feedback and issue a final version of this TM.

Project Deliverables

The following will be submitted to the Owner, or others as indicated, by Garver:

- A. Electronic copy of the Draft Liquid Train Alternatives Evaluation TM
- B. Electronic copy of the Draft SCADA and Security TM
- C. Three (3) bound copies and an electronic copy of the Draft and Final WRRF Master Plan
- D. Electronic copy of the Draft and Final WRRF Main Control Building Evaluation TM
- E. Digital (PDF) submittals of meeting minutes and workshop presentations
- F. Electronic files as requested.

Extra Work

The following items are not included under this agreement but will be considered as extra work:

- A. Preliminary design and estimating for corrective improvements to improve hydraulic or process capacities. It is anticipated that, should the Owner wish to undertake this task, it will be added as an amendment to this agreement.
- B. Design, bidding, and construction administration services.
- C. Submittals or deliverables in addition to those listed herein.
- D. Litigation assistance.
- E. Meetings or coordination with ODEQ
- F. Water Quality sampling and/or testing
- G. Process modeling outside of those listed in Task 3
- H. Survey Services
- I. Environmental services of any kind
- J. Pilot testing or coordination services
- K. Alternative evaluation and cost estimation outside of listed above.
- L. Water quality collection, sampling, or testing
- M. Future residential or industrial projections

Additional Services 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 and shall complete the work in accordance with the estimated schedule below. Final TMs will address the client's comments and will be included as appendices in the final master plan report.

Phase Description	Estimated Calendar Days
Kick-Off Meeting	10 days from Notice-to-Proceed
Task 2 – Draft Planning Criteria Workshop	30 days receipt of data
Task 3 – Draft Liquid Train Capacity Evaluation Workshop	45 days from completion of Task 2 Workshop
Task 4 – Liquid Train Alternatives Evaluation TM	60 days from completion of Task 3 Workshop
Task 5 - Draft Solids Handling Capacity Evaluation Workshop	30 days from receipt of Task 4 review comments
Task 6 – Draft SCADA and Security System TM	60 days from receipt of data and site visit
Task 7 –Preliminary Prioritization List Workshop	30 days from completion of Task 5 Workshop
Task 8 – Capital Improvements Planning and Final Prioritization List	45 days from completion of Task 7 Workshop
Task 9 – Draft Master Plan Report Workshop	30 days from completion of Task 8
Task 9 – Final Master Plan Report	15 days from Draft Master Plan Workshop
Task 10 – WRRF Main Control Building Evaluation	120 days from building data request and site visit



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: January 28, 2025

SUBJECT: Review of the monthly report on the current condition of the Delta Hotel at the Reed Center for the period ending November 30, 2024.

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.

Fiscal Year 2024-2025		Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Revenue													
Budgeted (MTD)		361,558	447,298	478,624	481,412	554,152	-	-	-	-	-	-	-
Actual (MTD)		236,840	348,667	396,465	536,644	414,135	-	-	-	-	-	-	-
Budgeted (YTD)		361,558	808,856	1,287,480	1,768,892	2,323,044	2,323,044	2,323,044	2,323,044	2,323,044	2,323,044	2,323,044	2,323,044
Actual (YTD)		236,840	585,507	981,973	1,518,617	1,932,752	1,932,752	1,932,752	1,932,752	1,932,752	1,932,752	1,932,752	1,932,752

Expenses													
Budgeted (MTD)		323,603	354,158	392,893	439,581	398,058	-	-	-	-	-	-	-
Actual (MTD)		356,855	359,066	319,753	400,006	407,917	-	-	-	-	-	-	-
Budgeted (YTD)		323,603	677,761	1,070,654	1,510,235	1,908,293	1,908,293	1,908,293	1,908,293	1,908,293	1,908,293	1,908,293	1,908,293
Actual (YTD)		356,855	715,922	1,035,674	1,435,680	1,843,597	1,843,597	1,843,597	1,843,597	1,843,597	1,843,597	1,843,597	1,843,597

Revenue vs. Expenses													
Budgeted (MTD)		37,955	93,140	85,731	41,831	156,094	-	-	-	-	-	-	-
Actual (MTD)		(120,015)	(10,399)	76,712	136,639	6,218	-	-	-	-	-	-	-
Budgeted (YTD)		37,955	131,095	216,826	258,657	414,751	414,751	414,751	414,751	414,751	414,751	414,751	414,751
Actual (YTD)		(120,015)	(130,414)	(53,702)	82,937	89,155	89,155	89,155	89,155	89,155	89,155	89,155	89,155

