



## CITY OF MIDWEST CITY MEETINGS FOR SEPTEMBER 26, 2023

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

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

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

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

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

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

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



## CITY OF MIDWEST CITY COUNCIL AGENDA

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

September 26, 2023 – 6:00 PM

Presiding members: Mayor Matt Dukes

Ward 1 Susan Eads

Ward 3 Rick Dawkins

Ward 5 Sara Bana

Ward 2 Pat Byrne

Ward 4 Sean Reed

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 Council member Rick Favors
-  Mayoral Proclamations: Super Recyclers Month; Suicide Prevention, Recovery Awareness Month; and Catholic Charities
-  Community-related announcements and comments

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

1. Discussion, consideration, and possible action to approve the August 22, 2023 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration, and possible action to approve the minutes of the August 29, 2023 special meeting. (City Clerk - S. Hancock)
3. Discussion, consideration, and possible action to approve the minutes of the August 31, 2023 special meeting. (City Clerk - S. Hancock)
4. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: CDBG Fund, expenditures/Grants Management (39) \$90,271. Grants Fund, revenue/Inter-governmental (88) \$409,728; expenditures/Transfers Out (88) \$409,728. Disaster Relief Fund, revenue/Transfers In (88) \$409,728. (Finance - T. Cromar)
5. Discussion, consideration, and possible action of approving a Public Safety Answering Point Agreement with SSM Health-St. Anthony Hospital- Midwest to provide dispatching services for their ambulance services from July 1, 2023 through June 30, 2024 for a total amount of \$220,774.80. (Director of Operations - R. Rushing)

6. Discussion, consideration and possible action of authorizing Tim Lyon, City Manager, to submit a letter of intent to apply for an opioid abatement grant award with the Oklahoma Attorney General's Office. (Grants Management - T. Craft)
7. Discussion, consideration, and possible action of entering into a memorandum of understanding (MOU) with RAMWC, LLC for a waterline extension to serve Marion C. Reed Ballpark from their project located at 9309 SE 29<sup>th</sup> St. (Engineering & Construction Services - B. Bundy)
8. Discussion, consideration, and possible action of amendment #2 for Professional Services with Plummer Associates Inc. in the amount of \$59,403 to provide services to split the North Side Utilities project into separate sanitary sewer and water projects and pursue grant funding with the water project. (Engineering & Construction Services - B. Bundy)
9. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Arrow Contracting and Utilities, LLC in the amount of \$15,977.00 respectively. (Engineering & Construction Services - P Menefee)
10. Discussion, consideration, and possible action of the approval of Change Order 1 for the 2018 Bond Asphalt Phase 3 project with Ellsworth OKC Inc. in the amount of \$73,308.89 respectively. (Engineering & Construction Services - P. Menefee)
11. Discussion, consideration, and possible action of the acceptance of maintenance bonds from H&H Plumbing and Utilities, Inc. in the amount of \$418.00 respectively. (Engineering & Construction Services - Patrick Menefee)
12. Discussion, consideration, and possible action of appointing Ms. Gail Fry to the Midwest City Arts Council as the Mayoral representative for a three-year term ending on January 12, 2027. (City Manager - T. Lyon)
13. Discussion, consideration, and possible action of appointing Ms. Cindy Mikeman to the Midwest City Historical Society as the Mayoral representative for a three-year term ending January 12, 2027. (City Manager - T. Lyon)
14. Discussion, consideration, and possible action of appointing Ms. Lindse Barks to the Midwest City Arts Council as the Ward 2 representative for a one-year term ending on January 14, 2025. (City Manager - T. Lyon)
15. Discussion, consideration, and possible action of appointing Mr. Bob Osmond to the Midwest City Historical Society as the Ward 2 representative for a one-year term ending January 14, 2025. (City Manager - T. Lyon)
16. Discussion, consideration, and possible action of appointing Mrs. Malana Bracht to the Midwest City Historical Society as the Ward 4 representative for a two-year term ending January 13, 2026. (City Manager - T. Lyon)

17. Discussion and consideration, and possible action of appointing Matthew Weber to a three year term for the City of Midwest City Builder’s Advisory Board ending September 22, 2026. (Engineering & Construction Services - R. Fryar)

18. Discussion, consideration, and possible action appointing Mr. Hiawatha Bouldin (Mayor’s Seat) until 05-27-26, Chris Cooney (Ward 1) until 07-25-26, and David Clampitt (Ward 2) until 05-27-26 to the Midwest City Park & Recreation Board. (Communications & Recreation – J. Ryan)

19. Discussion, consideration and possible action, declaring a lateral (2) two-drawer file cabinet as surplus authorizing disposal by public auction, sealed bid or destruction, if necessary. (City Clerk - S. Hancock)

20. Discussion, consideration and possible action declaring a 2007 Chevy Colorado, as surplus and authorizing disposal by public auction, sealed bid or other means as necessary. (Neighborhood Services - M. Stroh)

D. DISCUSSION ITEMS.

1. Public Hearing, discussion, consideration and to provide interested persons an opportunity be heard pursuant to Title 62, Section 859 of the Oklahoma Statutes regarding the provisions of the First Amendment to Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (“Increment District Number Three”): (i) to provide \$450,000 in development financing assistance to American Glass, Inc. (“AGI”) in connection with the development of a new headquarters and manufacturing facility to be located in the Soldier Creek Industrial Park, 7450 NE 23<sup>rd</sup> Street; (ii) to provide funds in the amount of \$5,600,000 for the construction of utility improvements to serve the 112,488 square foot Centrillium Protein Plant, located at approximately 7210 NE 36<sup>th</sup> Street with such facilities to be operated by Centrillium Protein, Inc. an Oklahoma corporation (“Centrillium”); (iii) to provide funding for rail line improvements in the amount of \$3,000,000 to serve the Centrillium site and reduce its cost of interstate transport and to serve the Soldier Creek Industrial Park and the AGI site; and (iv) to fund \$750,000 for public improvement projects in the NE 23<sup>rd</sup> Street corridor. (Economic Development - R. Coleman)

2. Discussion, consideration and possible action to approve and/or amend an ordinance approving that certain “First Amendment to the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (“North Side Improvement District”); ratifying and confirming actions, recommendations and findings of the Midwest City Local Development Act Review Committee; amending the Project Plan for “Increment District Number Three, City of Midwest City, Oklahoma”; adopting certain findings; providing for severability; and containing other provisions relating thereto; and declaring an emergency. (Presentation by Dan McMahan, Representing the City of Midwest City, OK.)(Economic Development - R. Coleman)

3. (PC-2145) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”) to Community Commercial District (“C-3”); and for a resolution to amend the Comprehensive Plan from Office/Retail (“OR”) to Commercial (“COM”), for the property described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence N 89°23’49” E a distance 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet; Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of 172.92 feet to the POINT OF BEGINNING. (Planning & Zoning - E. Richey)
4. (PC-2146) Public hearing, discussion, consideration, and possible action of approval of the Preliminary Plat of Glenhaven described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence N 89°23’49” E a distance 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet; Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of 172.92 feet to the POINT OF BEGINNING. (Planning & Zoning - E. Richey)
5. (PC-2152) Public hearing, discussion, consideration, and possible action of approving a resolution for a Special Use Permit (SUP) to allow the use of a Group Care Facility in the (R-6) Single-Family Detached Residential District for the property described as a part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Twelve (12) North, Range Two West, located at 9737 Oak Tree Terrace, Midwest City, Oklahoma. (Planning & Zoning - E. Richey)
6. (TS-453) Discussion, consideration, and possible action of recommending the installation of NO U TURN signs at the ends of the new median located on South Douglas Boulevard at Soldier Creek Elementary School. (Engineering & Construction Services - P. Menefee)
7. (TS-454) Discussion, consideration, and possible action of recommending the installation of a DO NOT BLOCK INTERSECTION sign at the intersection of Glenhaven Drive and Reno Avenue. (Engineering & Construction Services - P. Menefee)

8. Discussion, consideration, and possible action of awarding the bid to and entering into a contract with 4M Trenching, LLC for \$2,042,499 to construct the North Side Utilities Sanitary Sewer Project. City Council delegates the Mayor to sign and execute the contract. (Engineering & Construction Services - B. Bundy)
  9. Discussion, consideration and possible action to amend Chapter 30, Parks and Recreation, of Midwest City Municipal Code, Article I, In General, by amending Section 30-1, Park hours, posting signs, trespass, disorderly conduct; penalty; and providing for repealer and severability. (Communication & Recreation – J. Ryan)
  10. Discussion, consideration, and possible action of approving a resolution opposing the proposed Interstate Forty (I-40) and South Post Road location of the new Oklahoma County Detention Facility near Tinker Air Force Base, the Midwest City Multi-athletic Complex Facility, and certain Mid-Del Public Schools Campuses. (City Manager - T. Lyon)
- 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 August 2023. (Finance - T. Cromar)
  2. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for August 2023. (Human Resources - T. Bradley)
  3. Code Enforcement Report for July and August 2023. (Neighborhood Services - M. Stroh)
  4. Monthly Residential and Commercial Building report for August 2023. (Engineering & Construction Services—B. Bundy)
  5. Review of the August 1, 2023 Planning Commission Meeting Minutes. (Planning & Zoning - E. Richey)
- G. ADJOURNMENT.



CONSENT AGENDA



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

## City of Midwest City Council Minutes

**August 22, 2023**

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

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

Ward 1 Susan Eads (arrived at 6:05PM)	Ward 4 Sean Reed	City Manager Tim Lyon
Ward 2 Pat Byrne		City Clerk Sara Hancock
Ward 3 Rick Dawkins		City Attorney Don Maisch

Absent: Councilmembers Sara Bana and Rick Favors

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by City Clerk Sara Hancock. City Manager Tim Lyon gave community-related announcements and comments.

CONSENT AGENDA. Byrne made a motion to approve the consent agenda with exception of Items 15 and 16, seconded by Reed. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

1. Discussion, consideration and possible action approving the July 25, 2023 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: General Gov't Sales Tax Fund, expenditures/City Manager (01) \$26,341; expenditures/Personnel (03) \$12,474; expenditures/Community Development (05) \$356,404; expenditures/Park & Rec (06) \$30,358; expenditures/Street (09) \$326,258; expenditures/Animal Welfare (10) \$36,000; expenditures/General Gov't (14) \$546,406; expenditures/Neighborhood Svcs (15) \$7,000; expenditures/I.T. (16) \$115,086; expenditures/Swimming Pools (19) \$12,914; expenditures/ Communications (20) \$6,000; expenditures/Senior Center (55) \$109,087. Street & Alley Fund, expenditures/Street (09) \$243,142. Technology Fund, expenditures/General Gov't (14) \$66,408. Street Light Fee Fund, expenditures/General Gov's (14) \$80,000. Reimbursed Projects Fund, expenditures/Community Development (05) \$50,000; expenditures/Park & Recreation (06) \$40,985; expenditures/Street (09) \$74,000; expenditures/Animal Welfare (10) \$144; expenditures/General Gov't (14) \$6,996; expenditures/Neighborhood Services (15) \$277; expenditures/MWC Parks (23) \$57,416; expenditures/Engineering & Const Svcs (24) \$64,429; expenditures/John Conrad Regional Golf (47) \$100,000. Police Capitalization Fund, expenditures/Police Department (62) \$497,289. Police State Seizures Fund, expenditures/Police Department (62) \$4,530. Special Police Projects Fund, expenditures/Police Department (62) \$2,142. Jail Fund, expenditures/Police Department (62) \$9,414. Fire Capitalization Fund, expenditures/Fire Department (64) \$473,053. MWC Welcome Center Fund, expenditures/Tourism (74) \$46,000. Dedicated Tax 2012 Fund, expenditures/Park & Rec (06) \$232,273; expenditures/Street (09) \$172,932; expenditures/Parks (23) \$539,355; expenditures/Streets (66) \$188,704; expenditures/Economic (87) \$73,452. Emergency Oper Fund, expenditures/Emergency Oper Fund (21) \$76,410. Public Works Fund, expenditures/Public Works (30) \$231,111. Fleet Fund, expenditures/Fleet (25) \$346,536. Surplus Property Fund,



- expenditures/Surplus Property (26) \$3,375. Activity Fund, expenditures/Recreation (78) \$24,811. Park & Recreation Fund, expenditures/Park & Rec (06) \$172,321; expenditures/MWC Parks (23) \$100,000. CDBG Fund, expenditures/Grants Management (39) \$102,546. Grant Fund, expenditures/Emergency Oper Fund (21) \$8,936; expenditures/Capital Improvements (57) \$150,000. Capital Improvements Fund, expenditures/Capital Improvements (57) \$939,290. Downtown Redevelopment Fund, expenditures/29th Street (92) \$349,088. Animals Best Friend Fund, expenditures/Animal Welfare (10) \$6,513. 2002 G.O. Street Bond Fund, expenditures/Street Bond (69) \$66,045. 2018 Election GO Bonds Fund, expenditures/Park & Rec (06) \$30,349; expenditures/Street (09) \$4,212,201; expenditures/Animal Welfare (10) \$1,124; expenditures/General Gov't (14) \$1,548,588; expenditures/Fire (64) \$13,929; expenditures/29th Street (92) \$24,041. 2018 Election GO Bonds – Proprietary Fund, expenditures/JC Regional Golf (47) \$1,632. 2022 Issue G.O. Bond Fund, expenditures/MWC Fire Department (64) \$1,212,875.
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Capital Improvements Fund, revenue/Miscellaneous (00) \$5,110; expenditures/Capital Improvements (57) \$5,110. Police Fund, expenditures/Police (62) \$55,662. Grants Fund, revenue/Intergovernmental (21) \$10,000; expenditures/ Transfers Out (21) \$10,000; revenue/Intergovernmental (41) \$59,531; expenditures/Transfers Out (41) \$59,531; revenue /Intergovernmental (57) \$500,000; revenue/Intergovernmental (62) \$64,677; revenue/Transfers In (62) \$1,268; expenditures/ Police (62) \$53,043. Emergency Operations Fund, revenue/Transfers In (00) \$10,000. Police Impound Fees Fund, expenditures/ Transfers Out (62) \$1,268. 2018 Election G.O. Bond Fund, expenditures/Street (09) \$10,000.
  4. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055230312 from the State Department of Environmental Quality for the S.E. 29th Street and Douglas Boulevard Apartments, Midwest City, Oklahoma.
  5. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055230311 from the State Department of Environmental Quality for the S.E. 29th Street and Douglas Boulevard Apartments, Midwest City, Oklahoma.
  6. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055220681 from the State Department of Environmental Quality for the subdivision Turtlewood 7th Addition, Midwest City, Oklahoma.
  7. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055220680 from the State Department of Environmental Quality for the subdivision Turtlewood 7th Addition, Midwest City, Oklahoma.
  8. (TS-451) Discussion, consideration, and possible action of recommending the installation of NO PARKING signs along and underneath the I-40 overpass at Sooner Road.
  9. Discussion, consideration, and possible action of approving Change Order #04 with the Oklahoma Department of Transportation for TAP-255D(510)AG, State Job Number 33269(04), Rail with Trail for \$97,359.49.
  10. Discussion, consideration, and possible action of accepting a Permanent Utility Easement for the construction of a public sanitary sewer main extension located adjacent to the north side of the S.E. 29th Street Apartments. The easement is located within the corporate limits of the City of

Midwest City, located in the Southwest Quarter of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

11. Discussion, consideration, and possible action of awarding a bid and entering into a contract for the Well 24 Watermain Relocation Hidden Creek Golf Course at 3210 Belaire Drive with Jam Construction, for a total amount of \$176,750. City Council delegates the Mayor to sign and execute the contract.
12. Discussion, consideration, and possible action to approving a General Mutual Cooperation Agreement between the City of Midwest City and the Board of County Commissioners of Oklahoma County for the repaving and rehabilitation of Jim White Drive, Midwest City, Oklahoma at an estimated cost for the City of \$185,272.85.
13. Discussion, consideration and possible action of approving a FY 23-24 agreement for transit service in the amount of \$219,013 with the Central Oklahoma Transportation and Parking Authority (COTPA) for the provision of EMBARK Route 15 bus service in Midwest City.
14. Discussion, consideration, and possible action of amending Ordinance Number 3493, for PC-2122 due to a scrivener's error.
17. Discussion, consideration, and possible action of declaring city vehicle 42-02-24, a 2021 Chevrolet Colorado, VIN number 1GCGSBEAXM1101746 with total loss value of \$27,345.00 minus our \$500 deductible for a total of \$26,845.00, surplus to OMAG.
15. **Discussion, consideration, and possible action of appointing Mrs. Avis Bonner to the Midwest City Historical Society as the Ward 5 representative for a three-year term ending August 18, 2026.**

Byrne addressed the Council. Byrne made a motion to approve appointment with the first official meeting will be the start of term, seconded by Dawkins. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

16. **Discussion, consideration, and possible action of appointing Mr. Marcus Hayes to the Midwest City Arts Council as the Ward 5 representative for a three-year term ending August 18, 2026.**

Byrne addressed the Council. Byrne made a motion to approve appointment with the first official meeting will be the start of term, seconded by Dawkins. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

#### DISCUSSION ITEMS.

1. **Public Hearing, discussion, consideration, possible action, to provide information and answer questions, pursuant to Title 62, Section 859 of the Oklahoma Statutes regarding the amendment to the provisions of the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma ("Increment District Number Three"): (i) to provide \$450,000 in development financing assistance to American Glass, Inc. ("AGI") in connection with the development of a new headquarters and manufacturing facility to be located in the Soldier Creek Industrial Park, 7450 NE 23rd Street; (ii) to provide funds in the amount of \$5,600,000**

**for the construction of utility Improvements to serve the 102,488 square foot Centrillum Protein Plant, located at approximately 7210 NE 36th Street with such facilities to be operated by Centrillum Protein, Inc. an Oklahoma Corporation (“Centrillum”); (iii) to provide funding for rail line improvements in the amount of \$3,000,000 to serve the Centrillum site and reduce its cost of interstate transport and to serve the Soldier Creek Industrial Park and the AGI site; and (iv) to fund \$750,000 for public improvement projects in the NE 23rd Street corridor.**

Byrne and Coleman addressed the Council. Dan McMahan, Legal Counsel, presented information. No Action Needed.

- 2. (PC-2149) Tabled from the July 25, 2023 City Council Meeting, public hearing, discussion, consideration, and possible action of approval of the Replat of all of Lots 3 & 4 in Block 1 of Friendly Acres Addition, being more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven (11) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma County, Oklahoma.**

Richey addressed the Council. Byrne made a motion to approve, seconded by Reed. Voting Aye: Eads, Byrne, Reed, and Dukes. Nay: none. Abstain: Dawkins. Absent: Bana and Favors. Motion Carried.

- 3. (PC-2144) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“R-MH-2”) and a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD) to Manufactured Home (“MH”), for the property described as a part of the Northwest Quarter (NW ¼) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 2117 Randolph Ave., Midwest City, Oklahoma 73110.**

Richey addressed the council. Byrne made a motion to deny, seconded by Reed. Voting Aye: Eads, Byrne, Reed, and Dukes. Nay: none. Abstain: Dawkins. Absent: Bana and Favors. Motion Carried.

- 4. (PC-2151) Public hearing, discussion, consideration, and possible action of Resolution 2023-24 to amend the Comprehensive Plan from Office/Retail (“OR”) to Medium Density Residential Land Use (“RMD); and Ordinance 3530 to redistrict from Restricted Commercial District (“C-1”) to Medium Density Residential (“R-MD”), for the property described as a part of the Southeast Quarter (SE ¼) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as Kanaly 2nd Douglas BL Addition; Block 2; Lots 5, 6, 7, and 8.**

Richey and applicant Andres Goodman addressed Council. Eads made a motion to approve, seconded by Reed. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

- 5. Discussion, consideration, and possible action approving the Integrated Supply Agreement with NAPA for onsite turnkey vehicle and equipment parts operation for FY 23-24 with optional annual renewal for four (4) additional one-year periods at an approximate yearly cost of \$900,000.**

Lyon addressed the council. Eads made a motion to approve, seconded by Reed. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

**6. Discussion, consideration, and possible action of amendment #2 for Professional Services with Freese and Nichols, Inc. in the amount of \$102,645 to provide services to further the Assessment of the Current Sanitary Sewer System – Future Capacity Needs – Phase 1.**

Lyon addressed the Council. After discussion, Eads made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

**7. Discussion, consideration, and possible action of Resolution 2023-25 to declare a moratorium for new construction and new development that will connect to the Midwest City Wastewater Collection System that serves a portion of the East side of Midwest City.**

Maisch, Lyon, and Streets addressed Council. After discussion, Eads made a motion to approve, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

NEW BUSINESS/PUBLIC DISCUSSION.

The following citizens addressed Council: Glenn Goldschlager of 1409 Evergreen Cir. and Troy Teel of 1128 Sunvalley Dr.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 7:06 PM.

ATTEST:

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MATTHEW D DUKES II, Mayor

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SARA HANCOCK, City Clerk

Notice for the Midwest City Council special meeting was filed with the City Clerk of Midwest City at least 48 hours prior to the meeting. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

**Midwest City Council Minutes  
Special Meeting**

**August 29, 2023**

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

Mayor Matt Dukes called the meeting to order at 6:03 PM with following members present:

Ward 2 Pat Byrne	Ward 5 Sara Bana	City Manager Tim Lyon
Ward 3 Rick Dawkins	Ward 6 Rick Favors*	City Clerk Sara Hancock
		City Attorney Don Maisch

Absent: Councilmembers Susan Eads and Sean Reed

DISCUSSION ITEM.

- 1. Presentation, discussion, and questions and answers regarding a Sales Tax Extension to be considered for approval by the Midwest City residents on the September 12, 2023 ballot.**

City Manager Tim Lyon presented information. Discussion was had between Staff, Council and citizens.

\*AT 7:13 PM Favors left meeting.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 7:17 PM.

ATTEST:

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

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

Notice for the Midwest City Council special meeting was filed with the City Clerk of Midwest City at least 48 hours prior to the meeting. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

**Midwest City Council Minutes  
Special Meeting**

**August 31, 2023**

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

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

Ward 2 Pat Byrne	Ward 5 Sara Bana	City Manager Tim Lyon
Ward 3 Rick Dawkins	Ward 6 Rick Favors	Assistant City Manager Vaughn Sullivan
		City Attorney Don Maisch

Absent: Councilmembers Susan Eads and Sean Reed

DISCUSSION ITEM.

- 1. Presentation, discussion, and questions and answers regarding a Sales Tax Extension to the be considered for approval by the Midwest City residents on the September 12, 2023 ballot.**

City Manager Tim Lyon presented information. Discussion was had between Staff, Council and citizens.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 7:18 PM.

ATTEST:

\_\_\_\_\_  
MATTEW 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: September 26, 2023

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: CDBG Fund, expenditures/Grants Management (39) \$90,271. Grants Fund, revenue/Intergovernmental (88) \$409,728; expenditures/Transfers Out (88) \$409,728. Disaster Relief Fund, revenue/Transfers In (88) \$409,728.

The first supplement is needed to roll forward budget in CDBG Fund from fiscal year 2022-2023 to current fiscal year. The second and third supplements are needed to budget revenue from Oklahoma Department of Emergency Management for reimbursement of debris removal expenses related to October 2020 ice storm and transfer of proceeds from Grants Fund to Disaster Relief Fund.

*Tiatia Cromar*

Tiatia Cromar  
Finance Director

**SUPPLEMENTS**  
**September 26, 2023**

Fund CDBG (141)		BUDGET AMENDMENT FORM Fiscal Year 2023-2024			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
39	Grants Management			90,271	
		<u>0</u>	<u>0</u>	<u>90,271</u>	<u>0</u>

**Explanation:**  
To roll forward budget in CDBG Fund from fiscal year 2022-2023 to current fiscal year. Funding to come from fund balance.

Fund GRANTS (143)		BUDGET AMENDMENT FORM Fiscal Year 2023-2024			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
88	Intergovernmental	409,728			
88	Transfers Out			409,728	
		<u>409,728</u>	<u>0</u>	<u>409,728</u>	<u>0</u>

**Explanation:**  
To budget revenue from Oklahoma Dept of Emergency Management for reimbursement of debris removal expenses related to October 2020 ice storm and transfer of proceeds to Disaster Relief Fund.

Fund DISASTER RELIEF (310)		BUDGET AMENDMENT FORM Fiscal Year 2023-2024			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
88	Transfers In	409,728			
		<u>409,728</u>	<u>0</u>	<u>0</u>	<u>0</u>

**Explanation:**  
To budget transfer in from Grants Fund of revenue from Oklahoma Dept of Emergency Management for reimbursement of October 2020 ice storm debris removal expenses.





**Director of Operations**  
**Ryan Rushing**  
100 N. Midwest Blvd.  
Midwest City, OK 73110  
rrushing@midwestcityok.org  
Office: 405-739-1205  
www.midwestcityok.org

TO : Honorable Mayor and Council

FROM : Ryan Rushing, Director of Operations

DATE : September 26, 2023

SUBJECT : Discussion, consideration, and possible action of approving a Public Safety Answering Point Agreement with SSM Health-St. Anthony Hospital- Midwest to provide dispatching services for their ambulance services from July 1, 2023 through June 30, 2024 for a total amount of \$220,774.80.

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Attached is our yearly agreement with SSM Health-St. Anthony Hospital- Midwest in which the City of Midwest City agrees to provide dispatching services for their ambulance services. They agree to pay the City of Midwest City \$220,774.80, which includes \$5,000.00 for GeoSafe services.

## Fiscal Year 2023-24 PUBLIC SAFETY ANSWERING POINT AGREEMENT

This agreement is entered into by and between SSM Health-St. Anthony Hospital- Midwest, hereinafter referred to as Hospital, and the City of Midwest City, Oklahoma, hereinafter referred to as City.

WHEREAS, the Hospital owns and operates an emergency medical response service known as the SSM Health-St. Anthony Hospital-Midwest Ambulance Service, hereinafter referred to as the Ambulance Service; and

WHEREAS, the City operates an Emergency 911 answering service which provides a Public Safety Answering Point for the emergency services provided to the residents of Midwest City and customers of the Ambulance Service, hereinafter referred to as the PSAP; and

WHEREAS, the Hospital and City desire to enter into an agreement wherein the PSAP shall serve as the primary answering point and dispatch center for the Ambulance Service; so

NOW, THEREFORE, the parties to this agreement, in consideration of the mutual covenants, obligations, and stipulations set out herein, agree as follows:

1. Term of Agreement. This agreement shall commence on July 1, 2023 and shall expire on June 30, 2024, unless sooner terminated as provided herein.
2. Obligations and Responsibilities. The City shall provide an emergency 911 answering point for the Ambulance Service. The PSAP shall operate twenty-four (24) hours a day, seven (7) days a week. The City shall provide all personnel and equipment required to staff and manage the PSAP. The Ambulance Service shall provide all personnel required to staff and manage the Ambulance Service.
3. Mutual Aid Agreements. Both the City and the Hospital are hereby authorized to enter into Mutual Aid agreements, as provided by Oklahoma State Statutes, to augment and supplement their respective services. No such Mutual Aid Agreement shall affect the terms and conditions of this agreement but shall be in addition hereto.
4. PSAP/Ambulance Service Evaluation. Each party hereto shall have the right to select and appoint one person to participate in evaluations of the operations of the other party's service, i.e. the Ambulance Service and the PSAP. The designated person shall be notified at least twenty-four (24) hours in advance of each scheduled evaluation.
5. Consideration. The Hospital agrees, in addition to the provision of ambulance services within Midwest City, to fund the PSAP in the annual amount of \$220,774.80. This amount shall be divided into twelve (12) equal payments, which shall be due and payable to the City on or before the 15<sup>th</sup> day of the month following the receipt of the preceding month's PSAP services. The Hospital's payment obligation shall be prorated accordingly if this agreement terminates prior to expiration of its initial term or any renewal term.
6. Continuation. This agreement may be renewed with the mutual consent of both parties hereto for successive one-year periods following the initial term. The City reserves the right to renegotiate the monetary consideration contained in paragraph 5 hereof. In no event shall the renegotiated rate be less than the rate provided herein, nor shall the renegotiated rate exceed the actual increased labor, materials, supplies, and equipment cost incurred by the City to provide the PSAP service required herein.

7. Assignment. Except as provided in paragraph 3, Mutual Aid Agreements, this agreement may not be assigned by either party.
8. Termination. Either party may terminate this agreement any time by giving thirty (30) days written notice to the other party. Intent to terminate this agreement at the expiration date hereof, or any renewal expiration date for any renewal period, shall also be given in writing at least thirty (30) days in advance of the expiration date to the other party.
9. Indemnity. The City is solely responsible for providing the Ambulance Service with accurate information with respect to the dispatching of ambulances. In that regard, the City shall hold harmless the Hospital for any errors, omissions, mistakes, or negligence committed by the City which results in ambulances being dispatched to incorrect addresses and/or any claims being filed against the Hospital. Any claim filed against the City must be filed in compliance with the Oklahoma Governmental Tort Claims Act at Title 51 of the Oklahoma Statutes, Section 151 et seq.
10. Term. The term for this Agreement is for one year, commencing on July 1, 2023, and ending on June 30, 2024. This Agreement may be extended by mutual agreement of the parties, in writing, for an additional four (4) one-year terms. The City Council for the City hereby delegates to the City Manager for the City the authority to enter into an extension to this Agreement, provided there are no amendments to the Agreement.
11. Venue and Choice of Law. All parties hereto expressly agree that the venue of any litigation relating to or involving this Agreement and/or the rights, obligations, duties and covenants therein shall be in the appropriate court (state or federal) located in Oklahoma County, Oklahoma. All parties agree that this Agreement shall be interpreted and enforced in accordance with Oklahoma law and all rights of the parties shall be determined in accordance with Oklahoma law.
12. Complete Agreement. This Agreement is the complete agreement between the parties. No additions, alterations, or modifications shall be effective unless reduced to writing and signed by all parties hereto.
13. Amendment. This agreement may be amended by mutual agreement of the parties, in writing.

PASSED AND APPROVED by the Mayor and City Council of the City of Midwest City on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Matthew D. Dukes II, Mayor

\_\_\_\_\_  
Sara Hancock, City Clerk

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

\_\_\_\_\_  
Donald Maisch, City Attorney

PASSED AND APPROVED by SSM Health Care of Oklahoma, Inc., owning and operating SSM Health St Anthony Hospital - Midwest, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Stacy Coleman, President



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

To: Honorable Mayor and Council

From: Terri Craft, Grants Manager

Date: September 26, 2023

Subject: Discussion, consideration and possible action of authorizing Tim Lyon, City Manager, to submit a letter of intent to apply for an opioid abatement grant award with the Oklahoma Attorney General's Office.

Attorney General Gentner Drummond has announced that the Oklahoma Opioid Abatement Board plans to issue up to \$23 million in opioid abatement grant awards. Approved use of grants include but is not limited to: treatment and recovery programs, assistance with co-occurring disorders and mental health issues, opioid abuse education and prevention, efforts to ensure proper prescribing of opioids and strategies to decrease the supply of narcotics.

A letter of intent authorized by the city council is the first step in the grant process.

A handwritten signature in cursive script that reads "Terri L. Craft".

Terri L. Craft  
Grants Manager



**City Manager**  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
office 405.739.1204

September 27, 2023

Oklahoma Opioid Abatement Board  
c/o Office of the Attorney General  
ATTN: Thomas Schneider  
313 NE 21st St.  
Oklahoma City, OK 73105

Dear Members of the Board:

This letter serves as notification that the City of Midwest City intends to submit an opioid abatement grant award application. The City of Midwest City voted on September 26, 2023 to authorize the undersigned to submit this letter of intent on its behalf. In support of its letter of intent, the City of Midwest City submits the following information:

1. Contact Information for Designated Representative for City of Midwest City:  
Terri L. Craft  
Grants Manager  
100 N. Midwest Blvd.  
Midwest City, OK 73110  
[tcraft@midwestcityok.org](mailto:tcraft@midwestcityok.org)  
405-739-1217
2. Contact Information for Chief Financial Officer or equivalent position for City of Midwest City:  
TiaTia Cromar  
Finance Director  
100 N. Midwest Blvd.  
Midwest City, OK 73110  
[tcromar@midwestcityok.org](mailto:tcromar@midwestcityok.org)  
405-739-1245
3. Population or enrollment for City of Midwest City: 58,409 Source: 2020 Census

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Lyon".

Tim Lyon, City Manager  
City of Midwest City

---

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : September 26, 2023

SUBJECT : Discussion, consideration, and possible action of entering into a memorandum of understanding agreement with RAMWC, LLC for a waterline extension to serve Marion C. Reed Ballpark from their project located at 9309 SE 29<sup>th</sup> St.

---

The attached agreement is the culmination of months of discussion between the city staff and the developer of the SE 29<sup>th</sup> St apartments located at 9309 SE 29<sup>th</sup> St. City staff had been aware that the newly reconstructed Marion C. Reed Ballpark (Ballpark) did not have adequate water pressure to serve the irrigation system on the newly reconstructed ballpark. As a result, the irrigation performance has been subpar and operational inefficiencies had to be implemented such as running only one zone at a time. The reason for the poor water pressure is that the line servicing the ballpark is a 2 inch service running approximately 900 feet from the end of Spur Dr (Sante Fe Crossing / Railroad Neighborhood).

Further investigation led to the realization that the waterline that runs along Railroad is an 8 inch dead end waterline running approximately 2,450 feet. If this development were to develop today, City standards would dictate that there could not be a dead end waterline. Simple reasons to avoid dead end water line are:

- If there is a water break, all houses “downstream” of the break will be without water.
- If there is a fire event, only one hydrant will flow adequate fire flow to combat the fire and if there are issues with the hydrant; there is little redundancy.
- The long dead end line can result in low water circulation; reducing water quality.

Similar to the above reasons, it is not advisable to have a long water service like the one in place at the ballpark. Additionally, it was found that there is little to no hydrant coverage on the west side of the Carl Albert stadium complex nor in the area of the ballpark.

Early on in the development process, city staff approached the developer of the apartments with an idea to benefit both the City and the developer. The City had desire to extend a waterline through the ballpark and connect to Spur Dr and the developer would benefit by not having to double back on the waterline to serve the complex.

This agreement will establish a mutually agreed water line project, which will serve both the apartment development and the City. The water line has already a permit through Oklahoma Department of Environmental Quality (ODEQ) and the City has engaged Johnson and Associates to complete bidding documents for the City portion.

A handwritten signature in black ink, appearing to read 'B. Bundy', written over a horizontal line.

Brandon Bundy, P.E.,  
Director of Engineering and Construction Services

Attachment

COUNTY OF OKLAHOMA

THIS 9309 SE 29<sup>th</sup> STREET –MEMORANDUM OF UNDERSTANDING (this “Agreement”) is entered into this 8<sup>th</sup> day of September, 2023 (the “Effective Date”), by and between the City of Midwest City, Oklahoma, a municipal corporation (the “City”), and RAMWC, LLC (the “Developer”).

RECITALS

**WHEREAS**, in order to accomplish its designated purposes, the City is empowered to provide funds for the cost of acquiring, constructing, rehabilitating, equipping, securing, maintaining and developing real and personal property within and near the City, and to enter into, make and perform contracts for the sale of its bonds, notes or other evidence of indebtedness to finance the costs thereof, and to perform all of its obligations contained in the Agreement; and

**WHEREAS**, the Developer is proposing to develop 9309 SE 29<sup>th</sup> Street in to a 296 unit multi-family development (the “Development”), a part of SW4 of Section 12, Township 11 North, Range 2 West more accurately described in Exhibit “A” (hereinafter the “Property”) by constructing a multi-family development; and

**WHEREAS**, both the City and the Developer have a significant interest in encouraging and improving economic development in the City and agree that the two entities working together with the City and others will have a greater, more positive impact on commerce and economic development in the City than they would have separately; and

**WHEREAS**, the Developer has agreed to take responsibility for the construction of a waterline on the Developer’s Property and connect it to a waterline to be constructed by the City (“Project”) which will be dedicated to the City of Midwest City for ownership and ongoing maintenance.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is being hereby acknowledged, the parties to this Agreement agree as follows:

1. **Recitals.** The forgoing recitals are true and correct and are hereby incorporated in this Agreement.
2. **Developer’s Obligations.** In consideration of the City’s obligations set forth in Section 3, and subject to the conditions and other provisions contained in this Agreement, the Developer shall undertake the obligations set forth in this Section. Except as expressly provided in this Agreement, the Developer shall undertake the obligations set forth in this Section at its sole cost and expense. Notwithstanding, the Developer shall only be obligated to the foregoing at the time (a) the final plat for the Development has been approved and recorded; and (b) a mortgage has been filed securing a construction loan for the Development; and (c) building permits have been issued for the Development. If these conditions have not been met within one (1) year from the Effective Date, the Developer shall no longer be liable or obligated to complete the Project.
  - 2.1 Developer shall construct an eight (8) inch waterline as permitted and specified in the Oklahoma Department of Environmental Quality (permit WL000055230311) to the location as depicted



on Exhibit “B”, from the waterline lying along SE 29<sup>th</sup> Street, in compliance with City, State and Federal laws (collectively the “Project”).

- 2.1.1 During the length of this agreement, the Developer must carry general liability coverage in the amount at a minimum of \$1,000,000 and name the City as an insured party. Developer must carry workers’ compensation insurance and automobile liability insurance.
- 2.1.2 Developer is responsible for all aspects of the Project including acquisition and filing of Easements; engineering design and required permitting; procurement of labor and materials; jobsite safety; insurance, bonding and all other expenses relative to the Project.
- 2.1.3 Plans must be designed by an Oklahoma licensed engineer.
- 2.1.4 Plans must be reviewed and approved by the Midwest City Department of Engineering and Construction Services.
- 2.1.5 Project has been permitted by the Oklahoma Department of Environmental Quality (“ODEQ”) Permit number WL000055230311
- 2.1.6 ODEQ Permits must be accepted by the City.
- 2.1.7 Contractor installing the water line must be an approved Utility Contractor and approved by the City.
- 2.1.8 All aspects of the installation must be adhered to plans and are subject to City inspection.
- 2.1.9 A maintenance bond, equivalent to ten (10) percent of the completion cost of the Project must be filed in accordance with City Code.
- 2.1.10 All permitting, inspection and bonding costs shall be borne by the Developer.
- 2.1.11 City must formally accept the Project for all future maintenance.
- 2.1.12 That the Developer shall hold the City harmless for any claims and damages due to the work associated with the Project. The Developer hereby indemnifies the City for any or all damages caused by the Developer.

2.2 From and after the Effective Date the Developer shall in good faith undertake such actions as it determines are reasonably necessary for the design, zoning, platting and governmental permitting on the Property; including but not limited to, all applicable local and state permits and approvals, land use and zoning changes, site plan approval and all other permits and licensing reasonably necessary to construct and license the multi-family development leading to a certificate of occupancy.

3. **City’s Obligations.** In consideration of the Developer’s obligations set forth in Section 2, the City shall

- 3.1 City will construct the waterline on City property from Spur Dr (“City Project”) as permitted by Oklahoma Department of Environmental Quality to a connect to the developer’s portion at the property line lying between the City and the Developer.
  - 3.1.1 City is responsible for all aspects of their work including acquisition and filing of Easements; engineering design and required permitting; procurement of labor and materials; jobsite safety; insurance, bonding and all other expenses relative to the Project.
  - 3.1.2 City agrees to begin the City’s Project when Developer begins the Project, and complete in a timely manner.
  - 3.1.3 City shall allow Developer to move forward with their Development during the City’s Project, allowing for all necessary approvals for the Developer to move forward with their Development. Including but not limited to issuing Temporary and Permanent Certificate of Occupancy.

4. **Independent Contractor.** The Developer is an independent contractor, and this agreement does not create an employer/employee relationship between the Developer and the City.

5. **Tort Claims.** The City is covered by the Oklahoma Tort Claims Act at 51 O.S. Sec. 151 *et seq.* Any claims for damages against the City, its agents, employees, etc. must be filed and comply with the requirements of the Oklahoma Tort Claims Act.
6. **Legal Interpretation.** The Laws of the State of Oklahoma will be used to interpret this agreement. Any legal action arising from the agreement must be filed in the proper State or Federal Court located in Oklahoma County.
7. **Amendments.** Any amendment to this agreement shall be in writing and executed by both parties.
8. **Complete Agreement.** The terms and conditions listed in this agreement, any attachments to this agreement and any future amendments to this agreement serve as the total and complete agreement between the parties. No terms and conditions that fall outside the agreement, attachments to the agreement or amendments shall be construed as being a part of the agreement.

**IT IS FURTHER AGREED** that this agreement shall finally terminate on January 1st, 2025, , whichever occurs first, after which the City and Developer shall not be liable for any further obligation thereunder.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the Effective Date.

Approved and agreed to by the City of Midwest City, Oklahoma on the Effective Date.

**FOR THE DEVELOPER:**

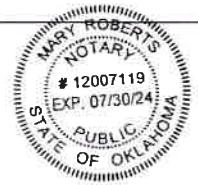
Rob Garrett  
 Rob Garrett, Manager

9/8/23  
 DATE

Mary Roberts  
 NOTARY PUBLIC

9/8/23  
 DATE

My Commission expires the 8<sup>th</sup> day of September, 2023



**ATTEST:**

**FOR CITY OF MIDWEST CITY, OKLAHOMA**

\_\_\_\_\_  
 CITY CLERK

\_\_\_\_\_  
 MAYOR

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 CITY ATTORNEY

# EXHIBIT "A"

9309 SE 29<sup>th</sup> STREET

Legal Description

29th & Douglas Apartments

Overall Tract

October 24, 2022

A tract of land being a part of Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, and being all of a tract of land recorded in Book 14005, Page 741 (Brawdy Tract), all of a tract of land recorded in Book 13574, Page 1223 (J Lou North Tract), and a portion of a tract of land recorded in Book 11100, Page 971 (J Lou East Tract) being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North 89°46'29" East, along and with the South line of said Southwest Quarter (SW/4), a distance of 1,310.30 feet to the Southwest (SW) Corner of said Brawdy Tract, said point being the POINT OF BEGINNING;

THENCE North 00°39'56" West, along and with the West line of said Brawdy Tract, a distance of 1,315.40 feet to Northwest (NW) Corner of said Brawdy Tract, said point also being a point on the South line of said J Lou North Tract;

THENCE along and with the South and West line of said J Lou North Tract the following Six calls:

1. THENCE South 89°33'42" West, a distance of 927.70 feet;
2. THENCE North 00°33'15" West, a distance of 115.54 feet;
3. THENCE on a non-tangent curve to the right having a radius of 50.00 feet, a chord bearing of North 64°24'14" West, a chord length of 55.70 feet and an arc length of 59.08 feet;
4. THENCE South 89°33'42" West, a distance of 245.00 feet;
5. THENCE South 44°30'13" West, a distance of 35.32 feet;
6. THENCE North 00°33'15" West, a distance of 100.00 feet to the Northwest (NW) Corner of said J Lou North Tract;

THENCE along and with the North and West line of said J Lou North Tract the following Five calls:

1. THENCE South 45°29'47" East, a distance of 35.39 feet;
2. THENCE North 89°33'42" East, a distance of 245.00 feet;
3. THENCE on a non-tangent curve to the right having a radius of 50.00 feet, a chord bearing of North 63°17'44" East, a chord length of 55.70 feet and an arc length of 59.08 feet;
4. THENCE North 00°33'15" West, a distance of 115.34 feet
5. THENCE North 89°33'42" East, a distance of 2,243.82 feet to the Northeast (NE) Corner of said J Lou

North Tract;

THENCE South 00°39'30" East, along and with the East line of said J Lou North Tract, a distance of 329.98 feet to the Southeast (SE) Corner of said J Lou North Tract;

THENCE South 89°33'42" West, along and with the South line of said J Lou North Tract, a distance of 496.31 feet to the Northeast (NE) Corner of said J Lou East Tract;

THENCE along and with the East and South line of said J Lou East Tract the following Four calls:

1. THENCE South 00°35'36" East, a distance of 820.61 feet;
2. THENCE South 89°46'29" West, a distance of 87.50 feet;
3. THENCE South 00°35'36" East, a distance of 447.83 feet;
4. THENCE South 89°46'29" West, a distance of 76.36 feet to the Southwest (SW) Corner of said J Lou East Tract, said point also being a point on the East line of said Brawdy Tract;

THENCE South 00°39'53" East, along and with the East line of said Brawdy Tract, distance of 50.00 feet to the Southeast (SE) Corner of said Brawdy Tract;

THENCE South 89°46'29" West, along and with the South line of said Brawdy Tract, a distance of 654.97 feet to the POINT OF BEGINNING;

Containing 1,790,952 square feet or 41.1146 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

# EXHIBIT "B"

**ADG BLATT**  
INC.

1100 N. W. 10th St., Suite 100  
Oklahoma City, Oklahoma 73106  
Phone: (405) 525-1100  
Fax: (405) 525-1101  
www.adgblatt.com



MIDWEST CITY,  
OKLAHOMA

**SE 29TH ST. APARTMENTS**  
9303 SE 29TH ST., MIDWEST CITY, OK 73130

PERMIT SET

**WATER LINE  
GENERAL LAYOUT**

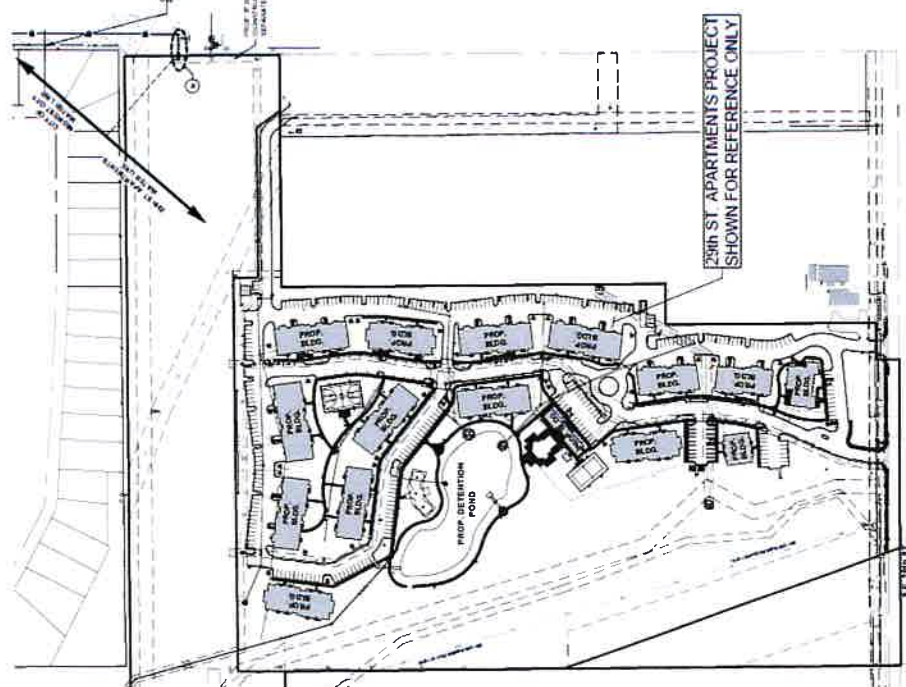
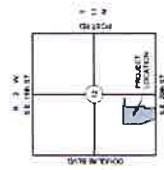
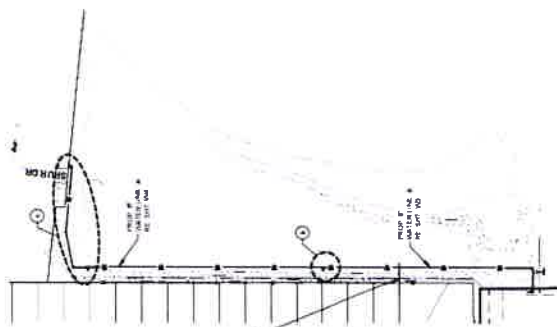
DATE: 08/11/11  
DRAWN BY: J.A.