Key Indicators													
Hotel Room Revenue		158,572	164,803	212,709	257,792	256,673	-	-	-	-	-	-	-
Food and Banquet Revenue		59,344	173,788	118,445	242,896	145,237	-	-	-	-	-	-	-

Fiscal Year 2023-2024		Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Revenue													
Budgeted (MTD)		410,419	431,525	510,625	586,974	483,480	297,582	315,574	362,587	608,058	432,639	507,733	476,811
Actual (MTD)		261,357	375,874	255,855	431,851	292,696	136,238	132,604	365,406	496,036	400,897	538,868	596,344
Budgeted (YTD)		410,419	841,944	1,352,569	1,939,543	2,423,023	2,720,605	3,036,179	3,398,766	4,006,824	4,439,463	4,947,196	5,424,007
Actual (YTD)		261,357	637,231	893,086	1,324,937	1,617,633	1,753,871	1,886,475	2,251,881	2,747,917	3,148,814	3,687,682	4,284,026

Expenses													
Budgeted (MTD)		354,409	378,100	400,332	454,283	383,871	331,720	306,328	341,951	469,445	356,245	408,092	362,823
Actual (MTD)		277,604	280,264	280,443	337,716	261,601	267,805	284,413	334,937	384,711	380,178	428,305	404,030
Budgeted (YTD)		354,409	732,509	1,132,841	1,587,124	1,970,995	2,302,715	2,609,043	2,950,994	3,420,439	3,776,684	4,184,776	4,547,599
Actual (YTD)		277,604	557,867	838,311	1,176,027	1,437,628	1,705,433	1,989,846	2,324,784	2,709,495	3,089,672	3,517,977	3,922,007

Revenue vs. Expenses													
Budgeted (MTD)		56,010	53,425	110,293	132,691	99,609	(34,138)	9,246	20,636	138,613	76,394	99,641	113,988
Actual (MTD)		(16,246)	95,610	(24,589)	94,134	31,095	(131,567)	(151,809)	30,469	111,325	20,719	110,564	192,315
Budgeted (YTD)		56,010	109,435	219,728	352,419	452,028	417,890	427,136	447,772	586,385	662,779	762,420	876,408
Actual (YTD)		(16,246)	79,364	54,775	148,910	180,005	48,438	(103,372)	(72,903)	38,422	59,141	169,705	362,020

Key Indicators													
Hotel Room Revenue		174,426	203,842	165,813	207,754	145,251	90,198	94,661	176,917	250,403	192,747	313,247	305,759
Food and Banquet Revenue		58,116	178,433	70,265	189,490	123,397	39,096	32,013	165,017	205,352	184,321	153,888	237,488



MUNICIPAL AUTHORITY

AGENDA





CONSENT AGENDA





MEMORIAL HOSPITAL AUTHORITY AGENDA

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

January 28, 2025 – 6:02 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	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/s will be removed and heard in regular order.

1. Discussion, consideration and possible action to approve the December 10, 2024 meeting minutes. (Secretary- S. Hancock)
2. Discussion, consideration and possible action of approving an amendment to the grant awarded to the St. Matthew United Methodist Church for the repair and upgrade of the Church kitchen used for the Mobile Meal and Midweek Program Ministries. (D. Maisch – Attorney).

C. DISCUSSION ITEM.

1. Discussion, consideration and possible action of approving a loan agreement and terms for the Hospital Authority to loan to Sooner Town Center II (STC II) the sum of \$5,800,000.00 in a construction loan for the improvements to be made to the former Dick's Sporting Goods and delegating to the General Manager for the Hospital Authority the authority to execute any and all necessary documents. (D. Maisch – Attorney).

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. EXECUTIVE SESSION.

1. Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(B)(3), to confer on matters pertaining to purchase or appraisal of real property in Carburetor Alley; and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session. (Economic Development - R. Coleman)

F. ADJOURNMENT.

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

Midwest City Memorial Hospital Authority Minutes

December 10, 2024

This meeting was held in the Midwest City Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 6:41 PM with following members present:

Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

CONSENT AGENDA. Bana made a motion to approve the consent agenda, seconded by Favors. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

1. Discussion, consideration, and possible action to approve the November 12, 2024 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Hospital Authority Fund, expenses/Hospital Authority (90) \$1,000,000.
3. Discussion, consideration and possible action of approving an amendment to the grant awarded to the Midwest City Garden Club for the construction and installation of a new roof.

DISCUSSION ITEMS.

- 1. Discussion, consideration and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives.**

No Action Needed

NEW BUSINESS/PUBLIC DISCUSSION.

At 6:42 PM Byrne made a motion to recess, seconded by Favors. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

At 6:48 PM Byrne made a motion to reconvene, seconded by Favors. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

At 6:48 PM Eads made a motion to enter Executive Session, seconded by Maxwell. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

EXECUTIVE SESSION.

1. **Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(B)(3), to confer on matters pertaining to purchase or appraisal of real property Projects "Adam and Baker"; and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session.**

At 8:46 PM Byrne made a motion to return to Open Session, seconded by Maxwell. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

Eads made a motion to proceed as discussed, seconded by Byrne. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 8:46 PM.

ATTEST:

MATTHEW D DUKES II, Chairman

SARA HANCOCK, Secretary



City Attorney, Donald D. Maisch

100 N. Midwest Boulevard
Midwest City, OK 73110
DMaisch@midwestcityok.org
Office: 405.739.1203
www.midwestcityok.org

MEMORANDUM

To: Chair and Trustees of the Hospital Authority

From: Don Maisch
Attorney

RE: Discussion, consideration and possible action of approving an amendment to the grant awarded to the St. Matthew United Methodist Church for the repair and upgrade of the Church kitchen used for the Mobile Meal and Midweek Program Ministries. (D. Maisch – Attorney).

Date: January 28, 2025

St. Matthews United Methodist Church currently serves the Midwest City community through its Mobile Meal and Midweek Program Ministries. In February of 2024, the Hospital Authority Trustees approved a grant to St. Matthews United Methodist Church in the amount of \$55,679.09 to repair and upgrade the kitchen at the Church used for both Ministries. The amount awarded was based on a bid St. Matthews United Methodist Church received for the repairs and upgrade.

Repairs and upgrades to the Church kitchen came in underbudget. Currently, St. Matthews United Methodist Church has \$9,545.07 in remaining grant funding. The remaining funds would be used to upgrade kitchen equipment, expand food preparation areas and improve sanitation.

Included with this memo are:

1. Letter request from St. Matthews United Methodist Church;
2. The specifics for the grant extension proposal; and
3. A summary of expenditures of the grant, St. Matthews United Methodist Church has expended to datet.

If approved, St. Matthews United Methodist Church would request a six (6) month extension to accept bids, schedule the work and complete the additional upgrades.

Approval is at the discretion of the Trustees of the Memorial Hospital Authority.

Respectfully submitted,

Donald D. Maisch, Attorney

MWC Grant / St. Matthew Mobile Meals Project

	Funds Received	Expenses	Balance
	\$55,679.00		\$55,679.00
Dishwasher/sinks		\$31,879.42	\$23,799.58
Stainless Work Table		\$6,843.97	\$16,955.61
Ceiling Tiles		\$1,335.25	\$15,620.36
Non Slip Floor Mats		\$594.12	\$15,026.24
Light Panel Fixtures		\$1,170.00	\$13,856.24
High Temp Water Heater		\$1,826.42	\$12,029.82
Water Heater Plumbing		\$269.71	\$11,760.11
Water Heater Plumbing		\$78.95	\$11,681.16
Flooring Repairs		\$62.94	\$11,618.22
Clean & Paint Kitchen		\$560.34	\$11,057.88
Cleaning Supplies		\$157.81	\$10,900.07
Ceiling / Sheetrock repair		\$425.00	\$10,475.07
Ceiling tile installation		\$930.00	\$9,545.07
Fund Balance remaining after SMUMC Mobile Meals Kitchen upgrades			\$9,545.07



St. Matthew United Methodist

A place to grow in Christ

THE UNITED METHODIST CHURCH

Midwest City Memorial Hospital Authority
100 N. Midwest Blvd
Midwest City, OK 73110

January 9, 2025

Board of Grantors:

Dear Tim Lyon and City Attorney Don Maisch,

Please accept this letter of appreciation for your consideration and approval of the grant request from Saint Matthew Mobile Meals for the 2024 Grant Awards. The grant of \$55,679.09 was used to upgrade and repair our kitchen that is used heavily by our Mobile Meals and Midweek Program Ministries. This enhancement was much needed to improve sanitation practices, kitchen operations and to heighten the meal quality for our 177 community recipients twice a week.