**W2**

- 1. 1" = 40' HORIZONTAL SCALE
- 2. 1" = 10' VERTICAL SCALE
- 3. 1" = 10' HORIZONTAL SCALE
- 4. 1" = 10' VERTICAL SCALE
- 5. 1" = 10' HORIZONTAL SCALE
- 6. 1" = 10' VERTICAL SCALE
- 7. 1" = 10' HORIZONTAL SCALE
- 8. 1" = 10' VERTICAL SCALE
- 9. 1" = 10' HORIZONTAL SCALE
- 10. 1" = 10' VERTICAL SCALE

SEE CALL LETTERS, DESCRIPTION NUMBER  
AND LOCATION MAP FOR PROJECT LOCATION

**J.A.**  
Professional Seal  
1100 N. W. 10th St., Suite 100  
Oklahoma City, Oklahoma 73106  
Phone: (405) 525-1100  
Fax: (405) 525-1101  
www.adgblatt.com





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

---

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : September 26, 2023

SUBJECT : Discussion, consideration, and possible action of amendment #2 for Professional Services with Plummer Associates Inc. in the amount of \$59,403 to provide services to split the North Side Utilities project into separate sanitary sewer and water projects and pursue grant funding with the water project.

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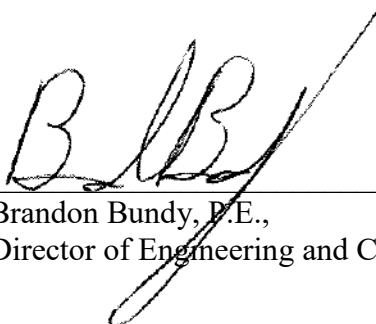
On July 26, 2022 the City approved the agreement with Plummer Associates Inc. (Plummer) to develop plans for sanitary sewer and water extensions to serve the Centrillum industrial site and the City's Water Resources Recovery Facility (WRRF).

As the project progressed; the construction cost estimates started to outstrip the funding already budgeted so staff decided that funding the sanitary sewer portion to be the primary goal. Plummer pursued this goal and the sanitary sewer project was opened to bid on September 7, 2023.

The water extension project is still extremely important to the success of the overall Centrillum industrial site and our WRRF; if our public water mains are not extended then another municipality at an increased rate will serve those sites. City staff has already begun looking for additional funding to make this project viable. However, the splitting of the project has added scope to the original agreement. With this amendment; Plummer can complete the secondary project plan sheets, associated reports, and support for the second bid date and contract.

The original contract for this project was \$299,365. This new amendment is an additional \$59,403. The total contract amount after this amendment will be \$358,768.

This contract is funded in the budget through project #9523A3 (Fund 353).



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Brandon Bundy, P.E.,  
Director of Engineering and Construction Services

## ATTACHMENT A (Revised September 26, 2023)

### SCOPE OF SERVICES

#### OPERATION OSCAR – AMENDMENT NO. 2

##### I. BACKGROUND

The City of Midwest City, herein referenced as OWNER, requests and authorizes Plummer Associates, Inc. (ENGINEER) to perform BASIC ENGINEERING SERVICES for Operation Oscar identified below.

Basic Services for this project included the design of approximately 4,000 linear feet of a primary waterline (assumed to be approximately 12-inches in diameter) and 6,000 linear feet of a secondary waterline (assumed to be approximately 8-inches in diameter) from the OWNER's existing water system to an industrial water meter vault located on the Centrillium Proteins Site. The project also includes the design of a sanitary sewer lift station, sanitary sewer meter vault, and force main to convey the sanitary sewer flows from Centrillium Proteins to the OWNER's Water Resource Reclamation Facility (WRRF). The project also includes minor piping modifications necessary to supply the potable water system at the OWNER's WRRF utilizing the OWNER's water system and removing the connection to the City of Oklahoma City's water system.

**This amendment includes dividing the plans and specifications into two separate projects (North Side Utilities Sanitary Sewer Project and the North Side utilities Waterline Project), revising the specifications to include Oklahoma Water Resources Board (OWRB) Drinking Water State Revolving Funds (DWSRF) front end bidding documents, Bid Phase Services for an additional project and Construction Phase Services for an additional project.**

##### II. AMENDMENT NO. 2

Services provided by the ENGINEER shall generally be covered under the following activities:

- a. Activity I – Design Phase Services
- b. Activity J – Bid Phase Services
- c. Activity K – Construction Phase Services.

Specific tasks for each activity are identified in the following sections.

##### ACTIVITY I – DESIGN PHASE SERVICES

**The original project was intended to be bid as one complete project. Due to funding methodology, the waterlines will be bid separately from the lift station and force main. This activity only includes the additional effort required to separate the plans and specifications into two separate projects, prepare the waterline plans and specifications for bidding in accordance with OWRB/ODEQ requirements, obtaining ODEQ approval for bidding and obtaining an additional ODEQ permit to construct.**

##### Task I.1 – Preparation of Final Plans and Specifications for the Primary and Secondary Waterlines.

- a. ENGINEER will remove the waterline P&P sheets from the overall final plan set and incorporate them into a separate set of final plans for submittal to the OWRB and ODEQ for review. The new plan set will include the appropriate details and revised general sheets from the original plan set.
- b. The ENGINEER will prepare an additional set of construction specifications for the waterline project. Specifications shall utilize necessary OWRB Division 00 and 01 for DWSRF funding.
- c. ENGINEER will furnish a project specific AACE Class I OPCC

##### Task I.2 – Engineering Report

- a. ENGINEER will update the Engineering Report based on final design changes and submit to the ODEQ/OWRB for review.

- b. ENGINEER will incorporate ODEQ/OWRB comments and submit final report for acceptance.

### **Task I.3 - ODEQ Permit to Construct**

- a. ENGINEER shall complete and submit the Permit to Construct application as required by the ODEQ.
- b. ENGINEER will incorporate ODEQ comments and furnish sealed Contract Documents for bid.
- c. Deliverables:
  - ODEQ Permit to Construct

### **ACTIVITY J – BID PHASE SERVICES**

**These bid phase services are for bidding an additional project beyond what was included in the original contract.**

#### **Task J.1 – Pre-Bid Activities**

- a. Provide a Notice to Bidders to the OWNER for publication. The cost of publication will be paid by the OWNER.
- b. Respond to questions related to the distribution of documents, construction contract provisions, and bidding requirements and technical questions regarding the PROJECT.
- c. Prepare, print, and distribute addenda addressing deletions, modifications, or interpretations of the Contract Documents;
- d. Coordinate, attend and administer one pre-bid conference for the PROJECT.

#### **Task J.2 – Post-Bid Activities**

- a. Assist the OWNER in the opening and preparation of tabulation of bids for construction of the PROJECT.
- b. Verify CONTRACTOR references and prepare a Recommendation of Award to the OWNER.
- c. ENGINEER shall conform the contract documents including all addendum changes. The following contract document sets shall be provided:
  - One (1) electronic copy.
  - Four (4) conformed specification books for execution by the respective parties.
  - Electronic (PDF OCR) files of the conformed plans and specifications.
- d. Preparation of additional hard copies of the documents for the OWNER or other parties will be performed by the ENGINEER as an ADDITIONAL SERVICE.

### **ACTIVITY K – CONSTRUCTION PHASE SERVICES**

**These construction phase services are for the additional meetings, OWRB/ODEQ coordination, record drawings and site visits associated with a second construction project.**

#### **Task K.1 –Field Activities**

- a. Represent the OWNER in Non-Resident construction administration of the PROJECTS. In this capacity, the construction administration duties shall not place any responsibility on ENGINEER for the techniques, sequences, and methods of construction or the safety precautions incident thereto, and the ENGINEER will not be responsible or liable in any degree for the Contractor's failure to perform the construction work in accordance with the Contract Documents.
- b. Provide Engineering surveys in AutoCAD format to establish benchmarks and reference points for construction, one time only.

#### **Task K.2 –General Contract Administration**

Conduct a Pre-Construction conference with the CONTRACTOR, and review construction schedules prepared by the CONTRACTOR. Prepare and distribute meeting notes.



- a. Make up to three (3) Special Site Visits for specific contractor coordination or at the OWNER's request.
- b. Provide the OWRB/ODEQ required review of the contractors monthly pay applications and backup documentation.
- c. Accompany the OWNER in conducting the final completion inspection of the PROJECT for conformance with the design concept of the PROJECT and general compliance with the contract documents, and review and comment on the certificate of completion and the recommendation for final payment to the Contractor. Prepare a list of deficiencies to be corrected by the contractor before final payment is released.
- d. Revise the construction drawings in accordance with the information furnished by construction Contractor and the Resident Project Representative reflecting changes in the PROJECT made during construction. One set of reproducible prints of "Record Drawings" and PDF files shall be provided by the ENGINEER to the OWNER. Record Drawings shall be provided to the OWNER within 60 days of receipt of the as-built drawings from the CONTRACTOR.
- e. Complete and submit the OWRB/ODEQ required contract closeout paperwork.

**ATTACHMENT B (Revised September 26, 2023)**

**COMPENSATION**

The OWNER will compensate ENGINEER on a lump sum basis for the SERVICES rendered. The lump sum fee is broken down below by task as defined in the Scope of Services:

<b>Activity</b>	<b>Task Description</b>	<b>Lump Sum Amount</b>
I	Design Phase Services	\$22,585
J	Bid Phase Services	\$9,225
K	Construction Phase Services	\$25,460
RE	Reimbursable Expenses (Reproduction, Technology, and Mileage)	\$2,133
<b>Total</b>		<b>\$59,403</b>

The ENGINEER may submit interim statements, not to exceed one per month, for partial payment for SERVICES rendered. The statements to OWNER will be by task for the percentage of work actually completed. The OWNER shall make interim payments within 30 calendar days in response to ENGINEER's interim statements.

No budgetary allowance has established for Additional Services. Additional services must be authorized by amendment of the agreement.

**SECOND AMENDMENT  
TO LETTER AGREEMENT  
FOR PROFESSIONAL SERVICES  
BETWEEN PLUMMER ASSOCIATES, INC.  
AND  
CITY OF MIDWEST CITY**

Pursuant to Paragraph 1.b. of the Professional Services Agreement dated July 26, 2022, Amendment A (“Scope of Services”) and Amendment B (“Schedule of Fees / Rate Card”) are hereby revised agreed to between the parties:

**Plummer Associates, Inc.**



\_\_\_\_\_  
Cletus R Martin  
Principal

Date: 9/12/2023

**For City of Midwest City:**

\_\_\_\_\_  
Matt Dukes, II  
Mayor

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

\_\_\_\_\_  
Sara Hancock, City Clerk

Approved as to form and legality:

\_\_\_\_\_  
Donald D. Maisch, City Attorney



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

To: Honorable Mayor and Council

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

Date: September 26th, 2023

Subject: Discussion, consideration, and possible action of the acceptance of maintenance bonds from Arrow Contracting and Utilities, LLC in the amount of \$15,977.00 respectively.

The one year maintenance bonds from Arrow Contracting and Utilities, LLC are for the public water line improvements constructed along Jim White Drive serving the Police and Fire Training Facility.

Patrick Menefee, P.E.,  
City Engineer  
Attachment

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

**MAINTENANCE BOND**

KNOW ALL BY THESE PRESENTS that we, Arrow Contracting & Utilities, LLC, as Principal, and Harco National Insurance Company, as Surety, are held and firmly bound unto the City of Midwest City, Oklahoma, a municipal corporation in the state of Oklahoma, in the full and just sum of Fifteen Thousand Nine Hundred Seventy Seven & 00/100 dollars (\$ 15,977.00), such sum being not less than ten percent (10%) of the total contract price to construct or install Public Water Lines to serve MWC Police & Fire Facility (the "Improvement"), for a period of One (1) years after acceptance of the Improvement by the City Council of the City of Midwest City (the "Maintenance Period"), for the payment of which, well and truly to be made, we, and each of us, bind ourselves, our heirs, executors and assigns, jointly and severally, firmly by these presents:

The conditions of this obligation are such that the Principal has by a certain contract between the Principal and Shiloh Enterprises, Inc, dated the 13th day of July, 20 22, agreed to construct or install the Improvement in the city of Midwest City and to maintain the Improvement against any failures due to defective materials or workmanship during the Maintenance Period.

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

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

Signed, sealed and delivered this 10th day of November, 20 22.

Arrow Contracting & Utilities, LLC  
Principal

By [Signature]

ATTEST:  
[Signature]  
Secretary

Harco National Insurance Company  
Surety

By [Signature]  
Shelli R. Samsel, Attorney-in-Fact

ATTEST:  
[Signature]  
~~XXXXXX~~ Witness - Carey Kennemer

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

\_\_\_\_\_  
City Attorney

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

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

**POWER OF ATTORNEY**  
**HARCO NATIONAL INSURANCE COMPANY**  
**INTERNATIONAL FIDELITY INSURANCE COMPANY**

Bond # TXHNSU0824382

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

**KNOW ALL MEN BY THESE PRESENTS:** That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

VAUGHN GRAHAM, JR., VAUGHN P. GRAHAM, CAREY KENNEMER, SHELLI R. SAMSEL, TOM PERRAULT, KRISTIN LEWIS, STEPHEN M. POLEMAN, VICKI WILSON, TRAVIS E. BROWN, DWIGHT A. PILGRIM, J. KELLY DEER, DEBORAH L. RAPER, AUSTIN K. GREENHAW, JAMIE M. BURRIS, RYAN MATTHEW SANDERS, JOSHUA BRYAN

Tulsa, OK

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

**"RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2021



STATE OF NEW JERSEY  
County of Essex

Kenneth Chapman

Executive Vice President, Harco National Insurance Company  
and International Fidelity Insurance Company

STATE OF ILLINOIS  
County of Cook



On this 31st day of December, 2021, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey  
My Commission Expires April 4, 2023

**CERTIFICATION**

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, November 10, 2022



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/9/2022

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Rich & Cartmill, Inc. 9401 Cedar Lake Avenue Oklahoma City, OK 73114	<b>CONTACT NAME:</b> Ruth Bost <b>PHONE (A/C, No, Ext):</b> (405) 418-8629 <b>E-MAIL ADDRESS:</b> rbost@rcins.com <b>FAX (A/C, No):</b>														
<b>INSURED</b> Arrow Contracting & Utilities LLC 2900 Adams Road, Ste. 120 Norman, OK 73069	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : NATIONAL AMERICAN INSURANCE CO</td> <td>23663</td> </tr> <tr> <td>INSURER B : Columbia Casualty Company</td> <td>31127</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : NATIONAL AMERICAN INSURANCE CO	23663	INSURER B : Columbia Casualty Company	31127	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															

**COVERAGES                                  CERTIFICATE NUMBER:                                  REVISION NUMBER:**

**THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.**

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		MP30580135	3/10/2022	3/10/2023	EACH OCCURRENCE \$ <b>1,000,000</b>
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b>
						MED EXP (Any one person) \$ <b>5,000</b>
						PERSONAL & ADV INJURY \$ <b>1,000,000</b>
						GENERAL AGGREGATE \$ <b>2,000,000</b>
GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b> \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY		MP30580135	3/10/2022	3/10/2023	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b>
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY					BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR		MB60580135	3/10/2022	3/10/2023	EACH OCCURRENCE \$ <b>3,000,000</b>
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					<b>Aggregate</b> \$ <b>3,000,000</b>
						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		CW50500135	3/10/2022	3/10/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A				E.L. EACH ACCIDENT \$ <b>1,000,000</b>
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b>
						E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>
B	Pollution Liability		7018149844	12/10/2021	12/10/2022	Agg & Per Occ <b>1,000,000</b>

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 re:Midwst City A Portion of Section 11, T11N R1W IM Police & Fire Training Waterline Extension 8754 SE 15th St, MWC 73110

<b>CERTIFICATE HOLDER</b> City of Midwest City 100 N. Midwest Blvd Midwest City, OK 73110	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--



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

To: Honorable Mayor and Council

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

Date: September 26th, 2023

Subject: Discussion, consideration, and possible action of the approval of Change Order 1 for the 2018 Bond Asphalt Phase 3 project with Ellsworth OKC Inc. in the amount of \$73,308.89 respectively.

The following project has concluded with some additional asphalt work that was necessary along Shady Nook Drive and Wonga Avenue in the amount of \$73,308.89. This work has increased the total project from \$2,497,641.30 to \$2,570,950.19.

The change order will conclude Phase 3 of the 2018 Bond and the City's contract with Ellsworth OKC Inc.

Patrick Menefee, P.E.,  
City Engineer  
Attachment



**CHANGE ORDER**

Order No. 1

Date: September 26th, 2023

PROJECT :           STREET REHABILITATION ASPHALT PHASE 3, 2018 BOND ISSUE

OWNER :             City of Midwest City

CONTRACTOR : Ellsworth OKC, Inc.

The following changes are hereby made to the CONTRACT DOCUMENTS:

Justification: Additional work that was not in the original design.

Change Order to CONTRACT PRICE:   \$ 73,308.89

Original CONTRACT PRICE:   \$ 2,497,641.30

The new CONTRACT PRICE including this CHANGE ORDER will be: \$ 2,570,950.19

Change to CONTRACT TIME: None

Approvals Required:

Requested by:                               Ellsworth OKC, Inc  
  Consultant

Recommended by:                       Patrick Menefee, P.E. City Engineer

Approved as to form and legality this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
CITY ATTORNEY

Approved by the Mayor and Council of the City of Midwest City, Oklahoma, this \_\_\_\_ day of

\_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



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

To: Honorable Mayor and Council

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

Date: September 26th, 2023

Subject: Discussion, consideration, and possible action of the acceptance of maintenance bonds from H&H Plumbing and Utilities, Inc. in the amount of \$418.00 respectively.

The one year maintenance bonds from H&H Plumbing and Utilities, Inc. are for the public sanitary sewer line improvements constructed along the 10300 block of St. Patrick Drive serving the Pointon City Subdivision.

Patrick Menefee, P.E.,  
City Engineer  
Attachment

DEVELOPMENT - PAVING, WATER MAINS, STORM AND SANITARY SEWERS

Bond Number: 30156022

MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS that we, H & H Plumbing & Utilities, Inc., as Principal, and Western Surety Company, as Surety, are held and firmly bound unto the City of Midwest City, Oklahoma, a municipal corporation in the state of Oklahoma, in the full and just sum of Four Hundred Eighteen and 00/100 (\$ 418.00), such sum being not less than ten percent (10%) of the total contract price to construct or install Pointon City Addition Sewer Ext. - St. Patrick Drive. Sanitary Sewer (the "Improvement"), for a period of 1 year years after acceptance of the improvement by the City Council of the City of Midwest City (the "Maintenance Period"), for the payment of which, well and truly to be made, we, and each of us, bind ourselves, our heirs, executors and assigns, jointly and severally, firmly by these presents:

The conditions of this obligation are such that the Principal has by a certain contract between the Principal and Monroe Homes, LLC dated the 21st day of March, 20 22, agreed to construct or install the Improvement in the City of Midwest City and to maintain the Improvement against any failures due to defective materials or workmanship during the Maintenance Period.

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

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

Signed, sealed, and delivered this 21st day of March, 20 22

H & H Plumbing & Utilities, Inc.  
Principal

ATTEST:  
[Signature]  
Secretary

By [Signature]

Western Surety Company  
Surety

ATTEST:  
[Signature]  
Secretary

By [Signature]  
Melanie Ankeney Attorney-in-Fact

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
City Attorney

Accepted by the City Council of the City of Midwest City this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
City Clerk  
\_\_\_\_\_  
Mayor

# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**David J McKee, Ted H Rarrick, Melanie Ankeney, Jennifer Castillo, Patrick R Hedges, Joseph A Clarken III, Individually**

of Phoenix, AZ, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

**- In Unlimited Amounts -**

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 19th day of June, 2021.



WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

State of South Dakota }  
County of Minnehaha } ss

On this 19th day of June, 2021, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires  
March 2, 2026



M. Bent, Notary Public

### CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 21<sup>st</sup> day of March, 2022.



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/21/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b>		<b>CONTACT NAME:</b> Laura Hafenscher CPCU AIS	
Tatum Insurance LLC		<b>PHONE (A/C, No, Ext):</b> (480) 939-4300	<b>FAX (A/C, No):</b>
8687 E VIA DE VENTURA		<b>E-MAIL ADDRESS:</b> lh@TatumInsurance.com	
SUITE 118		<b>INSURER(S) AFFORDING COVERAGE</b>	
SCOTTSDALE AZ 85258		<b>INSURER A:</b> THE PHOENIX INS CO	<b>NAIC #</b> 25623
<b>INSURED</b>		<b>INSURER B:</b> THE CHARTER OAK FIRE INS CO	25615
H & H PLUMBING & UTILITIES, INC		<b>INSURER C:</b> Travelers Property Casualty Company of America	25674
381 W Adkins Hill Rd		<b>INSURER D:</b> GuideOne National Insurance Company	14167
Norman OK 73072		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y	Y	DTCO-3K760728-PHX-22	01/01/2022	01/01/2023	EACH OCCURRENCE \$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000	
							MED EXP (Any one person) \$ 5,000	
							PERSONAL & ADV INJURY \$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000	
<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	PRODUCTS - COMP/OP AGG \$ 2,000,000							
<input type="checkbox"/> OTHER							\$	
B	<b>AUTOMOBILE LIABILITY</b>	Y	Y	810-3K753909-22-26-G	01/01/2022	01/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000	
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$	
	<input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$	
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$	
							\$	
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR	Y		CUP-3K782106-22-26	01/01/2022	01/01/2023	EACH OCCURRENCE \$ 5,000,000	
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 5,000,000	
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 510,000						\$	
							\$	
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>	Y/N	N/A	Y	UB-3K761159-22-26-G	01/01/2022	01/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. EACH ACCIDENT \$ 1,000,000
								E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
								E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Contractors Pollution Liability			ENV562003939-01	01/01/2022	01/01/2023	Claims Made 2,000,000	
							Deductible 2,500	
							Retro Date 03/17/2017	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROJECT: POINTON CITY ADDITION SEWER EX ST PATRICK DR MIDWEST CITY OK. PUBLIC SANITARY SEWER. General Liability: Blanket AI when required by written contract (#CGD246 04-19). Blanket Waiver of Subrogation when required by written contract (#CGD316 02-19). Blanket Primary/Non-Contributory when required by written contract (#CGD246 04-19). Automobile: Blanket AI when required by written contract (CAF135). Workers Compensation: Blanket Waiver of Subrogation when required by written contract (WC00313 00). Blanket 30 day notice of cancellation when required by written contract (ILT405)\*\*. Umbrella Liability: Blanket AI follow form with underlying coverages. \*\*Except 10-day notice of cancellation for non-payment of premium (IL0236).

**CERTIFICATE HOLDER****CANCELLATION**

CITY OF MIDWEST CITY

100 N MIDWEST CITY

MIDWEST CITY OK 73110

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Laura Hafenscher CPCU



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

## MEMORANDUM

To: Honorable Mayor and Council

From: Tim Lyon, City Manager


Date: September 26, 2023

Subject: Discussion, consideration, and possible action of appointing Mrs. Gail Fry to the Midwest City Arts Council as the Mayoral representative for a three-year term ending on January 12, 2027.

---

Mayor Dukes would like to nominate Mrs. Fry as the Mayoral representative on the MWC Arts Council. Per Midwest City Resolution 2023-20, the Mayoral nominee will have an inaugural term of three years.

As discussed at the August 22, 2023 City Council meeting, the Arts Council will likely hold their first meeting in January 2024; therefore, all terms should commence thereafter. Thus, Mrs. Fry's three-year term will end January 12, 2027.

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

Resolution No. 2023-20

**A RESOLUTION TO ESTABLISH A NEW MIDWEST CITY ARTS COUNCIL  
ESTABLISHING MEMBERSHIP AND TERMS OF OFFICE.**

**WHEREAS**, the City of Midwest City (the City) wishes to create a new Midwest City Arts Council (Arts Council) for the purpose of enhancing our cultural diversity and talent by stimulating public interest in the arts, promoting knowledge and appreciation of different expressions of art forms, and supporting Midwest City artist; and

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

**NOW, THEREFORE** be it resolved by the City of Midwest City Council that the Midwest City Arts Council is hereby established.