We are overwhelmed by your generosity. However, we would like to make an additional request to the Board and Trustees. As you can see by the enclosed accounting documents, we have been prudent with the grant moneys and have made numerous improvements, but there is a remaining fund balance of \$9545.07. We still have more to accomplish and would like to request approval to use the remaining balance and additionally request an extension of 6 months to complete additional improvements. The proposed improvements will remain within the same scope of the Grant. The upgrades will further enhance our kitchen equipment, expand additional food preparation areas and further improve sanitation requirements.

Please see attachment for additional renovations and equipment purchases.

Again, thank you for your generosity and we look forward to hearing from you soon.
TOGETHER WE ARE MAKING A DIFFERENCE!! for a hunger free community.

Warm Regards,

Bill Case, Trustee Chair
Mobile Meals of St. Matthew Committee
St. Matthew United Methodist Church



St. Matthew United Methodist Church
300 N Air Depot, Midwest City, OK 73110

Mobile Meals of Saint Matthew UMC Renovation Request

The following is a proposed list of additional improvements that will enhance our meals ministries. We request the use of the remaining fund balance of \$9,545.07 from the 2024 Mobile Meals Kitchen Upgrade Grant.

- Replace Under Counter Ice O Matic Ice Machine
- Replace Counter Top and Backsplash for sanitary food prep
- Replace stainless steel sink and fixtures
- Upgrade flooring with new tiles
- Replace cook top, microwave and install Vent Hood
- Hire local contractors to perform work necessary to complete renovations.



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

MEMORANDUM

To: Chair and Trustees of the Midwest City Memorial Hospital Authority

From: Don Maisch
Attorney

RE: Discussion, consideration and possible action of approving a loan agreement and terms for the Hospital Authority to loan to Sooner Town Center II (STC II) the sum of \$5,800,000.00 in a construction loan for the improvements to be made to the former Dick's Sporting Goods and delegating to the General Manager for the Hospital Authority the authority to execute any and all necessary documents. (D. Maisch – Attorney).

Date: January 28, 2025

STC II has identified a National Credit Tenant that was wanting to lease approximately one-half of the former Dick's Sporting Goods. To divide the former Dick's Sporting Goods and complete construction of the improvements and changes requested by the Tenant will cost approximately \$5,800,000.00. Hospital Authority staff has met and had discussions with STC II about obtaining a loan with a private lending institution. The interest on the loan would be somewhere between 7.5% - 8.5%. Staff with the Hospital Authority and STC II continued to meet. To save money and reduce costs and expedite the amount of time for a loan, there was discussion whether the Hospital Authority could loan the \$5,800,000.00 to STC II.

From those discussions the following terms are before the Trustees of the Hospital Authority for approval:

- The Hospital Authority would loan to STC II the amount of \$5,800,000.00 in a construction loan.
- Loan term is 3 years.
- Interest rate is 4.5% per annum.
- STC II would make interest payments for the three-year term and then find long term financing from an independent third-party lending institution, paying off the construction loan in full. If STC II cannot find long term financing from an independent third-party lending institution, then the Hospital Authority would consider undertaking the long term loan.
- The Hospital Authority would receive STC II's leasehold interest (the buildings) as collateral, which will be junior to the collateral held by FNB Bank (which the Hospital Authority has the right of first refusal if a default were to occur).



City Attorney, Donald D. Maisch

100 N. Midwest Boulevard
Midwest City, OK 73110
DMaisch@midwestcityok.org
Office: 405.739.1203
www.midwestcityok.org

Legal representation for STC II will draft the loan and all necessary documents for this transaction. The Trustees for the Hospital Authority hereby delegate to the General Manager the authority to execute any and all necessary documents.

Approval is at the discretion of the Trustees.