**PASSED AND ADOPTED** by the City Council of the City of Midwest City and signed by the Mayor this 25 of July 2023.


ATTEST:

  
Sara Hancock, City Clerk



  
Matthew D Dukes II, Mayor

**APPROVED** as to form and legality this 26<sup>th</sup> day of July 2023.

  
Donald D. Maisch, City Attorney



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

## MEMORANDUM

To: Honorable Mayor and Council

From: Tim Lyon, City Manager


Date: September 26, 2023

Subject: Discussion, consideration, and possible action of appointing Ms. Cindy Mikeman to the Midwest City Historical Society as the Mayoral representative for a three-year term ending on January 12, 2027.

---

Mayor Dukes would like to nominate Ms. Mikeman as the Mayoral representative on the MWC Historical Society. Per Midwest City Resolution 2023-20, the Mayoral nominee will have an inaugural term of three years.

As discussed at the August 22, 2023 City Council meeting, the Historical Society will likely hold their first meeting in January 2024; therefore, all terms should commence thereafter. Thus, Ms. Mikeman's three-year term will end January 12, 2027.

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



Resolution No. 2023-21

**A RESOLUTION TO ESTABLISH A NEW MIDWEST CITY HISTORICAL SOCIETY  
ESTABLISHING MEMBERSHIP AND TERMS OF OFFICE.**

**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

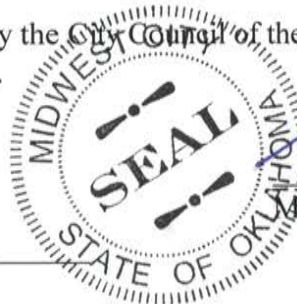
**WHEREAS**, the Historical Society members shall 1) execute, organize and raise funds for a beneficial community program, per the purpose of the Historical Society; and 2) provide regular reports and/or minutes to the City Council regarding the activity of the Historical Society; and

**NOW, THEREFORE** be it resolved by the City of Midwest City Council that the Midwest City Historical Society is hereby established.

**PASSED AND ADOPTED** by the City Council of the City of Midwest City and signed by the Mayor this 25 of July 2023.

ATTEST:

  
Sara Hancock, City Clerk



  
Matthew D Dukes II, Mayor

**APPROVED** as to form and legality this 26th day of July 2023.

  
Donald D. Maisch, City Attorney



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

## MEMORANDUM

To: Honorable Mayor and Council

From: Tim Lyon, City Manager


Date: September 26, 2023

Subject: Discussion, consideration, and possible action of appointing Ms. Lindse Barks to the Midwest City Arts Council as the Ward 2 representative for a one-year term ending on January 14, 2025.

---

Councilmember Byrne would like to nominate Ms. Barks for the Ward 2 representative on the MWC Arts Council. Per Midwest City Resolution 2023-20, the Ward 2 nominee will have an inaugural term of one year.

As discussed at the August 22, 2023 City Council meeting, the Historical Society will likely hold their first meeting in January 2024; therefore, all terms should commence thereafter. Thus, Ms. Barks' one-year term will end January 14, 2025.

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

Resolution No. 2023-20

**A RESOLUTION TO ESTABLISH A NEW MIDWEST CITY ARTS COUNCIL  
ESTABLISHING MEMBERSHIP AND TERMS OF OFFICE.**

**WHEREAS**, the City of Midwest City (the City) wishes to create a new Midwest City Arts Council (Arts Council) for the purpose of enhancing our cultural diversity and talent by stimulating public interest in the arts, promoting knowledge and appreciation of different expressions of art forms, and supporting Midwest City artist; and

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

**NOW, THEREFORE** be it resolved by the City of Midwest City Council that the Midwest City Arts Council is hereby established.

**PASSED AND ADOPTED** by the City Council of the City of Midwest City and signed by the Mayor this 25 of July 2023.

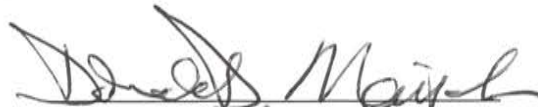
ATTEST:

  
Sara Hancock, City Clerk



  
Matthew D Dukes II, Mayor

**APPROVED** as to form and legality this 26<sup>th</sup> day of July 2023.

  
Donald D. Maisch, City Attorney



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

## MEMORANDUM

To: Honorable Mayor and Council

From: Tim Lyon, City Manager


Date: September 26, 2023

Subject: Discussion, consideration, and possible action of appointing Mr. Bob Osmond to the Midwest City Historical Society as the Ward 2 representative for a one-year term ending on January 14, 2025.

---

Councilmember Byrne would like to nominate Mr. Osmond for the Ward 2 representative on the MWC Historical Society. Per Midwest City Resolution 2023-20, the Ward 2 nominee will have an inaugural term of one year.

As discussed at the August 22, 2023 City Council meeting, the Historical Society will likely hold their first meeting in January 2024; therefore, all terms should commence thereafter. Thus, Mr. Osmond's one-year term will end January 14, 2025.

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

Resolution No. 2023-21

**A RESOLUTION TO ESTABLISH A NEW MIDWEST CITY HISTORICAL SOCIETY  
ESTABLISHING MEMBERSHIP AND TERMS OF OFFICE.**

**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

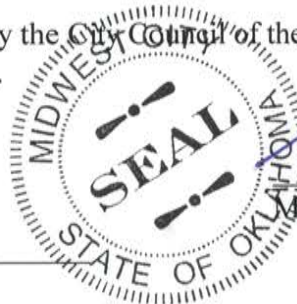
**WHEREAS**, the Historical Society members shall 1) execute, organize and raise funds for a beneficial community program, per the purpose of the Historical Society; and 2) provide regular reports and/or minutes to the City Council regarding the activity of the Historical Society; and

**NOW, THEREFORE** be it resolved by the City of Midwest City Council that the Midwest City Historical Society is hereby established.

**PASSED AND ADOPTED** by the City Council of the City of Midwest City and signed by the Mayor this 25 of July 2023.

ATTEST:

  
Sara Hancock, City Clerk



  
Matthew D Dukes II, Mayor

**APPROVED** as to form and legality this 26th day of July 2023.

  
Donald D. Maisch, City Attorney



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

## MEMORANDUM

To: Honorable Mayor and Council

From: Tim Lyon, City Manager

Date: September 26, 2023

Subject: Discussion, consideration, and possible action of appointing Mrs. Malana Bracht to the Midwest City Historical Society as the Ward 4 representative for a two-year term ending January 13, 2026.

---

Councilmember Reed would like to nominate Mrs. Bracht as the Ward 4 representative on the MWC Historical Society. Per Midwest City Resolution 2023-20, the Ward 4 nominee will have an inaugural term of two years.

As discussed at the August 22, 2023 City Council meeting, the Historical Society will likely hold their first meeting in January 2024; therefore, all terms should commence thereafter. Thus, Mrs. Bracht's two-year term will end January 13, 2026.

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

Resolution No. 2023-21

**A RESOLUTION TO ESTABLISH A NEW MIDWEST CITY HISTORICAL SOCIETY  
ESTABLISHING MEMBERSHIP AND TERMS OF OFFICE.**

**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

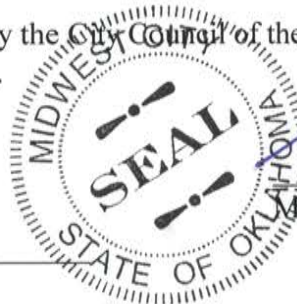
**WHEREAS**, the Historical Society members shall 1) execute, organize and raise funds for a beneficial community program, per the purpose of the Historical Society; and 2) provide regular reports and/or minutes to the City Council regarding the activity of the Historical Society; and

**NOW, THEREFORE** be it resolved by the City of Midwest City Council that the Midwest City Historical Society is hereby established.

**PASSED AND ADOPTED** by the City Council of the City of Midwest City and signed by the Mayor this 25 of July 2023.

ATTEST:

  
Sara Hancock, City Clerk



  
Matthew D Dukes II, Mayor

**APPROVED** as to form and legality this 26th day of July 2023.

  
Donald D. Maisch, City Attorney

TO : Honorable Mayor and Council

FROM : Randall Fryar, Chief Building Official

DATE : September 26, 2023

SUBJECT : Discussion and consideration, and possible action of appointing Matthew Weber to a three year term for the City of Midwest City Builder’s Advisory Board ending September 22, 2026.

In accordance with Sec. 9-17 of the Municipal Code, the Builder’s Advisory Board consists of seven (7) members of the Builder’s Advisory Board which are qualified by:

1. Residents of the city at large with reference to their fitness for such office; or
2. Ownership, operation or involvement in the building, construction or development business within the city

The board members shall be appointed by the mayor and approved by the city council for terms of three (3) years, and each shall serve until his successor is appointed and qualified, unless sooner proved for cause.

The Builder’s Advisory Board shall act in an advisory capacity to the mayor and city council as regards building codes, construction, development requirements and related matters of interest to the city. The builder's advisory board shall meet at such times as meetings are called. The next meeting is set for September 13, 2023.

Mr. Matthew Weber has been nominated to the Builder’s Advisory Board by the Chief Building Official to replace outgoing and longtime board member Charles Hartley. Mr. Weber is Principle Architect at RO-AM Studio, and the designer of the new American Glass facility located in Ward 5, in Midwest City. Mr. Weber has been a part of the design team for projects at the Will Rogers Airport, Paycom Headquarters, and the Quail Springs Culinary.

In discussions with Mr. Weber concerning this appointment, Mr. Weber has indicated that he has no relationship with any member of the City Council or with the City, other than his work with American Glass.

Current members of the Builder’s Advisory Board are as follows:

	<b>Qualifier</b>	<b>Expires</b>
Vacant		
Chris Clark	Builder	07/23/2026
Jim McWhirter	Builder	06/24/2025
Joel Bryant	Builder (W6)	06/24/2025
Jesse Stemper	Contractor/Remodels (W1)	10/09/2025
Allen Clark	Commercial Builder	12/09/2025
Kahle Wilson	Architect	07/23/2026

Approval is at the discretion of the City Council.

*Randall J. Fryar*

Randall J. Fryar, Chief Building Official





roAM\_studio

1130 N. HARVEY AVENUE, SUITE 103, OKLAHOMA CITY, OKLAHOMA 73103



**roAM studio** was born fall of 2020 by us, Matt and Anh Weber. Individually we have 20+ years of architecture and interior design experience that encompasses a wide variety of project types. In our career we have covered commercial, hospitality, aviation, health care, residential, master planning, and conceptual. These projects do include new construction, renovation, and remodel.

Our studio focuses on guiding clients through a curated design journey that amplifies their project vision via exploration of site context, concepts, programming, materiality, spatial intent, occupant experience, and community impact. Our design intent is to interpret a client's vision into buildings, spaces, and environments with personalized identity and cohesion. We believe in collaborative engagement because projects are a team effort and conducive to better design solutions. It is important to us to maintain deep meaningful partnerships with clients, consultants, contractors, and local fabricators/artisans because we are all interconnected. The success of a project is a shared accomplishment.

# Matt Weber, AIA, LEED AP BD+C

PRINCIPAL ARCHITECT

MATT@RO-AMSTUDIO.COM

405.204.8315

## I Featured Project Experience I

### AVIATION EXPERIENCE

*The projects listed below were performed under a previous firm - Frankfurt Short Bruza*

#### **Will Rogers World Airport in Oklahoma City, Oklahoma**

- Team Leader for the entire project which was approximately 500,000 square feet.
- Managed all engineering disciplines, including Jet Bridge engineer, Civil, MEP, and HOK Architects\_Chicago
- Led a team of over 40 team members including over 10 out of house consultants.
- Ran meetings with the Airport Trust and coordinated designs with Delta Airlines, who took over the four new gates.
- Worked with Delaware North who provided food and goods for restaurants and stores for WRWA.

#### **Airbus Manufacturing Facility in Mobile, Alabama**

- Participated in the design phase and was the Project Architect.
- Coordinated with all engineering disciplines involved and created construction documents for six total buildings.
- The six projects are the Final Phase/ Flight Line Hangar, the Gauging Canopy, the Delivery Center (Package B) and the Main Gate, the Transshipment Storage Building, and the Logistics Center at Brookley Complex (Package 'C').
- The 'B' and 'C' packages involved two separate General Contractors, weekly construction meeting (one for each package), and multiple site visits. All projects achieved at least LEED Silver. Two projects, the Main Gate and the Transshipment Building achieved LEED Gold. I was also responsible for leading the LEED coordination of these buildings. Package 'B' and Package 'C' together were valued at over \$50 million.

### COMMERCIAL OFFICE, CORPORATE

*The projects listed below were performed under a previous firm - HSEarchitects*

#### **Paycom Headquarters in Oklahoma City, Oklahoma**

- Served as Project Manager and Project Architect for various projects that include:
  - o A new road entrance/exit access onto the campus.
  - o New Building 'E' which is a six story 330,000 square foot office building

#### **Paycom Office Building in Grapevine, Texas**

- Served as Project Manager and Project Architect for the new 15-acre site
- Five story office with full basement and Tier IV Data Center (150,000 SF)
- Two guard shacks (200 SF each)
- Seven level precast concrete garage with 1,500 parking spaces (750,000 SF)
- New gymnasium building (16,000 SF)
- Site improvement projects for Paycom Headquarters in Oklahoma City, OK

### HOSPITALITY, RESTAURANTS

*The projects listed below were performed under roAM studio*

#### **Quail Springs Culinary (QSC)**

We have provided architectural and interior design services for multiple QSC franchises that span several regions. Those services varied from minor renovations to full remodels.

- Jimmy's Egg (Texas, Nebraska)
- Bricktown Brewery (Oklahoma, Missouri, North Carolina)
- S&B Burger (Oklahoma)
- Garcia's Restaurant (Arizona, Utah)
- Texas Steakhouse (North Carolina)

Anh Weber, Partner

INTERIOR DESIGN + MARKETING

ANH@RO-AMSTUDIO.COM

405.255.7336

## I Featured Project Experience I

### COMMERCIAL OFFICE, CORPORATE

*The projects listed below were performed under a previous firm - HSEarchitects*

#### **Saxum PR in Oklahoma City, Oklahoma**

This 15,000 square foot project involved a comprehensive process wherein which the client wanted employee participation. I was a part of the entire development and completion of the project. I assisted in creating and analyzing employee survey of needs, programming, space planning, conceptual design, design development, construction documents, and construction administration. The Project Architect and I developed key design features to create visual impact with a purpose. We selected all the fixtures, finishes, and furniture. In addition, we collaborated closely with the client to integrate key pieces of art created by local artist Clint Stone.

#### **ImageNet Consulting, Multiple locations**

This particular client specializes in printing, audio visual integration, and technology solution services. They had a visual concept involving particular branding related finishes that were consistent at each location. Each location showcases materials consisting of parts and pieces of decommissioned machines or packing material the company owned. The design intent was to create visual features by deconstructing the materials which emphasized the component complexity of their products. I was the primary designer for these projects, with Principal Architect oversight. I developed the project through each design phase, including creating the construction documents. Additional services I provided at some of the locations were furniture selections and installation.

- Oklahoma City, OK
- Tulsa, OK
- Austin, TX
- St. Louis, MO

### HOSPITALITY, RETAIL & LOUNGE

*The projects listed below were performed under a previous firm - HSEarchitects*

#### **BC Clark at Classen Curve in Oklahoma City, Oklahoma**

I worked with the Project Architect and Principal Architect during the conceptual, design development, and construction documentation process. My involvement included developing key design features, millwork details, lighting, signage, and overall finish selections. I collaborated with local artist Christie Owens to procure a custom piece of art.

#### **Liberte` Clothing Store at Classen Curve in Oklahoma City, Oklahoma**

This was a high-end women's retail store where I was the primary designer, with Principal Architect oversight. This involved working closely with the client to develop a central feature that was visually dynamic, while also providing functionality and flexibility. The design intent was to create a free standing display that allowed for clothes hanging space and shelving that were interchangeable. I procured a local fabricator and artisan to help develop and construct the design. Note that this location is no longer in business.

#### **Paycom Arena (formerly Chesapeake Arena), Thunder Family Lounge**

This was a 3,975 square foot remodel project where I was the primary designer, with Principal Architect oversight. I worked closely with the Thunder management team and arena facilities manager to develop an elevated renovation design that also involved procuring artwork for the space. I developed the project through each design phase, including creating the construction documents and specifying furniture selections.



## MEMORANDUM

To: Honorable Mayor and Council

From: Josh Ryan, Communications & Recreation Director

Date: September 26, 2023

Subject: Discussion, consideration, and possible action of appointing Mr. Hiawatha Bouldin (Mayor's Seat) until 05-27-26, Chris Cooney (Ward 1) until 07-25-26, and David Clampitt (Ward 2) until 05-27-26 to the Midwest City Park & Recreation Board.

---

Mr. Hiawatha Bouldin has accepted the nomination to fill the Mayor's seat on the Park & Recreation Board for the City of Midwest City. Mr. Bouldin's term would expire on May 27, 2026.

Mr. Chris Cooney and Mr. David Clampitt would return to their seats, serving Wards 1 and 2 respectively. Their continued dedication and service to the Park Board is very much appreciated. Mr. Cooney's term would expire on July 25, 2026. Mr. Clampitt's term would expire on May 27, 2026.

Staff talked with each of the appointees and have determined that none of the appointees were found currently to have a professional/contractual relationship with the City of Midwest City.

Mr. John Manning (Ward 6) was appointed by Council at the March 28, 2023 meeting. There was a scrivener's error stating term would expire January 10, 2025. It should be 2026.

### Park and Recreation Board Members

Vacant	Mayor's Seat	Term Expires: 5/27/2026 (with approval)
Chris Cooney	Ward 1	Term Expires: 7/25/2026 (with approval)
David Clampitt	Ward 2 / Chair	Term Expires: 5/27/2026 (with approval)
Kim Templeman	Ward 3	Term Expires: 2/25/2025
Marc Thompson	Ward 4	Term Expires: 4/22/2025
Taiseka Adams	Ward 5	Term Expires: 10/22/2024
John Manning	Ward 6 / Vice Chair	Term Expires: 1/10/2026

Action is at the discretion of the Council.

Josh Ryan  
Parks & Recreation Director



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: September 26, 2023

SUBJECT: Discussion, consideration and possible action, declaring a lateral (2) two drawer file cabinet as surplus authorizing disposal by public auction, sealed bid or destruction, if necessary.

There is no other need for this within the City. This agenda item will declare the item as surplus.

Staff recommends approval.

Sara Hancock  
Sara Hancock, City Clerk



# The City Of Midwest City Neighborhood Services Department

*Code Enforcement • Neighborhood Initiative*  
8726 SE 15<sup>th</sup> Street, Midwest City, OK 73110  
(405)739-1005

**Date:** September 26, 2023

**To:** Honorable Mayor and City Council

**From:** Mike S. Stroh, Neighborhood Services Director

**Subject:** Discussion, consideration and possible action declaring a 2007 Chevy Colorado, as surplus and authorizing disposal by public auction, sealed bid or other means as necessary.

The truck needed repairs and were hard to find parts. We have a vehicle in the budget so it was decided to surplus this vehicle rather than have it repaired. 15-02-03 is a 2007 Chevy Colorado.

*Mike S. Stroh*

Mike S. Stroh, Neighborhood Services Director



DISCUSSION ITEMS







**Economic Development Department**

100 N. Midwest Boulevard

Midwest City, OK 73110

Office: (405) 739-1218

[rcoleman@MidwestCityOK.org](mailto:rcoleman@MidwestCityOK.org)

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

**MEMORANDUM**

To: Honorable Mayor and Midwest City Council

From: Robert Coleman, Director of Economic Development

Date: September 26, 2023

Subject: Public Hearing, discussion, consideration and to provide interested persons an opportunity be heard pursuant to Title 62, Section 859 of the Oklahoma Statutes regarding the provisions of the First Amendment to Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (“Increment District Number Three”): (i) to provide \$450,000 in development financing assistance to American Glass, Inc. (“AGI”) in connection with the development of a new headquarters and manufacturing facility to be located in the Soldier Creek Industrial Park, 7450 NE 23<sup>rd</sup> Street; (ii) to provide funds in the amount of \$5,600,000 for the construction of utility improvements to serve the 112,488 square foot Centrillium Protein Plant, located at approximately 7210 NE 36<sup>th</sup> Street with such facilities to be operated by Centrillium Protein, Inc. an Oklahoma corporation (“Centrillium”); (iii) to provide funding for rail line improvements in the amount of \$3,000,000 to serve the Centrillium site and reduce its cost of interstate transport and to serve the Soldier Creek Industrial Park and the AGI site; and (iv) to fund \$750,000 for public improvement projects in the NE 23<sup>rd</sup> Street corridor. (Economic Development - R. Coleman)

The Oklahoma Local Development Act (O.S. 62 § 9-859) mandates that the governing body must hold two public hearings before the adoption of a project plan or subsequent amendments thereto. The first public hearing was conducted at the August 22<sup>nd</sup>, 2013 Midwest City Council meeting.

Please see the next agenda item for additional details.

Respectfully,

---

Robert Coleman

Director of Economic Development



**Economic Development Department**

100 N. Midwest Boulevard

Midwest City, OK 73110

Office: (405) 739-1218

[rcoleman@MidwestCityOK.org](mailto:rcoleman@MidwestCityOK.org)

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

**MEMORANDUM**

To: Honorable Mayor and Midwest City Council

From: Robert Coleman, Director of Economic Development

Date: September 26, 2023

Subject: Discussion, consideration and possible action to approve and/or amend an ordinance approving that certain “First Amendment to the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (“North Side Improvement District”); ratifying and confirming actions, recommendations and findings of the Midwest City Local Development Act Review Committee; amending the Project Plan for “Increment District Number Three, City of Midwest City, Oklahoma”; adopting certain findings; providing for severability; and containing other provisions relating thereto; and declaring an emergency. (Presentation By Dan McMahan, Representing the City of Midwest City, OK.) (Economic Development - R. Coleman)

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The original Project Plan for the North Side Improvement District (City of Midwest City TIF #3) was approved via Ordinance 3488 on August 23, 2022. It contained development financing assistance for Global Turbine Services (“GTS”) and Centrillum Protein (“Centrillum”). Following two public hearings, it was subsequently approved by the Midwest City Council.

GTS abandoned its project in the Soldier Creek Industrial Park (“SCIP”) in late 2022, due to a lack of work from Tinker AFB. Fortunately, we successfully recruited American Glass, Inc. (“AGI”) to the former GTS site.

AGI forecasts a minimum total investment of \$10 million in building its new headquarters and glass wall assembly facility in SCIP. Thereafter, it plans to hire nearly 70 employees and contractors with an estimated annual payroll of over \$5 million. This project requires a comparatively small amount of development finance assistance, but our agreement with AGI also mandates rail service to the park at an estimated cost of slightly more than \$2 million.

Centrillum remains committed to hiring over 100 workers at wages that meet the requirements of the Oklahoma Quality Jobs Act. In addition, it has increased its projected investment in the Midwest City facility by approximately \$15 million as it has chosen to expand the plant’s footprint by almost double. While the plant has grown, so have costs associated with the water, sanitary sewer and railroad improvements necessary for the project.

In the original Project Plan, public improvement costs for the Centrillum and GTS projects were estimated at a combined total of \$5.45 million. Engineers are now estimating these costs at

nearly \$9 million and the projects have yet to bid. These increases were attributed to a major change to construction plans as well as hyper inflated material costs.

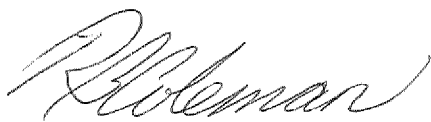
The overall cost of the Project Plan, once projected at a total of \$8.745 million, is now estimated at \$11 million. This is an increase of more than 5% of the estimated total project costs described in the original Project Plan. According to the Oklahoma Local Development Act §858, the governing body must make a formal amendment to the plan, including review by the Local Development Act Review Committee (“LDARC”) and the Planning Commission if the proposed amendment adds more than five percent (5%) to the district's area; and/or if the proposed amendment increases the estimated public costs financed by apportioned tax increments by more than five percent (5%). Increment District #3 is also proposed to be extended by eight (8) additional years for a total maximum term of 20 years.

State statute (O.S. 61 § 859[a]) mandates the governing body conduct two public hearings before any subsequent amendment to the Project Plan. The first hearing is to provide information and to answer questions; provided, such information shall include, but not be limited to, an analysis of potential positive or negative impacts which may result from the adoption of a project plan. A representative of the city, town or county shall present the city, town or county's proposed plan or amendment thereto. The date of the second public hearing shall be announced in the presence of the persons in attendance at the hearing, but such date shall be more than seven (7) days after the date of the first public hearing. The purpose of the second public hearing shall be to give any interested persons the opportunity to express their views on the proposed plan or amendment thereto.

On July 19, 2023, the LDARC approved a resolution recommending adoption of the proposed amendments to the Project Plan. The Planning Commission on August 1, 2023, also approved a resolution in support of the proposed amendment.

Please contact my office at (405) 739-1218 with any question.

Respectfully,

A handwritten signature in cursive script, appearing to read 'R. Coleman', is written in black ink.

Robert Coleman, Director of Economic Development

Attachments: Ordinance

‘Exhibit A’ - Ordinance 3488, Original Project Plan

‘Exhibit B’ - Proposed First Amendment to Project Plan

LDARC Resolution 2023-01

Planning Commission Resolution 2023-09

ORDINANCE NO. 3488

**AN ORDINANCE APPROVING AND ADOPTING THAT CERTAIN “PROJECT PLAN RELATING TO INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA (NORTH SIDE IMPROVEMENT DISTRICT)”;** RATIFYING AND CONFIRMING ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE MIDWEST CITY LOCAL DEVELOPMENT ACT REVIEW COMMITTEE; ESTABLISHING “INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA”; DESIGNATING AND ADOPTING PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES; ADOPTING CERTAIN FINDINGS; APPORTIONING INCREMENTAL AD VALOREM TAX REVENUES; CREATING THE NORTH SIDE IMPROVEMENT DISTRICT APPORTIONMENT FUND; DESIGNATING THE MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY (THE “AUTHORITY”) AS THE PUBLIC ENTITY TO CARRY OUT AND ADMINISTER THE PROJECT PLAN AND AUTHORIZING THE AUTHORITY TO MAKE MINOR PLAN AMENDMENTS; AUTHORIZING THE AUTHORITY TO ISSUE TAX APPORTIONMENT BONDS OR NOTES; DESIGNATING THE CITY MANAGER/GENERAL ADMINISTRATOR OF THE AUTHORITY AS THE PERSON IN CHARGE OF THE ADMINISTRATION OF THE PROJECT PLAN; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

WHEREAS, proposals have been developed over the years which called for public improvements along Northeast 23rd Street from North Air Depot Road to North Post Road, which have pointed to the need for utility extensions, better transportation and pedestrian access, and enhanced streetscaping along the Northeast 23rd Street corridor; and

WHEREAS, several industrial concerns have also expressed interest in locating new commercial facilities along and north of this corridor, and would require an agreement by the City’s economic development authorities to provide some level of development assistance before these location decisions can be finalized; and

WHEREAS, the City of Midwest City, Oklahoma (hereinafter, the “City”) and the Midwest City Economic Development Authority (hereinafter, the “Authority”) have proposed the use of a “tax increment district” to provide a portion of the needed development assistance in connection with the Project; and

WHEREAS, under the City and the Authority’s proposal, development financing assistance generated through this tax increment district would be used to defray part of the extensive infrastructure, site development and development financing costs required by these improvements; and

WHEREAS, Article X, Section 6C of the Oklahoma Constitution, along with the provisions of the Oklahoma Local Development Act, Title 62, Section 850 et seq. of the Oklahoma Statutes, as amended (hereinafter, the “Local Development Act”), authorizes cities,

towns and counties to adopt incentives for the development or redevelopment of areas determined by the governing body of such city, town or county to be unproductive, undeveloped, underdeveloped or blighted and empowers the governing body of such cities, towns or counties to create special districts to apportion tax increments within such areas to help finance the public costs of such development or redevelopment; and

**WHEREAS**, on December 14, 2021, the City Council of the City adopted Resolution No. 2021-48, authorizing and directing the Midwest City Local Development Act Review Committee to analyze the City's proposal and to determine whether the area described in the proposal would qualify as an "increment district" pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 et seq. of the Oklahoma Statutes (hereinafter, the "Local Development Act"), and to make other recommendations and findings as required by the Local Development Act; and

**WHEREAS**, the Authority's proposal has been incorporated into the terms of that certain "Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement District)" dated June 1, 2022 (hereinafter, the "Project Plan"); and

**WHEREAS**, the Project Plan provides for the terms and conditions under which a tax increment district may assist in providing development financing assistance to the City and the industrial prospects that are interested in locating within this area; and

**WHEREAS**, the Local Development Act Review Committee, representing each of the taxing jurisdictions in which the proposed district is located, as well as the public at large, has reviewed the Project Plan and the proposed tax increment district in accordance with the criteria specified in the Local Development Act; and

**WHEREAS**, the Local Development Act Review Committee has also considered the financial impact of the Project Plan on each taxing jurisdiction, and has made its findings as to the financial impact which will result from the adoption of the Project Plan; and

**WHEREAS**, the City of Midwest City Planning Commission (hereinafter, the "Planning Commission") has adopted a resolution declaring the Project Plan to be in compliance with the Comprehensive Plan of the City of Midwest City and recommending approval of the Project Plan; and

**WHEREAS**, all reasonable efforts have been made to allow full public knowledge and participation in the application of the Local Development Act in the review and approval of the proposed Project Plan and related tax increment district; and

**WHEREAS**, all required notices have been given and all required hearings have been held in connection with the proposed Project Plan, in accordance with the provisions of the Local Development Act, the Oklahoma Open Meetings Act, Title 25, Sections 301 et seq. of the Oklahoma Statutes, and other applicable laws; and

**WHEREAS**, implementation of the Project Plan will be facilitated by the designation of the Authority as the public entity authorized to carry out and administer the Project Plan and to exercise certain powers necessary thereto; and

**WHEREAS**, it is in the best interests of the City of Midwest City and its citizens to approve the Project Plan, to establish the proposed tax increment district and to authorize the Authority to undertake those programs and projects described therein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA, TO-WIT:**

**SECTION 1. Approving and Adopting the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma.** That certain “Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement District”, dated June 1, 2022, as recommended by the Local Development Act Review Committee and the Planning Commission, is hereby adopted and approved in the form attached hereto as Exhibit “A”.

**SECTION 2. Ratifying and Confirming Actions, Recommendations and Findings.** All actions taken, recommendations, findings and conclusions made in connection with the Project Plan by the Local Development Act Review Committee and the Planning Commission are hereby ratified and confirmed.

**SECTION 3. Establishing “Increment District Number Three, City of Midwest City, Oklahoma”.** There is hereby established “Increment District Number Three, City of Midwest City, Oklahoma”, in accordance with the provisions of Section 861 and other applicable provisions of the Local Development Act, which district shall be effective as of September 1, 2022, or the effective date of this Ordinance, whichever is later. For identification purposes, the name of the tax increment district being established by this Ordinance may also be referred to herein as the “North Side Improvement District”.

**SECTION 4. Designating and Adopting Project Area and Increment District Boundaries.** The boundaries of the North Side Improvement District and the related Project Area are hereby adopted as set forth in Exhibit “B” and Exhibit “C”, respectively, both attached hereto and made a part hereof.

**SECTION 5. Adopting Certain Findings.** In accordance with the Local Development Act, the City Council hereby finds:

- A. That boundaries of the proposed district are within an area requiring public improvements to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area or to preserve or enhance the tax base. Therefore, the proposed district qualifies as a “reinvestment area” pursuant to Section 853 of the Local Development Act, and is eligible for designation as a tax increment district.

B. That contemplated private and public projects within the North Side Improvement District are likely to enhance the value of other real property, increase ad valorem tax revenues to taxing jurisdictions, increase sales taxes for the City of Midwest City and Rogers County, Oklahoma, and effectuate an increase in employment opportunities within the North Side Improvement District, as well as promote the general public interest.

C. That the guidelines specified in Section 852 of the Local Development Act have been and shall be followed in relation to the North Side Improvement District and the Project Plan relating thereto.

D. That the aggregate net assessed value of all taxable property in all districts within the City of Midwest City, as determined pursuant to Section 862 of the Local Development Act, does not exceed twenty-five (25%) of the total net assessed value of taxable property within the City of Midwest City, Oklahoma.

E. That the aggregate net assessed value of the taxable property in all districts, as determined pursuant to Section 862 of the Local Development Act, within the City of Midwest City, Oklahoma, does not exceed twenty-five percent (25%) of the total net assessed value of any school district located within the City of Midwest City.

F. That the land area contained within all districts, as determined pursuant to Section 862 of the Local Development Act, within the City of Midwest City does not and shall not exceed twenty-five percent (25%) of the total land area of the City of Midwest City, Oklahoma.

G. That the Project Plan is feasible and conforms to the Comprehensive Plan of the City of Midwest City, Oklahoma.

**SECTION 6. Apportioning Incremental Ad Valorem Tax Revenues.** In accordance with the provisions of the Local Development Act, incremental ad valorem taxes generated within the North Side Improvement District, as such incremental revenues are determined and defined by the Local Development Act (hereinafter, the "Ad Valorem Increment Revenues"), are hereby apportioned and set aside from all other ad valorem taxes levied within the North Side Improvement District, to be used for:

(i) the payment of "project costs" incurred in connection with the development or construction of those projects listed in this Project Plan;

(ii) the reimbursement of the City, or any agency thereof (including the Authority), which has paid "project costs" from funds which were not increments derived from the North Side Improvement District, but only to the extent that such sums were actually paid; and

(iii) the payment of principal, interest and premium, if any, on the Series 20xx Note, issued pursuant to Section 863 of the Local Development Act.

The apportionment of Ad Valorem Increment Revenues pursuant to this section shall terminate upon the final payment of, or reimbursement for, all "project costs" incurred in connection with the projects listed in the Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on any "tax apportionment bonds or notes" issued hereunder; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond twelve (12) years from the original effective date of this Ordinance, unless extended by action of the governing body of the City.

In the event that a portion of the principal of or interest on any "tax apportionment bonds or notes" issued in connection herewith remains unpaid as of the twelfth (12th) anniversary of the original effective date of this Ordinance, then, the North Side Improvement District shall not terminate until the increment apportioned during the twelfth (12th) year is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the twelfth (12th) anniversary of the original effective date of this Ordinance, unless such period is modified by subsequent action of the City Council.

**SECTION 7. Creating the North Side Improvement District Apportionment Fund.**

During the period of apportionment, and subject to the City's right to subsequently repeal, modify or amend this Ordinance, the increments apportioned hereunder shall be transferred by the respective taxing authorities to the "North Side Improvement District Apportionment Fund" (herein, the "Apportionment Fund"), which fund shall be held by and be the property of, the Midwest City Economic Development Authority (except that such fund may also be held by a trustee bank acting on behalf of the Authority). No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City of Midwest City. Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the respective taxing authorities to the Apportionment Fund.

**SECTION 8. Designating the Midwest City Economic Development Authority As the Public Entity to Carry Out and Administer the Project Plan and Authorizing the Authority to Make Minor Amendments to the Project Plan.**

The Midwest City Economic Development Authority shall be and is hereby designated and authorized as the public entity to carry out and administer the provisions of the Project Plan, in accordance with its respective responsibilities, and to exercise all powers deemed necessary and appropriate for public trusts as set forth in the Local Development Act or the Public Trust Act, Title 60, Section 176 et seq. of the Oklahoma Statutes, including the right to make minor amendments to the Project Plan. For these purposes, an amendment shall be considered to be "minor" if: (i) such amendment does not change the character or purpose of the Project Plan; (ii) does not affect more than five percent (5%) of the district's area; or (iii) does not affect more than five percent (5%) of the public costs of the plan to be financed by apportioned tax increments, all as determined on a cumulative basis.

**SECTION 9. Authorizing the Midwest City Economic Development Authority to Issue Tax Apportionment Bonds or Notes.**

The Midwest City Economic Development



Authority shall have the authority to issue tax apportionment bonds or notes and to pay costs of issuance and to fund appropriate reserves, in connection therewith, all in accordance with the provisions of the Project Plan. The Midwest City Economic Development Authority is also authorized to irrevocably pledge all or part of the apportioned increments and other revenue for the payment of the tax apportionment bonds or notes. The part of the apportioned increments pledged in payment may be used only for the payment of the bonds or notes or interest on the bonds or notes until the bonds or notes have been fully paid. In authorizing the irrevocable pledging of such increments, it is the express intention of the City Council that the North Side Improvement District will remain in place until all of the outstanding principal, accrued interest and premium, if any, on any such tax apportionment bonds or notes have been paid in full. Notwithstanding such intention, the City, by these provisions, does not waive any right which it has now or may have in the future, to repeal, modify or amend this Ordinance, by subsequent action of the City Council, as provided in Section 856(C) of the Local Development Act. In adopting this Ordinance, the City does not purport to create any contractual obligation extending beyond the City's current or any subsequent fiscal year with regard to the establishment or maintenance of the North Side Improvement District, or the apportionment of ad valorem tax increments; provided, however, that the City may, on a year-to-year basis, agree to transfer to the Apportionment Fund, any apportioned increments which it receives. All tax apportionment bonds or notes issued pursuant to this section shall state that such bond or note is not a debt, general or special, liability or obligation of the City of Midwest City or the State of Oklahoma or any other agency or authority of such entities, other than the Midwest City Economic Development Authority. The bond or note shall further state:

- (i) that the issuance of such bond or note does not give rise to a charge against the general credit or taxing powers of the City of Midwest City, or a claim on the revenues or resources of the State of Oklahoma, and
- (ii) that such bond or note is a special, limited obligation of the Midwest City Economic Development Authority, payable solely from the income, revenues and receipts derived or to be derived from the proceeds of certain tax increments paid over to the Authority and the funds and accounts held pursuant to the terms of any indenture or agreement authorizing the issuance of such bonds or notes.

**SECTION 10. Designating the City Manager/General Manager as the Person**

**In Charge of the Administration of the Plan.** The City Manager of the City/General Administrator of the Midwest City Economic Development Authority, or in his or her absence or during a vacancy in such office, the Assistant City Manager of the City shall be the person in charge of implementing the Project Plan.

**SECTION 11. Providing for Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional, such portion shall not affect the validity of the remaining portions of this Ordinance.

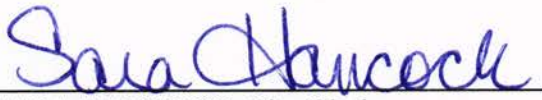
23 PASSED AND approved by the City Council of the City of Midwest City, Oklahoma this day of August, 2022.



THE CITY OF MIDWEST CITY, OKLAHOMA

  
MATTHEW D. DUKES, II, Mayor

ATTEST:

  
SARA HANCOCK, City Clerk

APPROVED as to form and legality this 13<sup>th</sup> day of September, 2022:

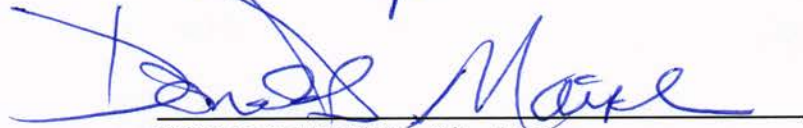
  
DONALD MAISCH, City Attorney



EXHIBIT "A"

COPY OF THE  
PROJECT PLAN RELATING TO  
INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA

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**PROJECT PLAN RELATING TO  
INCREMENT DISTRICT NUMBER THREE,  
CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)**

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Submitted By The

**CITY OF MIDWEST CITY, OKLAHOMA**

And The

**MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY**

**DATED: June 1, 2022**

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APPENDIX "C" – Existing Uses and Conditions of the Property Within the North Side Improvement District.	
APPENDIX "D" - Map Showing the Proposed Improvements and Uses.	

## **INTRODUCTION**

Over the years, proposals have been developed which called for public improvements along Northeast 23rd Street from North Air Depot Road to North Post Road. These proposals have pointed to the need for utility extensions, better transportation and pedestrian access, and enhanced streetscaping along the Northeast 23rd Street corridor. In addition, several industrial concerns have expressed interest in locating new commercial facilities along and north of this corridor; however, these firms would require an agreement by the City's economic development authorities to provide some level of development assistance before these location decisions can be finalized. (The financing of these improvements, along with the provision for development financing assistance, are hereinafter referred to as the "Project").

Due to the magnitude of the Project, and the significant public benefits which will accrue from it, the City of Midwest City, Oklahoma (hereinafter, the "City") and the Midwest City Economic Development Authority (hereinafter, the "Authority") have proposed the use of a "tax increment district" to provide a portion of the needed development assistance in connection with the Project. Under the City and the Authority's proposal, financing assistance generated through this tax increment district would be used to defray part of the extensive infrastructure, site development and development financing costs required by the Project.

On December 14, 2021, the City Council of the City adopted Resolution No. 2021-48, authorizing and directing the Midwest City Local Development Act Review Committee to analyze the City's proposal and to determine whether the area described in the proposal would qualify as an "increment district" pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 et seq. of the Oklahoma Statutes (hereinafter, the "Local Development Act"), and to make other recommendations and findings as required by the Local Development Act.

Before an "increment district" may be established, the Local Development Act requires that the City prepare a project plan which must include the following:

1. A description of the proposed boundaries of the district and the proposed boundaries of the project area by legal description and by street or other recognizable physical feature accompanied by a sketch clearly delineating the area in detail;
2. A statement listing the kind, number and location of the proposed public works or improvements, the anticipated private investments and the estimated public revenues which should accrue;
3. A list of estimated project costs including administrative expenses;
4. A general description of the methods of financing the estimated project costs, the expected sources of revenue to finance or pay project costs, and the general time when the costs or monetary obligations related thereto are to be incurred;
5. A map showing existing uses and conditions of real property in the district and a map showing proposed improvements to and proposed uses of that property;
6. Proposed changes in zoning;

7. Proposed changes in the master plan and city ordinances if required to implement the project plan;
8. The name of the person who shall be in charge of the implementation of all of the project plans of the district with such name being forwarded to the Oklahoma Department of Commerce; and
9. A designation of any public entity to be authorized to carry out all or part of the project plan.

This Project Plan was prepared by the staff of the City, with the assistance of the Authority, to present the information required by the Local Development Act in relation to the establishment of "Increment District Number Three, City of Midwest City, Oklahoma" (hereinafter, the "North Side Improvement District"). Any statements contained herein or in the appendices and exhibits hereto, involving matters of opinion, estimates or projections, whether expressly so stated, are intended as such and not as representations of fact. Summaries of documents referred to herein do not purport to be complete or definitive, and all references made to such documents are qualified in their entirety by reference to the complete document. The information contained herein has been compiled from sources believed to be reliable, as of the date hereof. Such information is subject to change and/or correction, at any time prior to the adoption of this Project Plan by the City.

## **I. DESCRIPTION OF THE BOUNDARIES OF THE DISTRICT AND THE PROJECT AREA**

### **A. Boundaries of the District By Legal Description and Street**

The legal description of the North Side Improvement District and a map of the same are attached hereto as Appendix "A"

### **B. Boundaries of the Project Area By Legal Description and Street.**

The legal description of the North Side Improvement District Project Area (hereinafter, the "Project Area") and a map of the same are attached hereto as Appendix "B".

## **II. PROPOSED PUBLIC WORKS OR IMPROVEMENTS, ANTICIPATED PRIVATE IMPROVEMENTS, AND ESTIMATED PUBLIC REVENUES**

### **A. Listing of Type and Location of Public Works or Improvements**

The public work or improvements being proposed are, as follows:

*(1) Development Financing Assistance* - The public works or improvements authorized under this Project Plan will include the payment or reimbursement of costs incurred by Global Turbine Services, Inc. (or its affiliate) (hereinafter, "GTS") for improvements

related to the noise attenuation, landscaping, site development and building costs associated with the testing and manufacturing facilities being constructed by GTS (hereinafter, the “GTS Project Facilities”). Development financing assistance for these improvements will be provided to GTS pursuant to the terms of a “Development Financing Assistance Agreement” (hereinafter, the “GTS Financing Assistance Agreement”), between the Authority and GTS, which agreement will provide for the payment or reimbursement of a portion of the costs associated with these improvements in an amount not to exceed \$1,500,000.

**(2) Off-Site Public Improvements Relating to the GTS Project Facilities** - The public works or improvements authorized under this Project Plan will include the payment for the costs of improving traffic signalization and transportation improvements in the area of the GTS Project Facilities. These improvements will include acquisition and construction of enhanced traffic signalization and roadway striping on N.E. 23rd Street in the areas adjacent to the GTS Project Facilities. In addition, a new EMBARK bus stop may be constructed to serve employees working within the GTS Project Facilities. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing roadways, traffic signals, bus stop structures and fixtures, and similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; and professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$800,000, with such improvements to be constructed by the City or one of its related public trust authorities.

**(3) Utility Improvements** - Certain of the public works or improvements authorized under this Project Plan will consist of utility improvements and will be necessitated by the construction of the food processing and warehousing facilities to serve Project Oscar (hereinafter, the “Project Oscar Facilities”). Such utility improvements will include the following:

**(i) Sanitary Sewer Extensions** – The infrastructure improvements will include the construction of a sanitary sewer main and branch extensions to serve the Project Oscar Facilities. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including sewers, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$1,600,000, with such improvements to be constructed by the City or one of its related public trust authorities.

**(ii) Water Distribution System Improvements** –The infrastructure improvements will include the construction of improvements to the water distribution system within the area of the Project Oscar Facility main line within the Project Area. Project costs under this category include the actual costs of the acquisition,



demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including water distribution and supply systems, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$1,400,000, with such improvements to be constructed by the City or one of its related public trust authorities.

Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures; new or existing roadways, including curbing, sidewalks and any similar public improvements, common utility or service facilities; traffic signals, utility structures and fixtures; sanitary sewers and similar public improvements, related common utility or service facilities; water distribution and supply systems, landscaping; parking; water detention/retention systems; retaining walls, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; new or existing structures and fixtures; and professional service costs, including those incurred for architectural, planning, engineering and legal.

**(4) Rail System Improvements** - The public works or improvements authorized under this Project Plan will include the payment for the costs of installing a railroad switch or spur to serve the Project Oscar Facilities. "Project costs" under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing tracks, railways, roadbeds or overpasses and/or transportation structures, fixtures, and ancillary public improvements, including bridges, sidewalks and any similar public improvements, common utility or service facilities, landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$1,650,000, with such improvements to be constructed by the City or one of its related public trust authorities.

**(5) N.E. 23rd Street Improvements** - The public works or improvements authorized under this Project Plan will include the payment of costs associated with the implementation of the Vision23 Project, which calls for the enhancement and revitalization of N.E. 23rd Street from its intersection with N. Air Depot to its intersection with N. Post Road. This project aims to achieve systemic improvements for the benefit of revitalization of economic development, traffic & pedestrian safety, and to promote better accessibility to commercial businesses. Infrastructure improvements will seek to provide a "pedestrian-friendly environment" through upgraded street lighting and dedicated "safe" crossings at major intersections. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges and any similar public improvements, common utility or service facilities, related landscaping, parking and water detention/retention systems; the actual cost of the clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; professional

service costs, including those incurred for architectural, planning, engineering and legal. It is estimated that the Project Costs for the Vision23 project will be approximately \$750,000.00, and would be undertaken by the City and the Authority.