Respectfully submitted,

Donald D. Maisch
City Attorney

**TERM SHEET FOR LOAN FROM
MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY**

Background

In 2012, Midwest City Memorial Hospital Authority, a public trust (the “Authority”) entered into a Ground Lease Agreement with Sooner Town Center II, LLC (“STC II”). The land that STC II leases from the Authority is part of the Town Center Plaza shopping center, a large retail project consisting of approximately 370,000 square feet of retail space, which was developed by Sooner Town Center, L.L.C. (“STC”) and STC II in conjunction with the City of Midwest City (the “City”) and the Authority, as part of a public/private partnership.

As contemplated by the Ground Lease, STC II constructed approximately 69,000 square feet of retail space on the land it leases, including approximately 50,000 square feet of retail space that STC II leased to Dick’s Sporting Goods, Inc. The lease agreement with Dick’s Sporting Goods terminated in February 2024, and STC II desires to redevelop the vacant space for new tenants.

A national credit tenant has committed to lease approximately 24,000 sf of the vacant space, and several viable prospects have been identified for the remaining space. The lease is in the final stages of approval, and plans for modifications and improvements to the space to be occupied by this tenant also have been approved. Construction on the project must commence by February 1, 2025 in order to meet the tenant’s schedule for opening in 2025.

As summarized in Exhibit A, the redevelopment costs to accommodate the re-leasing plan (the “Redevelopment Project”) are currently estimated to be \$5,800,000. This estimate includes the cost of repairing weather-related damage to the roof of the building; however, STC II has submitted a claim to its property/casualty insurance company, and the amount of the insurance settlement for repair of the roof damage is expected to be approximately \$500,000.00.

STC II is seeking financial assistance for the Redevelopment Project in the form of a loan from the Authority. As detailed in Exhibit B, STC II is requesting the Authority to approve a loan in the principal amount of up to \$5,800,000 (the “Loan Amount”); however, the Loan Amount will be reduced by the amount of any insurance proceeds that STC II receives for repair of the roof damage to the building.

Dividing a large retail “box” is costly and time-consuming. However, redeveloping and leasing a portion of the vacant space to this national credit tenant places a strong tenant in the shopping center with projected annual sales of \$8,000,000, which will result in sales tax revenue to the City of approximately \$368,000 per year. A second tenant with annual sales of \$275 per square foot (which is the industry standard) would generate annual sales of \$7,000,000 and sales tax revenue of approximately \$322,000.

EXHIBIT A

REDEVELOPMENT BUDGET

UTC II

Midwest City

Former Dicks

12/6/2024

Divide Space

Construction Budget

Hard Cost

Cost Estimate TCS Const.

National Credit Tenant	\$	3,455,327	
Additional Contingency	\$	100,000	
Vacant Space	\$	814,102	
Dock and Drive widening	\$	100,000	(If Lowe's rejects Drive improvements)
Additional Contingency	\$	75,000	
Landscaping	\$	25,000	
Total Hard Cost	\$	4,569,429	

Soft Cost Budget

Architect	\$	141,000	
Civil Engineer	\$	25,000	
Legal Leasing 2 Spaces	\$	50,000	
Commissions HG 6%	\$	235,199	
Estimated Commissions Vacancy	\$	240,000	
Financing	\$	150,000	
Construction Mgmt	\$	100,000	
Development Fees	\$	150,000	
Permitting	\$	20,000	
Contingency	\$	100,000	
	\$	1,211,199	

Total Project Cost	\$	5,780,628	
Insurance Reimbursement Roof	\$	{500,000}	
Net Cost	\$	5,280,628	

Note: National Credit Tenant 24,500 sq. ft.

Note: Vacant Space 25,430 sq. ft.