**(6) Financing Costs.** Most of the project costs included in this Project Plan are intended by the Authority to be paid directly from increment revenues generated from the North Side Improvement District or from other funds of the Authority or the City. However, the City and the Authority may decide to finance certain of the costs described above in order to facilitate the completion of one or more projects. "Financing costs" will include all or a portion of the interest paid to holders of bonds, notes or other forms of indebtedness issued to pay for project costs (exclusive of capitalized interest), premiums paid over and above the principal amount for redemption prior to maturity; and fees for bond guarantees, letters of credit and bond insurance, if any. While many of these costs cannot be accurately predicted at this stage, it is estimated that the financing costs relating to such indebtedness will not exceed \$800,000.

**(7) Costs Of Issuance.** - Costs of issuance includes fees and expenses for bond counsel, financial advisor, printing, trustee bank, underwriters counsel and other similar expenses. It is estimated that costs of issuance will not exceed \$100,000.

**(8) Organizational And Direct Administrative Costs** – "Organizational costs" include the direct costs of organizing and implementing this Project Plan, including the costs of conducting any environmental studies, the cost of publicizing the consideration of the project plan, and costs incidental in the creation of the North Side Improvement District for professional services or otherwise. "Direct administrative costs" include reasonable charges for the time spent by employees of the City and the Authority in connection with the supervision and administration of the above-mentioned projects or employees of private entities under contract with a public entity for project planning or implementation; professional service costs, including those incurred for architectural, planning, engineering, legal and financial advice and services. It is estimated that organizational costs will be approximately \$60,000 and direct administrative costs will be approximately \$20,000 per year, totaling \$240,000, over the life of the North Side Improvement District. The total of both Organizational and Direct Administrative Costs is estimated to be \$300,000.

## **B. Anticipated Private Investments**

### Global Turbine Services, Inc.

Global Turbine Services, Inc. ("GTS") has proposed the construction of testing and manufacturing facility consisting of multiple buildings, which aggregate approximately 325,000 square feet to be constructed in three phases (the "GTS Project Facilities"). In the first phase, GTS would construct a 25,000 square foot jet engine test cell facility capable of testing military and civilian engines prior to installation. This facility would employ approximately 30 people from around central Oklahoma, including the City. The Company estimates that it will begin construction of this phase in November, 2022, with completion estimated by August, 2024.

The second phase of the GTS Project Facilities will consist of a 150,000 square foot maintenance, repair and overhaul building, with approximately 10% of such being devoted to administrative office space. Such facilities would allow GTS to hire an additional 120 persons. Construction of this phase is estimated to begin in July, 2023 and be completed no later than July, 2025.

The third phase of the GTS Project Facilities is expected to consist of another 150,000 square foot maintenance, repair and overhaul building which will require the company to hire an additional 140 employees. Construction of this third phase is estimated to begin in July, 2024 and be completed no later than July, 2026.

The total potential investment from all three phases is estimated to be between \$25,000,000 and \$60,000,000. The estimated total annual payroll for all three phases is \$13,000,000 based upon 200 full-time equivalent employees earning an average of \$65,000.00 per year.

#### Project Oscar

The City is currently in negotiations with a company that is seeking a location for a 55,000 square foot food processing facility. Such a facility would employ at least 90 employees and grow over time to employ a total of 150 people. If the company locates in Midwest City, construction would be expected to begin not later than December of this year, with completion estimated for December, 2023. Average wages for employees are expected to total \$52,000 per year.

#### Vision23

The City anticipates that the improvements it will make to N.E. 23rd Street in connection with the Vision23 project will attract new private investment from both current and future business owners along the N.E. 23rd Street corridor. While no estimate can be made as to the amount of private investment that will be made in the next five-to-ten-year period, the City believes that this new private investment will range between \$1 to \$10.5 million dollars within the boundaries of the North Side Improvement District in the coming years.

### **C. Estimated Public Revenues**

The City estimates that the public works or improvements described herein will result in increases in not only municipal sales taxes collected within the North Side Improvement District, but in other types of tax revenues as well, such as ad valorem taxes. These public revenues are estimated to accrue, as follows:

**(1) Ad Valorem Taxes** - The estimates regarding increases in ad valorem taxes are based upon the following assumptions:

Real Property Taxes. Based upon an assessment ratio of eleven percent (11%) for real property, and an average tax rate of \$120 dollars per thousand (120 mills), it is estimated that real property ad valorem revenues generated by the new investment within the North Side Improvement District will increase by between \$8,491 to \$1,314,705 per year. These increases in new real property ad valorem revenues are

expected to total approximately \$11,528,143 over the twelve (12) year expected term of the North Side Improvement District.

Personal Property Taxes. Based upon an assessment ratio of thirteen and three-quarters percent (13.75%) for business personal property, and an average tax rate of \$120.00 dollars per thousand (120 mills), it is estimated that ad valorem revenues generated from the installation of personal property within the North Side Improvement District will increase by between \$1,000 to \$15,000 per year. These increases in new business personal ad valorem revenues are expected to total approximately \$120,000 over the twelve (12) year expected term of the North Side Improvement District.

**(2) City Sales and Use Taxes** - The City currently levies sales and use taxes in the amount of four and 60/100 cents (\$0.046) per dollar of taxable sales. The City estimates that, based upon the current City sales and use tax rates, economic activity within the North Side Improvement District will generate an annual increase in City sales and use tax revenue of between \$1,000 to \$5,000 per year, and is expected to generate approximately \$30,000 in new sales and use tax revenues for the City over the twelve (12) year term of the North Side Improvement District. **(Note: This Project Plan does not authorize or contemplate the apportionment of City sales and use taxes revenues generated within the North Side Improvement District for the payment of any project costs described herein.)**

### III. LISTING OF ESTIMATED PROJECT COSTS AND ADMINISTRATIVE EXPENSES

1. Development Financing Assistance -	\$ 1,500,000
2. Off-Site Public Improvements	800,000
3. Utility Improvements:	
Sanitary Sewer Improvements	1,600,000
Water Distribution System Improvements	1,400,000
4. Rail System Improvements	1,650,000
5. N.E. 23rd Street Improvements	750,000
6. Financing Costs	800,000
7. Costs of Issuance	100,000
8. Organizational and Direct Administrative Costs	<u>300,000</u>
Total	\$ 8,900,000

### IV. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

#### A. Methods of Financing

It is expected that all project costs described above (except for principal, uncapitalized interest payments and redemption premiums, if any, paid on any tax apportionment bonds or notes) will be paid from one of the following sources:

- (i) from increment revenues generated within the North Side Improvement District;
- (ii) from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated; and/or
- (ii) from proceeds from the “Midwest City Economic Development Authority Tax Apportionment Note, Series 20xx (North Side Improvement District Project)” (hereinafter, the “Series 20xx Note”).

#### **B. Expected Sources of Revenues**

The payment or reimbursement of project costs will be made from following source(s) of revenues:

**(1) Ad Valorem Taxes** - In accordance with the provisions of the Local Development Act, increments of ad valorem taxes generated within the North Side Improvement District, as such increments are determined and defined by the Local Development Act, are to be apportioned and set aside from all other ad valorem taxes levied within the North Side Improvement District, to be used exclusively for:

- (i) the payment of “project costs” incurred in connection with the development or construction of those projects listed in this Project Plan;
- (ii) the reimbursement of the City, or any agency thereof (including the Authority), which has paid “project costs” from funds which were not increments derived from the North Side Improvement District, but only to the extent that such sums were actually paid; and
- (iii) the payment of principal, interest and premium, if any, on the Series 20xx Note, issued pursuant to Section 863 of the Local Development Act.

(Such revenues being hereinafter referred to as the “Ad Valorem Increment Revenues”).

The apportionment of Ad Valorem Increment Revenues pursuant to this section shall terminate upon the final payment of, or reimbursement for, all “project costs” incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal and accrued interest due on any “tax apportionment bonds or notes” issued hereunder; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond twelve (12) years from the Effective Date (hereinafter defined) of the North Side Improvement District.

In the event that a portion of the principal of or interest on any “tax apportionment bonds or notes” issued in connection herewith, remains unpaid as of the twelfth (12th) anniversary

of the Effective Date of this Project Plan, then, the North Side Improvement District shall not terminate until the Ad Valorem Increment Revenues apportioned during the twelfth (12th) year are actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the twelfth (12th) anniversary of the Effective Date of this district.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the respective taxing authorities to a special fund to be known as the “North Side Improvement District Apportionment Fund” (hereinafter, the “Apportionment Fund”), which fund will be held by and be the property of, the Midwest City Economic Development Authority (the “Authority”) (except that such fund may also be held by a trustee acting on behalf of the Authority). No portion of such revenues and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be placed into a separate account created within the Apportionment Fund and used to pay “project costs” described herein. Such account may also be pledged as security for the payment of the Series 20xx Note, if issued. (Such account being hereinafter referred to as the “Ad Valorem Increment Revenue Account”).

**(2) State of Oklahoma Reimbursement Fund Revenues.** To the extent that: (a) one or more private entities located within the North Side Improvement District applies for and receives an exemption from the payment of ad valorem taxes pursuant to Article X, Section 6B of the Oklahoma Constitution relating to exemptions for “qualified manufacturing concerns”; (b) an application is made for reimbursement of ad valorem tax revenues lost by virtue of such exemption from the State of Oklahoma's Ad Valorem Reimbursement Fund, pursuant to Title 62, Section 193 of the Oklahoma Statutes; and (c) such application is approved by the Oklahoma Tax Commission, then, in that event, revenues received from the Ad Valorem Reimbursement Fund (hereinafter, the “Reimbursement Revenues”), are also to be apportioned and set aside from other revenues, and, pursuant to the provisions of Title 62, Section 193 of the Oklahoma Statutes, used to the same extent and in the same manner as other ad valorem taxes which are collected within the North Side Improvement District for:

(i) the payment of “project costs” incurred in connection with the development or construction of those projects listed in this Project Plan; and

(ii) the reimbursement of the City, or any agency thereof (including the Authority), which has paid “project costs” from funds which were not increments derived from the North Side Improvement District, but only to the extent that such sums were actually paid.

(iii) the payment of principal, interest and premium, if any, on the Series 20xx Note, issued pursuant to Section 863 of the Local Development Act.

The apportionment of Reimbursement Revenues pursuant to this section shall terminate upon the final payment of, or reimbursement for, all “project costs” incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal

and accrued interest due on any “tax apportionment bonds or notes” issued hereunder; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond twelve (12) years from the Effective Date (hereinafter defined) of the North Side Improvement District.

In the event that a portion of the principal of or interest on any “tax apportionment bonds or notes” issued in connection herewith, remains unpaid as of the twelfth (12th) anniversary of the Effective Date of this Project Plan, then, the North Side Improvement District shall not terminate until the Reimbursement Revenues apportioned during the twelfth (12th) year are actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the twelfth (12th) anniversary of the Effective Date of this district.

Pursuant to the Local Development Act, the Reimbursement Revenues apportioned hereunder shall be transferred by the respective taxing authorities to the Apportionment Fund. No portion of such revenues and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be placed into a separate account created within the Apportionment Fund and used to pay “project costs” described herein. Such account may also be pledged as security for the payment of the Series 20xx Note, if issued. (Such account being hereinafter referred to as the “Reimbursement Revenue Account”).

**C. Time When Costs Or Monetary Obligations Are To Be Incurred.**

Except as otherwise provided, all costs associated with the projects described herein (with the exception of financing costs) will be incurred within thirty-six (36) months of the Effective Date of the North Side Improvement District. Financing costs, if any will be incurred during the remaining term of the North Side Improvement District.

**D. Distribution of Revenues.**

During the term of the North Side Improvement District, all Ad Valorem Increment Revenues and Reimbursement Revenues (hereinafter, collectively, the “Apportioned Revenues”) will be used, as follows:

FIRST, to pay principal and interest next due on the Series 20xx Note, if issued;

SECOND, to pay “project costs” as described herein;

THIRD, to pay any unreimbursed “project costs” which were not otherwise financed through the Series 20xx Note, and which had been previously incurred by the Authority or the City; and

FOURTH, the balance shall be used to prepay the principal outstanding under the Series 2017A Note prior to its scheduled maturity.

**V. MAP OF EXISTING USES AND CONDITIONS;  
MAP OF PROPOSED IMPROVEMENTS AND USES**

See Appendix No. "C" for a map showing the existing uses and conditions of the property within the North Side Improvement District. See Appendix No. "D" for a map showing the proposed improvements and uses.

**VI. PROPOSED CHANGES IN ZONING**

It is anticipated that the site of Project Oscar will need to be amended from "Agricultural" to "PUD District". No other changes in zoning are anticipated at this time.

**VII. PROPOSED CHANGES IN THE MASTER PLAN AND CITY  
ORDINANCES IF REQUIRED TO IMPLEMENT THE PROJECT PLAN**

Section 854.13 of the Local Development Act confers the power to the City to, "[a]dopt ordinances or resolutions or repeal or modify such ordinances or resolutions or establish exceptions to existing ordinances and resolutions regulating the design, construction, and use of buildings." As noted above, the City Council of the City may find it necessary or convenient to modify current zoning ordinances to bring them into alignment with the City's development plans for the North Side Improvement District.

**VIII. NAME OF PERSON IN CHARGE OF IMPLEMENTATION  
OF THE PROJECT PLAN OF THE DISTRICT**

The General Manager/Administrator of the Authority shall be the person in charge of the implementation of the plan in accordance with the provisions, authorization, and respective delegations of responsibilities contained herein.

**IX. DESIGNATION OF PUBLIC ENTITY AUTHORIZED  
TO CARRY OUT ALL OR A PART OF THE PROJECT PLAN**

The Midwest City Economic Development Authority (the "Authority") is designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers deemed necessary and appropriate for public trusts as set forth in the Local Development Act, including the right to make minor amendments to the Project Plan. For these purposes, an amendment shall be considered to be "minor" if: (i) such amendment does not change the character or purpose of the Project Plan; (ii) does not affect more than five percent (5%) of the North Side Improvement District's area; or (iii) does not affect more than five percent (5%) of the public costs of the plan to be financed by apportioned tax increments, all as determined on a cumulative basis. The Authority is further authorized and designated to carry out those provisions of this Project Plan related to issuance of "tax apportionment bonds or notes" as provided in Section 863 of the Local Development Act, subject to approval of the governing body of the City of any specific notes or bonds.



**X. EFFECTIVE DATE**

The North Side Improvement District shall commence on September 1, 2022, or the effective date of the Ordinance approving this Project Plan and establishing North Side Improvement District, whichever is later (herein, the “Effective Date”).

## **APPENDIX "A"**

### **LEGAL DESCRIPTION AND SKETCH OF INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA (NORTH SIDE IMPROVEMENT DISTRICT)**

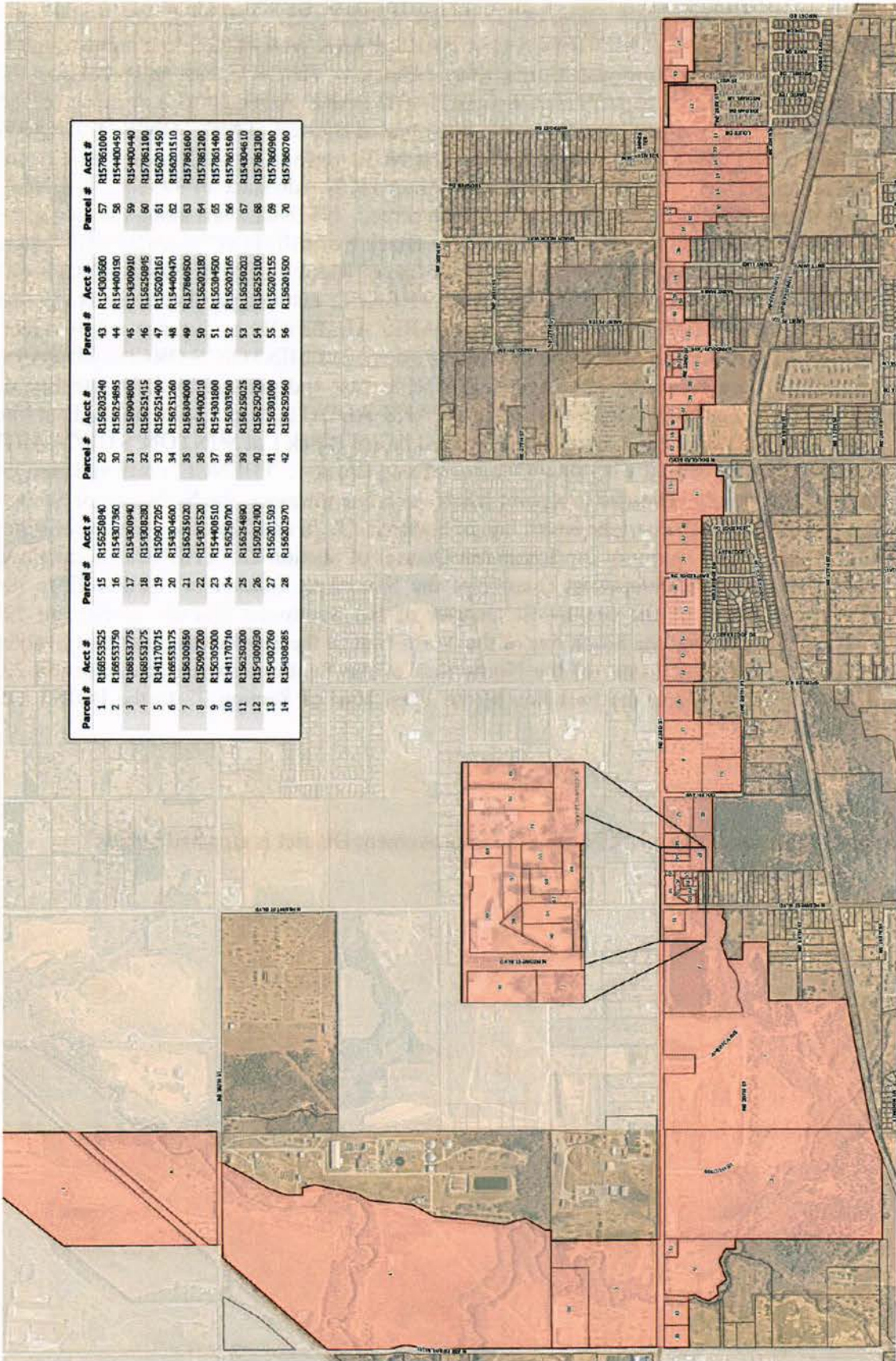
The North Side Improvement District is a tract located in Sections 15, 22, 24, 25, 26 and 27, Township 12 North Range 2 West, more particularly described as follows:

BEGINNING at the Southeast Corner of the Southwest Quarter of Section 15, Township 12 North, Range 2 West of the Indian Meridian; THENCE, north along the East line of the Southwest Quarter to the Northeast Corner of said Southwest Quarter of Section 15; THENCE, west along the North line of said Southwest Quarter a distance of approximately 700 feet; THENCE, Southwesterly to a point on the West line of the East half of said Southwest Quarter that is 1,900 feet north of the Southwest Corner of said Southwest Quarter; THENCE, south along the West line of the East half of the Southwest Quarter to the Southwest Corner of the Southeast Quarter of the Southwest Quarter; THENCE, west along the North line of Section 22 a distance of approximately 290 feet to a point of intersection with the North line of the Railroad Right-of-Way; THENCE, southwesterly along the West line of the Railroad Right-of-Way to a point where the West line of the Railroad Right-of-Way intersects with the East Right-of-Way line of Air Depot Boulevard; THENCE, south along the East Right-of-Way line of Air Depot Boulevard to a point where the East Right-of-Way line intersects with the North line of Section 27; THENCE, south along the East Right-of-Way line of Air Depot Boulevard a distance of 330 feet; THENCE, east and parallel with the North line of said Section 27 a distance of 315 feet to the intersection of such line with the centerline of Crutch Creek; THENCE, south and southeasterly along the centerline of Crutch Creek to a point where the centerline of Crutch Creek intersects with the East line of the East half of Section 27, said intersection being approximately 895 feet south of the North line of Section 27; THENCE, south along the East line of the East half of Section 27 to the Southwest Corner of the Northwest Quarter of Section 27; THENCE, east along the South line of the North half of Section 27 to a point where such line intersects the North line of the Railroad Right-of-Way; THENCE, northeasterly along said North line of the Railroad Right-of-Way to the Southeast Corner of Lot 11, Block 3 in the KANALY'S NORTHEAST 23RD STREET ADDITION; THENCE, north along the West line of said Lot 11, Block 3 to the Northwest Corner of Lot 11, Block 2 of KANALY'S NORTHEAST 23RD STREET ADDITION; THENCE, east along the North line of KANALY'S NORTHEAST 23RD STREET ADDITION to a point which is 427 feet west of the East line of the Northeast Quarter of Section 27; THENCE, north 306 feet along the East line of said Northeast Quarter; THENCE, west and parallel to the South line of said Northeast Quarter a distance of 219 feet; THENCE, north and parallel to the East line of said Northeast Quarter approximately 200 feet to the centerline of Soldier Creek; THENCE, northeasterly along said centerline approximately 678 feet to the East line of Section 27; THENCE, north along the East line of Section 27 to a point which is approximately 413 feet south of the Northeast Corner of Section 27; THENCE, easterly and parallel to the North line of Section 26 to a point which is 420.1 feet east of the West line of Section 26 and 413 feet south of the North line of

Section 26; THENCE, south and parallel to the West line of Section 26 a distance of 213 feet; THENCE, east and parallel to the North line of Section 26 where such line intersects with the West line of Block 4 of the DICKSON HEIGHTS ADDITION; THENCE, south along the West line of the DICKSON HEIGHTS ADDITION to the Southwest Corner of Block 4 of the DICKSON HEIGHTS ADDITION; THENCE, east along the South line of Blocks 4 and 5 of the DICKSON HEIGHTS ADDITION to the Southeast Corner of said Block 5; THENCE, north along the East line of Block 5 of the DICKSON HEIGHTS ADDITION to a point that is 100 feet north of the Southeast corner of Block 2 of the DICKSON HEIGHTS ADDITION; THENCE, east and parallel to the South line of Block 1 of the DICKSON HEIGHTS ADDITION to a point where such line intersects with the East Right-of-Way line of Spencer Rd.; THENCE, south along the East Right-of-Way line of Spencer Rd. a distance of 100 feet; THENCE, east and parallel to the North line of Section 26 to a point which is 515 feet west of the East line of Section 26; THENCE, south and parallel to the East line of Section 26 a distance of 259.75 feet; THENCE, east and parallel to the North line of Section 26 a distance of 465 feet; THENCE, north and parallel to the East line of Section 26 a distance of 85 feet; THENCE, east and parallel to the North line of Section 26 to a point on the East Right-of-Way line of Section 26; THENCE, north along the East line of Section 26 to a point which is 225 feet south of the North line of Douglas Blvd.; THENCE, east and parallel to the North line of Section 26 and Section 25 a distance of 367 feet; THENCE, south and parallel to the West line of Section 25 a distance of 40 feet; THENCE, east and parallel to the North line of Section 25 a distance of 170 feet; THENCE, south and parallel to the West line of Section 25 a distance of 230 feet; THENCE, east and parallel to the North line of Section 25 a distance of 122.36 feet; THENCE, south and parallel to the West line of Section 25 a distance of 165 feet; THENCE, east and parallel to the North line of Section 25 to a point on the West Right-of-Way line of Randolph Ave.; THENCE, north and parallel to the West line of Section 25 a distance of 70 feet; THENCE, east and parallel to the North line of Section 25 to the Southwest Corner of Block 3, Lot 13 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of said Lot 13 to the Southeast Corner of said Lot 13; THENCE, north along the East line of Lots 13, 12, 11 & 10 of Block 3 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION to a point on the South line of Lot 5 of Block 3 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of Lots 5, 4, 3, 2 and 1 to the Southeast Corner of Lot 1 of Block 3 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east from the Southeast corner of Block 3, Lot 1 KANALY'S SECOND NORTHEAST 23RD STREET ADDITION a distance of approximately 50 feet to the Southwest Corner of Block 2, Lot 4 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of Lots 4, 3, 2, and 1 of Block 2 KANALY'S SECOND NORTHEAST 23RD STREET ADDITION to the Southeast Corner of Block 2, Lot 1 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east a distance of approximately 50 feet to the Southwest Corner of Block 1, Lot 4 KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, south a distance of 75 feet to the Southwest Corner of Lot 5 of Block 1 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of Lot 5 of Block 1 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION to the Southeast corner of said Lot 5; THENCE, east and parallel to the North line of Section 25 to a point on the West line

of Block 4 of MINTON'S ORCHARD PARK ADDITION; THENCE, south along the West line of Block 4 of MINTON'S ORCHARD PARK ADDITION to a point which is 475 feet south of the Northwest Corner of said Block 4; THENCE, east and parallel to the North line of Block 4 of MINTON'S ORCHARD PARK ADDITION a distance of 165 feet; THENCE, south and parallel to the West line of Block 4 of MINTON'S ORCHARD PARK ADDITION a distance of 160 feet; THENCE, east and parallel to the North line of Block 4 of MINTON'S ORCHARD PARK ADDITION a distance of 99 feet; THENCE, south to a point on the centerline of N.E. 19th Street; THENCE, east along the centerline of N.E. 19th Street to the Southeast Corner of Block 6 of MINTON'S ORCHARD PARK ADDITION; THENCE, north along the East line of Block 1 of MINTON'S ORCHARD PARK ADDITION a distance of 633.5 feet; THENCE, east and parallel to the North line of Block 2 of MINTON'S ORCHARD PARK ADDITION a distance of 497 feet; THENCE, north and parallel to the East line of Block 2 of MINTON'S ORCHARD PARK ADDITION a distance of 266.5 feet; THENCE, east and parallel to the North line of Blocks 1 and 2 of MINTON'S ORCHARD PARK ADDITION to a point on the East line of said Block 1; THENCE, north along the East line of Block 1 of MINTON'S ORCHARD PARK ADDITION to the Northeast Corner of said Block 1; THENCE, north and parallel to the East line of Section 25 to a point where such line intersects the North line of Section 25; THENCE, west along the North line of Sections 25, 26 and 27 to the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22; THENCE, north along the East line of the Southwest Quarter of the Southwest Quarter of Section 22 to the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22; THENCE, east along the South line of the North Half of the Southwest Quarter of Section 22 to the Southeast Corner of the North Half of the Southwest Quarter of Section 22; THENCE, north along the East line of the West Half of Section 22 to the POINT OF BEGINNING.