EXHIBIT B

PROPOSED TERMS OF LOAN

Borrower	Sooner Town Center II LLC (STC II)
Lender	Midwest City Memorial Hospital Authority (the “ <u>Authority</u> ”)
Loan Amount	Total principal amount of up to \$5,800,000 (to be reduced by amount of any insurance settlement received by STC II for weather-related damage to roof, estimated to be \$500,000)
Purpose	Redevelopment of approximately 50,000 square feet of space in Town Center Plaza formerly occupied by Dick’s Sporting Goods, Inc.
Collateral	A leasehold mortgage on STC II’s leasehold interest in the Project, which will be junior to and subordinated to the mortgage held by FNB Community Bank (the “ <u>Senior Lender</u> ”)
Guarantors	None
Loan Documentation	The loan from the Authority to STC II (the “ <u>MWCMHA Loan</u> ”) will be evidenced by a loan agreement between STC II and the Authority, and a promissory note from STC II to the Authority. In addition to essential terms set forth in this term sheet, the loan agreement will contain other provisions customary for transactions of this type that are agreed to by STC II and the Authority, and will be subject to such approvals as may be required from the Senior Lender under terms of STC II’s loan from Senior Lender (the “ <u>Senior Loan</u> ”).
Disbursement of Loan Proceeds	The MWCMHA Loan will be structured and advanced as a construction loan. STC II will submit draw requests (with copies of actual legible invoices from contractors, subcontractors, material suppliers, and others for construction costs incurred and materials and services specific to the Project) no more frequently than monthly; payment of a draw request will be made within 15 days after STC II’s submittal of all required documentation to the Authority (which may include architect review and approval of progress).
Interest Rate	Advances under the MWCMHA Loan will bear interest at the fixed rate of 4.5% per annum
Interest Payments	Interest accruing on amounts advanced under the MWCMHA Loan will be calculated on the basis of a 360-day year for the actual number of days elapsed. Accrued interest will be payable annually, commencing on December 31, 2025, and on December 31 st of each year thereafter until the Maturity Date

Term; Maturity Date	The outstanding principal balance of the MWCMHA Loan and any accrued but unpaid interest will be due and payable the later of (1) thirty-six (36) months after the date of the first advance, or (2) the date on which STC II refinances the MWCMHA Loan with another lender; provided, however, if it is not possible for STC II to obtain a new loan for the entire loan balance, the Authority will refinance the shortfall (i.e., the remaining unpaid principal balance of the MWCMHA Loan) on terms that are mutually acceptable to STC II and the Authority, with the payment of such loan to be subordinate to any third-party project financing.
Participation Rent Payments under Ground Lease	For computation of Participation Rent payments due under the Ground Lease, payments of principal and interest on the MWCMHA Loan will be included in the definition of “Debt Service”
Prepayment	STC II may prepay all or any part of the unpaid principal balance of the MWCMHA loan at any time without penalty or premium, but with interest accrued to the date of prepayment.
Events of Default	Default on any payment obligation that is not cured within 10 days after written notice from the Authority
Subordination	The MWCMHA Loan will be subject to a Subordination Agreement in form and substance approved by STC II’s Senior Lender whereby the Authority will subordinate the MWCMHA Loan and all rights and remedies of the Authority to the Senior Lender and the lien of Senior Lender’s leasehold mortgage.
Required Approvals	Proposed terms and conditions of MWCMHA Loan are subject to approval of the trustees of the Authority [and the City Council of the City of Midwest City]; terms of MWCMHA Loan also may be subject to the approval of STC II’s Senior Lender.
Other Conditions to Closing	Completion of loan documentation mutually satisfactory to STC II and the Authority
Loan Closing Date	Mutually agreed upon date; closing date targeted for no more than 30 days after the required approvals
Costs and Expenses	Any customary third-party closing costs associated with the MWCMHA Loan (including attorney prepared documentation and/or review) will be paid by STC II

This Term Sheet is intended solely as a basis for further discussions. A binding agreement among the parties with respect to the MWCMHA Loan is subject to the negotiation, execution and delivery of a mutually acceptable, definitive loan agreement and promissory note evidencing the loan.



NEW BUSINESS/
PUBLIC DISCUSSION





EXECUTIVE SESSION





Economic Development
100 N. Midwest Blvd.
Midwest City, OK 73110
rcoleman@midwestcityok.org
Office: 405-739-1218/Fax: 405-739-1208
www.midwestcityok.org

MEMORANDUM

TO: Honorable Chairman and Trustees

FROM: Robert Coleman, Economic Development Director

DATE: January 28, 2025

SUBJECT: Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(B)(3), to confer on matters pertaining to purchase or appraisal of real property in Carburetor Alley; and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session. (Economic Development - R. Coleman)

Appropriate information will be dispersed during executive session.

Robert Coleman

Robert Coleman
Economic Development Director