A map of the boundaries of the North Side Improvement District is attached below:



**APPENDIX "B"**

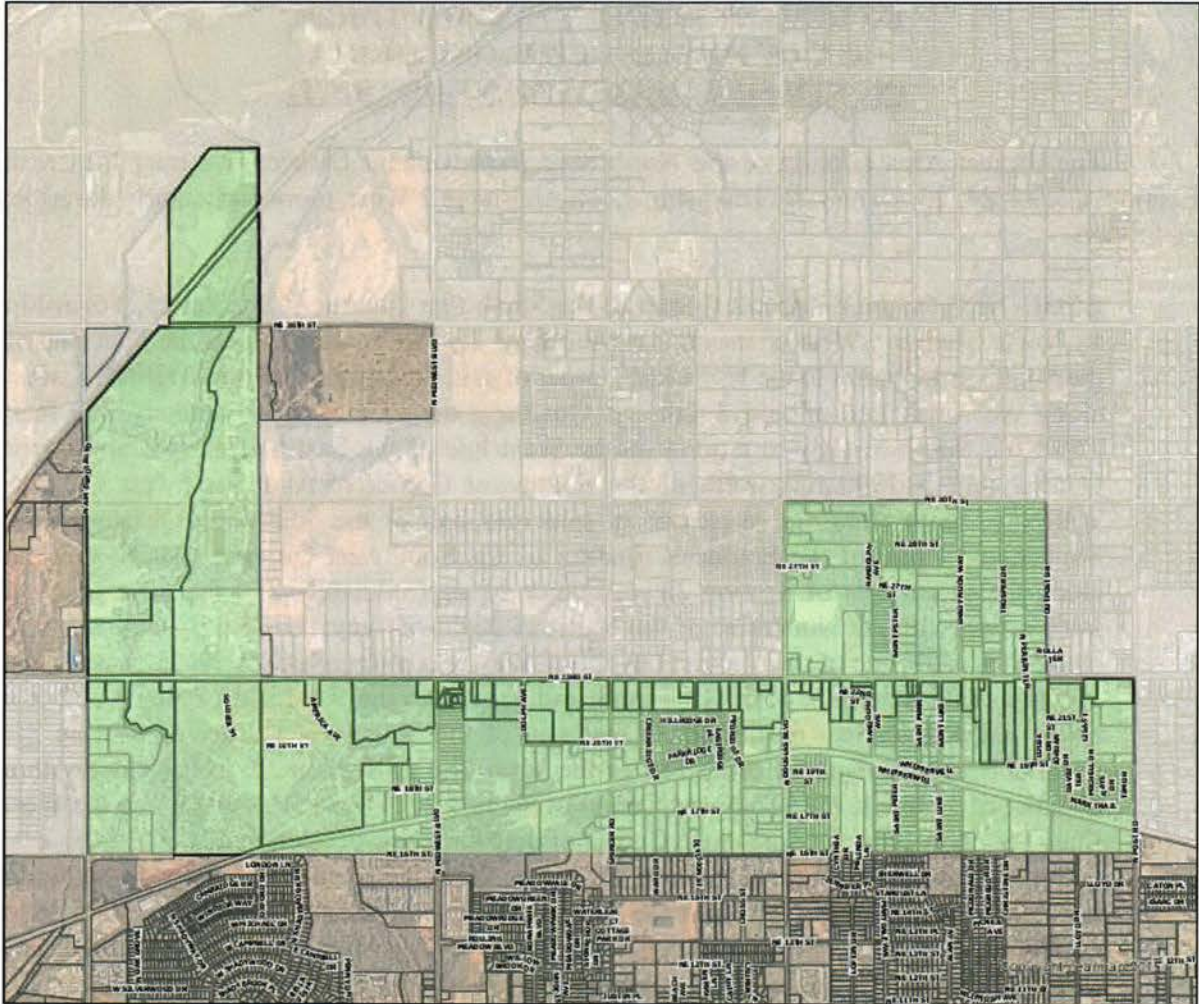
**LEGAL DESCRIPTION AND SKETCH OF  
PROJECT AREA RELATING TO  
INCREMENT DISTRICT NUMBER THREE,  
CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)**

The Project Area relating to the North Side Improvement District is a tract located in Sections 15, 22, 24, 25, 26 and 27, Township 12 North Range 2 West, more particularly described as follows:

BEGINNING at the Southeast Corner of the Southwest Quarter of Section 15, Township 12 North, Range 2 West of the Indian Meridian; THENCE, north along the East line of the Southwest Quarter to the Northeast Corner of said Southwest Quarter; THENCE, west along the North line of said Southwest Quarter a distance of approximately 700 feet; THENCE Southwesterly to a point on the West line of the East half of said Southwest Quarter that is 1900 feet north of the Southwest Corner of said Southwest Quarter; THENCE south along the West line of said East half of the Southwest Quarter to the Southwest Corner of the Southeast Quarter of the Southwest Quarter; THENCE, west along the North line of Section 22 a distance of approximately 290 feet to a point of intersection with the North line of the Railroad Right-of-Way; THENCE, southwesterly along the North line of the Railroad Right-of-Way to a point which is 33 feet east of the West line of Section 22; THENCE, south and parallel to the West line of Section 22 to a point which is 33 feet north and 33 feet east of the Southwest Corner of Section 22; THENCE, west a distance of 33 feet to the West line of Section 22; THENCE, south a distance of 33 feet to the Southwest Corner of Section 22; THENCE, south along the West line of Section 27 to the Southwest Corner of the North half of Section 27; THENCE, east along the South line of the North half of Section 27 to the Southeast Corner of the North half of Section 27; THENCE, east along the South line of the North half of Section 26 to the Southeast Corner of the North half of Section 26; THENCE, east along the South line of the North half of Section 25 to the Southeast Corner of the North half of Section 25; THENCE, north along the East line of Section 25 to a point which is 33 feet south of the Northeast Corner of Section 25; THENCE, west and parallel to the North line of Section 25 to a point which is 33 feet south of the Northwest Corner of the East half of the East half of Section 25; THENCE, north along the East line of the East half of the East half of Section 25 a distance of 33 feet to the North line of Section 25; THENCE, north along the East line of the West half of the East half of Section 24 (also being the centerline of Outpost Drive) to the Northeast Corner of the West half of the Southeast Quarter of Section 24; THENCE, west along the North line of the South half of Section 24 to the Northwest Corner of the Southwest Quarter of Section 24; THENCE, south along the West line of Section 24 (also being the centerline of North Douglas Boulevard) to the Southwest Corner of Section 24; THENCE, west along the North line of Section 26 (also being the centerline of N.E. 23rd Street) to the Northwest Corner of Section 26; THENCE, west along the North line of Section 27 (also being the centerline of N.E. 23rd Street) to the Northwest Corner of the Northeast Quarter of Section 27; THENCE, north along the East line of the West half of Section 22, to the Point of Beginning.

A map of the Project Area of the North Side Improvement District is attached below:

North Side Improvement District - Project Area Boundary



**APPENDIX "C"**

**MAPS SHOWING EXISTING USES AND CONDITIONS**

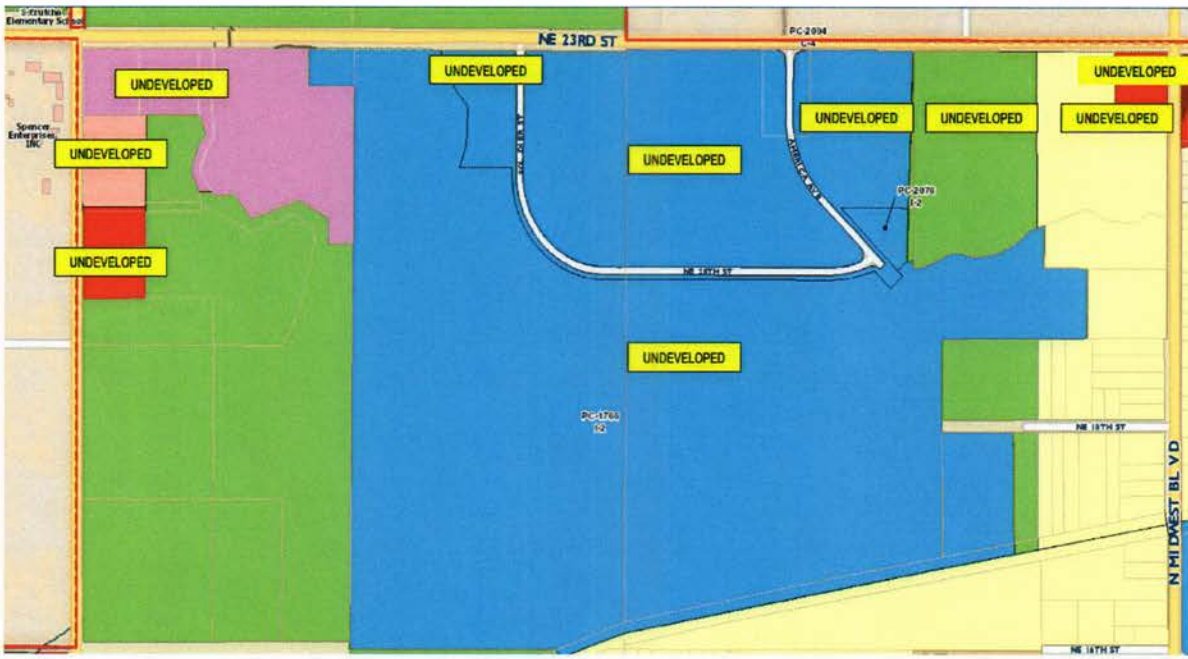


APPENDIX "C"

MAPS SHOWING EXISTING USES AND CONDITIONS

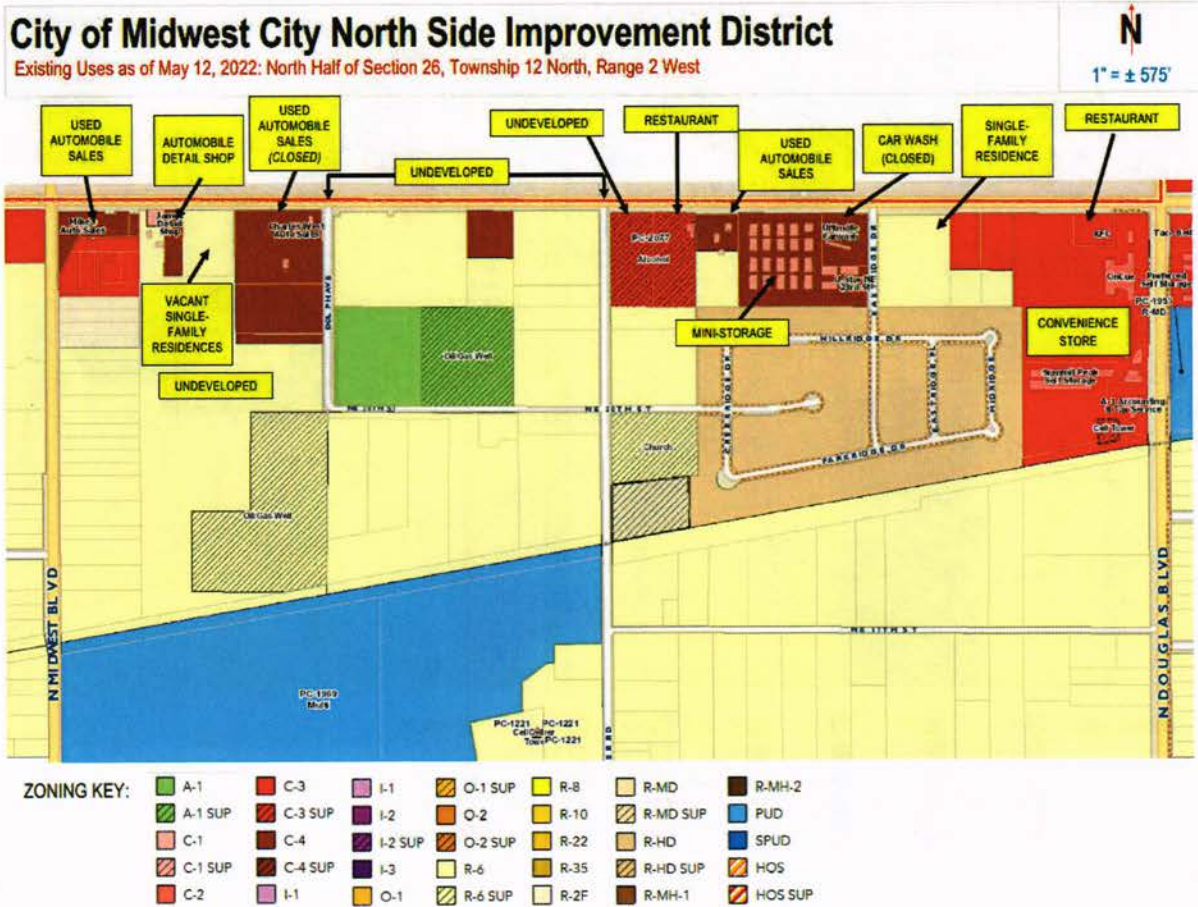
**City of Midwest City North Side Improvement District**  
 Existing Uses as of May 12, 2022: North Half of Section 27, Township 12 North, Range 2 West

  
 1" = ± 575'



ZONING KEY:

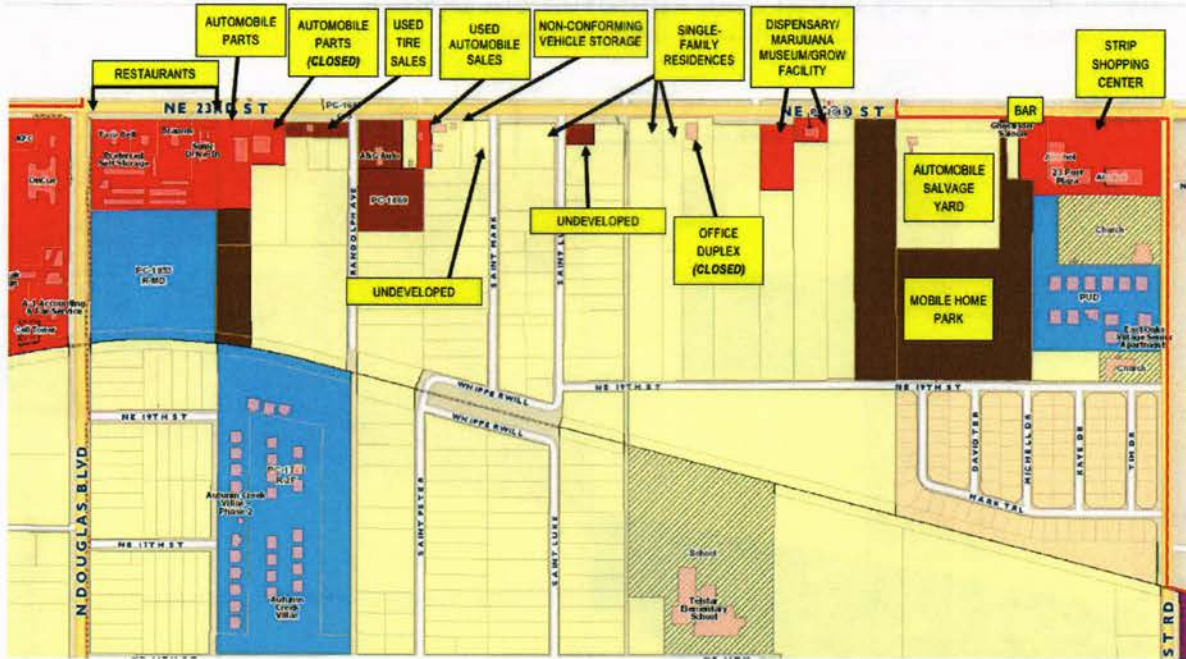
A-1	C-3	I-1	O-1 SUP	R-8	R-MD	R-MH-2
A-1 SUP	C-3 SUP	I-2	O-2	R-10	R-MD SUP	PUD
C-1	C-4	I-2 SUP	O-2 SUP	R-22	R-HD	SPUD
C-1 SUP	C-4 SUP	I-3	R-6	R-35	R-HD SUP	HOS
C-2	I-1	O-1	R-6 SUP	R-2F	R-MH-1	HOS SUP



### City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: North Half of Section 25, Township 12 North, Range 2 West

N  
1" = ± 575'

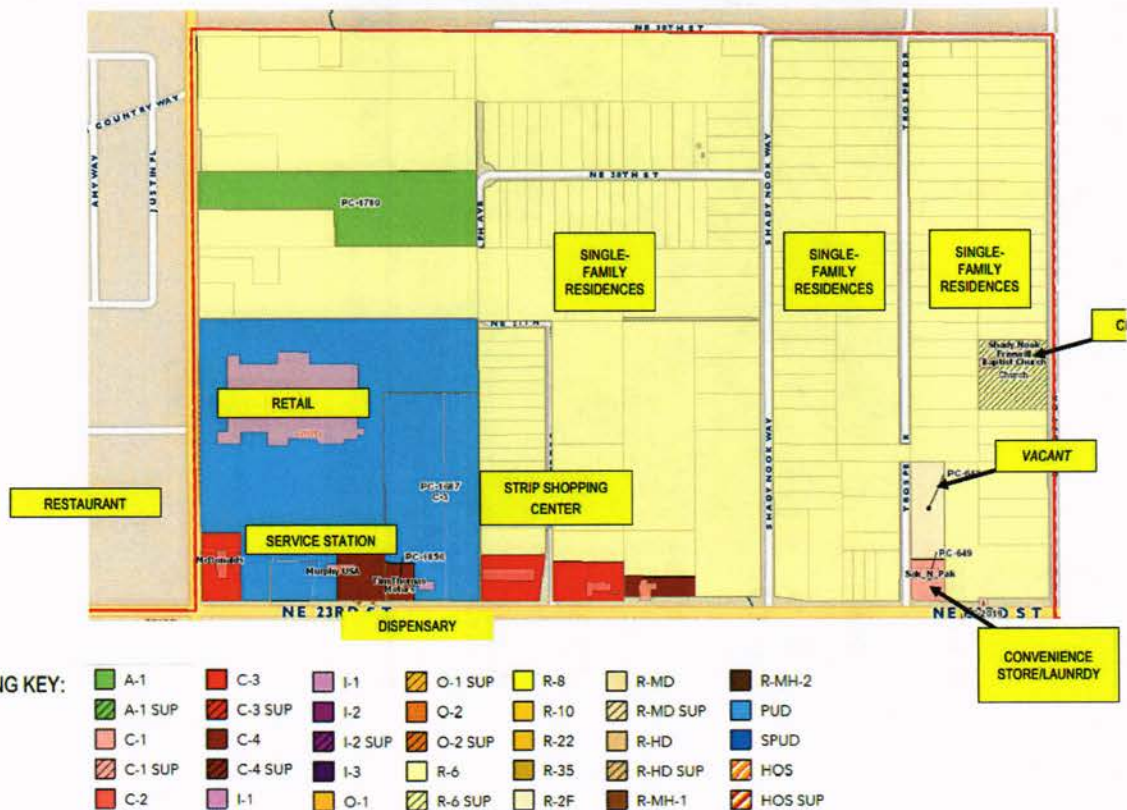


**ZONING KEY:**

A-1	C-3	I-1	O-1 SUP	R-8	R-MD	R-MH-2
A-1 SUP	C-3 SUP	I-2	O-2	R-10	R-MD SUP	PUD
C-1	C-4	I-2 SUP	O-2 SUP	R-22	R-HD	SPUD
C-1 SUP	C-4 SUP	I-3	R-6	R-35	R-HD SUP	HOS
C-2	I-1	O-1	R-6 SUP	R-2F	R-MH-1	HOS SUP

## City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: Part of the South Half of Section 24, Township 12 North, Range 2 West



# City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: Part of the South Half of Section 22, Township 12 North, Range 2 West



**ZONING KEY:**

A-1	C-3	I-1	O-1 SUP	R-8	R-MD	R-MH-2
A-1 SUP	C-3 SUP	I-2	O-2	R-10	R-MD SUP	PUD
C-1	C-4	I-2 SUP	O-2 SUP	R-22	R-HD	SPUD
C-1 SUP	C-4 SUP	I-3	R-6	R-35	R-HD SUP	HOS
C-2	I-1	O-1	R-6 SUP	R-2F	R-MH-1	HOS SUP

# City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: Part of the North Half of Section 22, Township 12 North, Range 2 West

N  
1" = ± 545'



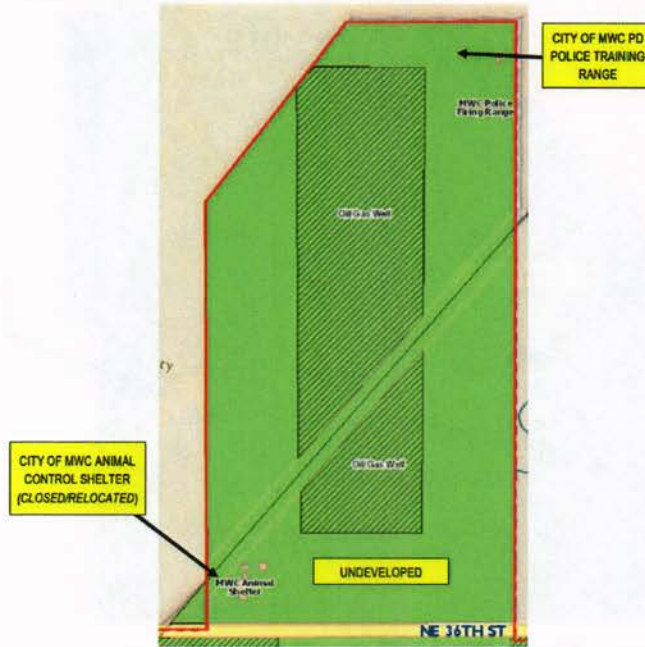
ZONING KEY:

A-1	C-3	I-1	O-1 SUP	R-8	R-MD	R-MH-2
A-1 SUP	C-3 SUP	I-2	O-2	R-10	R-MD SUP	PUD
C-1	C-4	I-2 SUP	O-2 SUP	R-22	R-HD	SPUD
C-1 SUP	C-4 SUP	I-3	R-6	R-35	R-HD SUP	HOS
C-2	I-1	O-1	R-6 SUP	R-2F	R-MH-1	HOS SUP

# City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: Part of the West Half of Section 15, Township 12 North, Range 2 West

N  
 1" = ± 515'



ZONING KEY:

A-1	C-3	I-1	O-1 SUP	R-8	R-MD	R-MH-2
A-1 SUP	C-3 SUP	I-2	O-2	R-10	R-MD SUP	PUD
C-1	C-4	I-2 SUP	O-2 SUP	R-22	R-HD	SPUD
C-1 SUP	C-4 SUP	I-3	R-6	R-35	R-HD SUP	HOS
C-2	I-1	O-1	R-6 SUP	R-2F	R-MH-1	HOS SUP

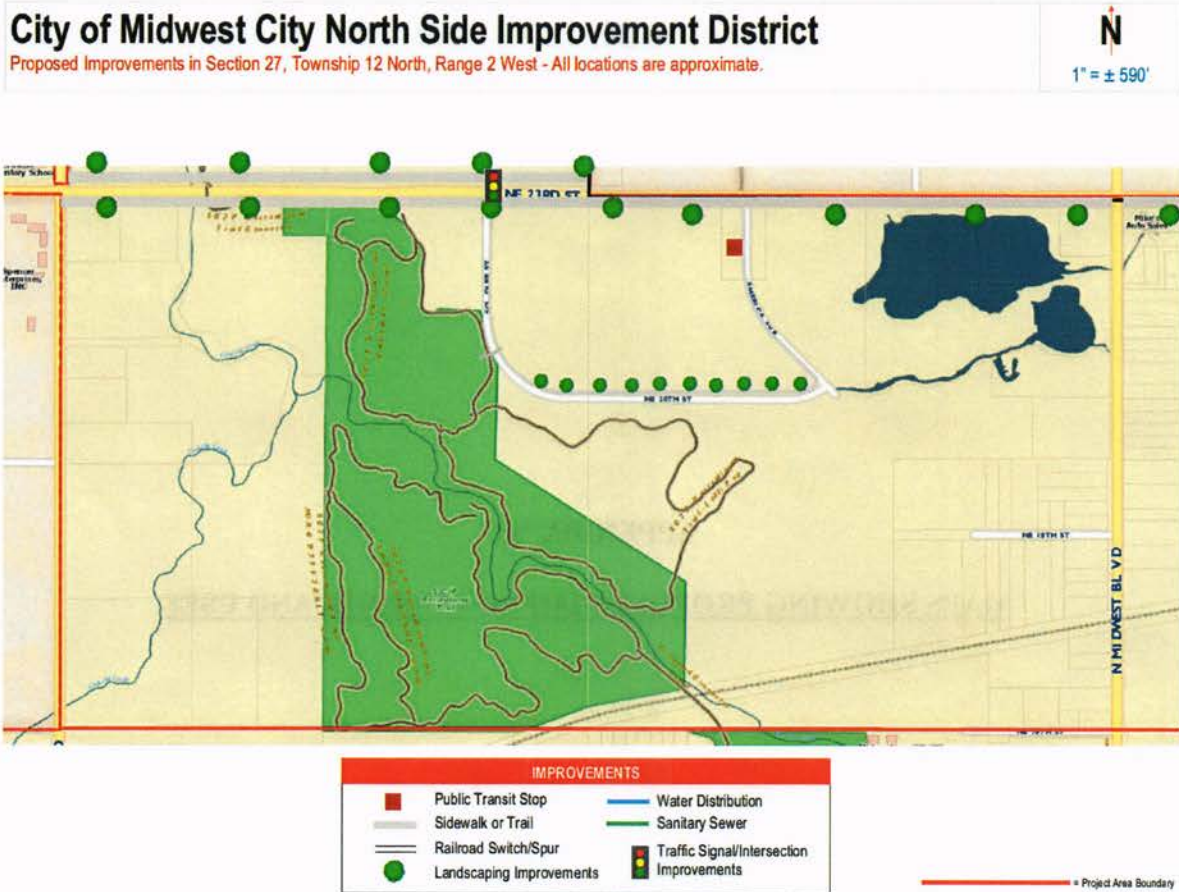
**APPENDIX "D"**

**MAPS SHOWING PROPOSED IMPROVEMENTS AND USES**



APPENDIX "D"

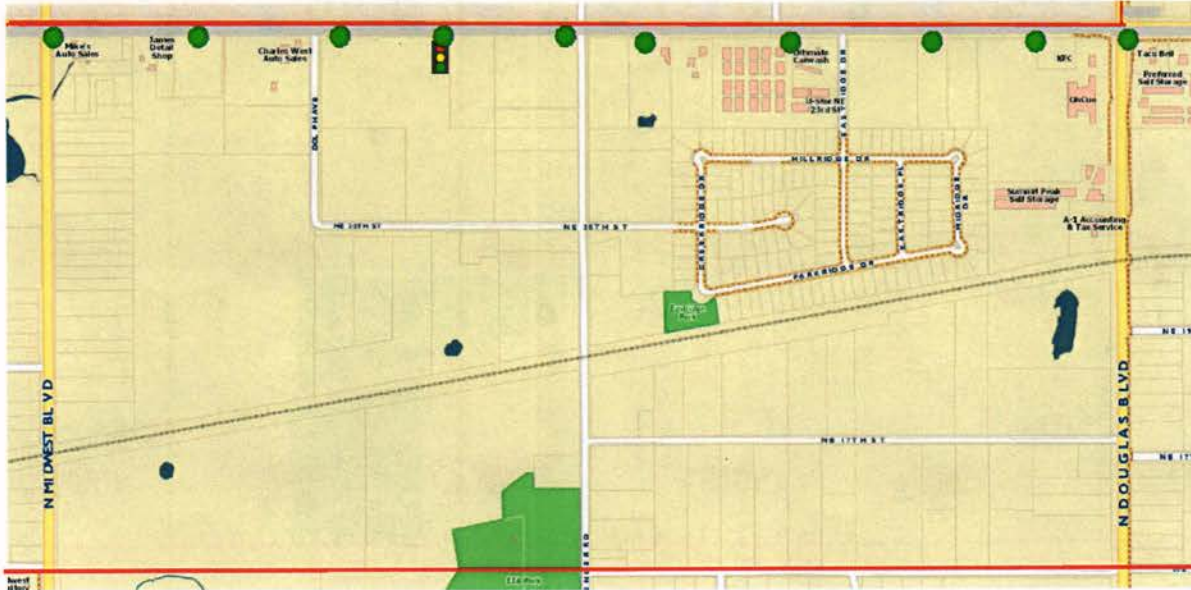
**MAPS SHOWING PROPOSED IMPROVEMENTS AND USES**



### City of Midwest City North Side Improvement District

Proposed Improvements in Section 26, Township 12 North, Range 2 West - All locations are approximate.

N  
 1" = ± 590'



IMPROVEMENTS			
	Public Transit Stop		Water Distribution
	Sidewalk or Trail		Sanitary Sewer
	Railroad Switch/Spur		Traffic Signal/Intersection Improvements
	Landscaping Improvements		

Project Area Boundary

## City of Midwest City North Side Improvement District

Proposed Improvements in Section 25, Township 12 North, Range 2 West - All locations are approximate.

N  
 1" = ± 580'



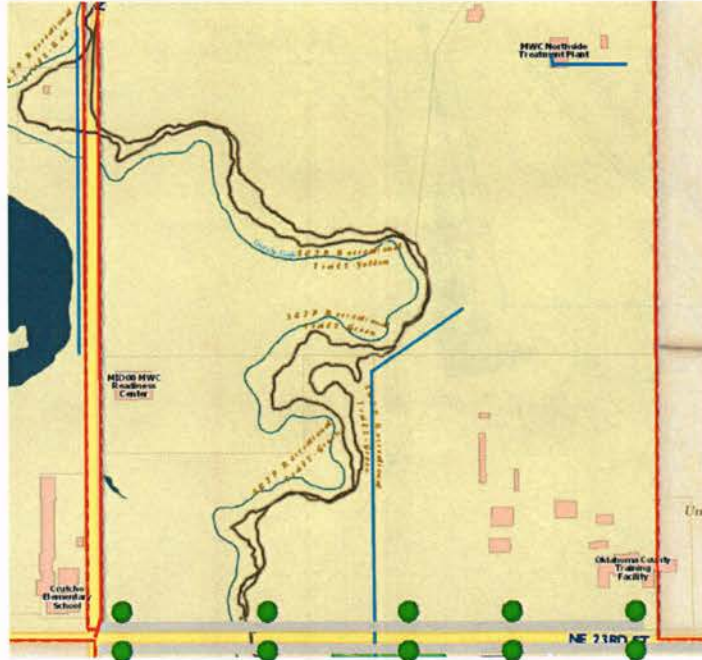
IMPROVEMENTS			
	Public Transit Stop		Water Distribution
	Sidewalk or Trail		Sanitary Sewer
	Railroad Switch/Spur		Traffic Signal/Intersection Improvements
	Landscaping Improvements		

Project Area Boundary

## City of Midwest City North Side Improvement District

Proposed Improvements in the South Half of Section 22, Township 12 North, Range 2 West - All locations are approximate.

N  
 1" = ± 555'



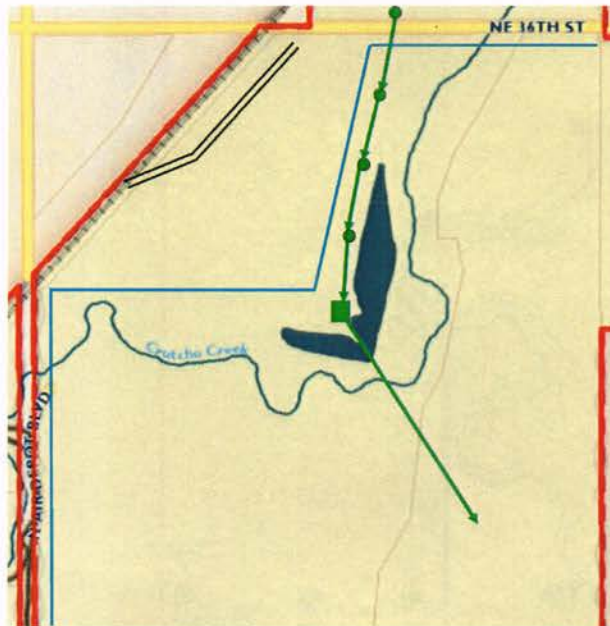
IMPROVEMENTS	
	Public Transit Stop
	Sidewalk or Trail
	Railroad Switch/Spur
	Landscaping Improvements
	Water Distribution
	Sanitary Sewer
	Traffic Signal/Intersection Improvements

Project Area Boundary

### City of Midwest City North Side Improvement District

Proposed Improvements in the North Half of Section 22, Township 12 North, Range 2 West - All locations are approximate.

N  
1" = ± 545'



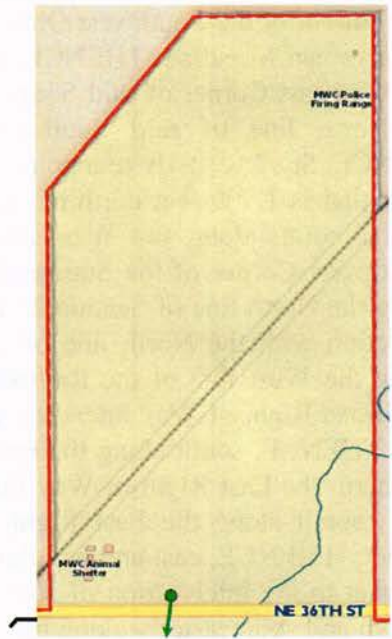
IMPROVEMENTS	
	Public Transit Stop
	Sidewalk or Trail
	Railroad Switch/Spur
	Landscaping Improvements
	Water Distribution
	Sanitary Sewer
	Traffic Signal/Intersection Improvements

 = Project Area Boundary

### City of Midwest City North Side Improvement District

Proposed Improvements in Section 15, Township 12 North, Range 2 West - All locations are approximate.

N  
1" = ± 515'



IMPROVEMENTS	
■	Public Transit Stop
—	Sidewalk or Trail
—	Railroad Switch/Spur
●	Landscaping Improvements
—	Water Distribution
—	Sanitary Sewer
■	Traffic Signal/Intersection Improvements

— Project Area Boundary

EXHIBIT "B"

BOUNDARIES OF THE  
NORTH SIDE IMPROVEMENT DISTRICT

The North Side Improvement District is a tract located in Sections 15, 22, 24, 25, 26 and 27, Township 12 North Range 2 West, more particularly described as follows:

BEGINNING at the Southeast Corner of the Southwest Quarter of Section 15, Township 12 North, Range 2 West of the Indian Meridian; THENCE, north along the East line of the Southwest Quarter to the Northeast Corner of said Southwest Quarter of Section 15; THENCE, west along the North line of said Southwest Quarter a distance of approximately 700 feet; THENCE, Southwesterly to a point on the West line of the East half of said Southwest Quarter that is 1,900 feet north of the Southwest Corner of said Southwest Quarter; THENCE, south along the West line of the East half of the Southwest Quarter to the Southwest Corner of the Southeast Quarter of the Southwest Quarter; THENCE, west along the North line of Section 22 a distance of approximately 290 feet to a point of intersection with the North line of the Railroad Right-of-Way; THENCE, southwesterly along the West line of the Railroad Right-of-Way to a point where the West line of the Railroad Right-of-Way intersects with the East Right-of-Way line of Air Depot Boulevard; THENCE, south along the East Right-of-Way line of Air Depot Boulevard to a point where the East Right-of-Way line intersects with the North line of Section 27; THENCE, south along the East Right-of-Way line of Air Depot Boulevard a distance of 330 feet; THENCE, east and parallel with the North line of said Section 27 a distance of 315 feet to the intersection of such line with the centerline of Crutcho Creek; THENCE, south and southeasterly along the centerline of Crutcho Creek to a point where the centerline of Crutcho Creek intersects with the East line of the East half of Section 27, said intersection being approximately 895 feet south of the North line of Section 27; THENCE, south along the East line of the East half of Section 27 to the Southwest Corner of the Northwest Quarter of Section 27; THENCE, east along the South line of the North half of Section 27 to a point where such line intersects the North line of the Railroad Right-of-Way; THENCE, northeasterly along said North line of the Railroad Right-of-Way to the Southeast Corner of Lot 11, Block 3 in the KANALY'S NORTHEAST 23RD STREET ADDITION; THENCE, north along the West line of said Lot 11, Block 3 to the Northwest Corner of Lot 11, Block 2 of KANALY'S NORTHEAST 23RD STREET ADDITION; THENCE, east along the North line of KANALY'S NORTHEAST 23RD STREET ADDITION to a point which is 427 feet west of the East line of the Northeast Quarter of Section 27; THENCE, north 306 feet along the East line of said Northeast Quarter; THENCE, west and parallel to the South line of said Northeast Quarter a distance of 219 feet; THENCE, north and parallel to the East line of said Northeast Quarter approximately 200 feet to the centerline of Soldier Creek; THENCE, northeasterly along said centerline approximately 678 feet to the East line of Section 27; THENCE, north along the East line of Section 27 to a point which is approximately 413 feet south of the Northeast Corner of Section 27; THENCE, easterly and parallel to the North line of Section 26 to a point which is 420.1 feet east of the West line of Section 26 and 413 feet south of the North line of Section 26; THENCE, south

and parallel to the West line of Section 26 a distance of 213 feet; THENCE, east and parallel to the North line of Section 26 where such line intersects with the West line of Block 4 of the DICKSON HEIGHTS ADDITION; THENCE, south along the West line of the DICKSON HEIGHTS ADDITION to the Southwest Corner of Block 4 of the DICKSON HEIGHTS ADDITION; THENCE, east along the South line of Blocks 4 and 5 of the DICKSON HEIGHTS ADDITION to the Southeast Corner of said Block 5; THENCE, north along the East line of Block 5 of the DICKSON HEIGHTS ADDITION to a point that is 100 feet north of the Southeast corner of Block 2 of the DICKSON HEIGHTS ADDITION; THENCE, east and parallel to the South line of Block 1 of the DICKSON HEIGHTS ADDITION to a point where such line intersects with the East Right-of-Way line of Spencer Rd.; THENCE, south along the East Right-of-Way line of Spencer Rd. a distance of 100 feet; THENCE, east and parallel to the North line of Section 26 to a point which is 515 feet west of the East line of Section 26; THENCE, south and parallel to the East line of Section 26 a distance of 259.75 feet; THENCE, east and parallel to the North line of Section 26 a distance of 465 feet; THENCE, north and parallel to the East line of Section 26 a distance of 85 feet; THENCE, east and parallel to the North line of Section 26 to a point on the East Right-of-Way line of Section 26; THENCE, north along the East line of Section 26 to a point which is 225 feet south of the North line of Douglas Blvd.; THENCE, east and parallel to the North line of Section 26 and Section 25 a distance of 367 feet; THENCE, south and parallel to the West line of Section 25 a distance of 40 feet; THENCE, east and parallel to the North line of Section 25 a distance of 170 feet; THENCE, south and parallel to the West line of Section 25 a distance of 230 feet; THENCE, east and parallel to the North line of Section 25 a distance of 122.36 feet; THENCE, south and parallel to the West line of Section 25 a distance of 165 feet; THENCE, east and parallel to the North line of Section 25 to a point on the West Right-of-Way line of Randolph Ave.; THENCE, north and parallel to the West line of Section 25 a distance of 70 feet; THENCE, east and parallel to the North line of Section 25 to the Southwest Corner of Block 3, Lot 13 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of said Lot 13 to the Southeast Corner of said Lot 13; THENCE, north along the East line of Lots 13, 12, 11 & 10 of Block 3 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION to a point on the South line of Lot 5 of Block 3 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of Lots 5, 4, 3, 2 and 1 to the Southeast Corner of Lot 1 of Block 3 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east from the Southeast corner of Block 3, Lot 1 KANALY'S SECOND NORTHEAST 23RD STREET ADDITION a distance of approximately 50 feet to the Southwest Corner of Block 2, Lot 4 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of Lots 4, 3, 2, and 1 of Block 2 KANALY'S SECOND NORTHEAST 23RD STREET ADDITION to the Southeast Corner of Block 2, Lot 1 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east a distance of approximately 50 feet to the Southwest Corner of Block 1, Lot 4 KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, south a distance of 75 feet to the Southwest Corner of Lot 5 of Block 1 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of Lot 5 of Block 1 of KANALY'S SECOND NORTHEAST 23RD



STREET ADDITION to the Southeast corner of said Lot 5; THENCE, east and parallel to the North line of Section 25 to a point on the West line of Block 4 of MINTON'S ORCHARD PARK ADDITION; THENCE, south along the West line of Block 4 of MINTON'S ORCHARD PARK ADDITION to a point which is 475 feet south of the Northwest Corner of said Block 4; THENCE, east and parallel to the North line of Block 4 of MINTON'S ORCHARD PARK ADDITION a distance of 165 feet; THENCE, south and parallel to the West line of Block 4 of MINTON'S ORCHARD PARK ADDITION a distance of 160 feet; THENCE, east and parallel to the North line of Block 4 of MINTON'S ORCHARD PARK ADDITION a distance of 99 feet; THENCE, south to a point on the centerline of N.E. 19th Street; THENCE, east along the centerline of N.E. 19th Street to the Southeast Corner of Block 6 of MINTON'S ORCHARD PARK ADDITION; THENCE, north along the East line of Block 1 of MINTON'S ORCHARD PARK ADDITION a distance of 633.5 feet; THENCE, east and parallel to the North line of Block 2 of MINTON'S ORCHARD PARK ADDITION a distance of 497 feet; THENCE, north and parallel to the East line of Block 2 of MINTON'S ORCHARD PARK ADDITION a distance of 266.5 feet; THENCE, east and parallel to the North line of Blocks 1 and 2 of MINTON'S ORCHARD PARK ADDITION to a point on the East line of said Block 1; THENCE, north along the East line of Block 1 of MINTON'S ORCHARD PARK ADDITION to the Northeast Corner of said Block 1; THENCE, north and parallel to the East line of Section 25 to a point where such line intersects the North line of Section 25; THENCE, west along the North line of Sections 25, 26 and 27 to the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22; THENCE, north along the East line of the Southwest Quarter of the Southwest Quarter of Section 22 to the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22; THENCE, east along the South line of the North Half of the Southwest Quarter of Section 22 to the Southeast Corner of the North Half of the Southwest Quarter of Section 22; THENCE, north along the East line of the West Half of Section 22 to the POINT OF BEGINNING.

## EXHIBIT "C"

### BOUNDARIES OF THE SOONER ROSE PROJECT AREA

The Project Area relating to the North Side Improvement District is a tract located in Sections 15, 22, 24, 25, 26 and 27, Township 12 North Range 2 West, more particularly described as follows:

BEGINNING at the Southeast Corner of the Southwest Quarter of Section 15, Township 12 North, Range 2 West of the Indian Meridian; THENCE, north along the East line of the Southwest Quarter to the Northeast Corner of said Southwest Quarter; THENCE, west along the North line of said Southwest Quarter a distance of approximately 700 feet; THENCE Southwesterly to a point on the West line of the East half of said Southwest Quarter that is 1900 feet north of the Southwest Corner of said Southwest Quarter; THENCE south along the West line of said East half of the Southwest Quarter to the Southwest Corner of the Southeast Quarter of the Southwest Quarter; THENCE, west along the North line of Section 22 a distance of approximately 290 feet to a point of intersection with the North line of the Railroad Right-of-Way; THENCE, southwesterly along the North line of the Railroad Right-of-Way to a point which is 33 feet east of the West line of Section 22; THENCE, south and parallel to the West line of Section 22 to a point which is 33 feet north and 33 feet east of the Southwest Corner of Section 22; THENCE, west a distance of 33 feet to the West line of Section 22; THENCE, south a distance of 33 feet to the Southwest Corner of Section 22; THENCE, south along the West line of Section 27 to the Southwest Corner of the North half of Section 27; THENCE, east along the South line of the North half of Section 27 to the Southeast Corner of the North half of Section 27; THENCE, east along the South line of the North half of Section 26 to the Southeast Corner of the North half of Section 26; THENCE, east along the South line of the North half of Section 25 to the Southeast Corner of the North half of Section 25; THENCE, north along the East line of Section 25 to a point which is 33 feet south of the Northeast Corner of Section 25; THENCE, west and parallel to the North line of Section 25 to a point which is 33 feet south of the Northwest Corner of the East half of the East half of Section 25; THENCE, north along the East line of the East half of the East half of Section 25 a distance of 33 feet to the North line of Section 25; THENCE, north along the East line of the West half of the East half of Section 24 (also being the centerline of Outpost Drive) to the Northeast Corner of the West half of the Southeast Quarter of Section 24; THENCE, west along the North line of the South half of Section 24 to the Northwest Corner of the Southwest Quarter of Section 24; THENCE, south along the West line of Section 24 (also being the centerline of North Douglas Boulevard) to the Southwest Corner of Section 24; THENCE, west along the North line of Section 26 (also being the centerline of N.E. 23rd Street) to the Northwest Corner of Section 26; THENCE, west along the North line of Section 27 (also being the centerline of N.E. 23rd Street) to the Northwest Corner of the Northeast Quarter of Section 27; THENCE, north along the East line of the West half of Section 22, to the Point of Beginning.

ORDINANCE

OF THE CITY OF CHICAGO

AN ORDINANCE TO AMEND THE CHICAGO ZONING ORDINANCES BY AMENDING SECTION 17-01-01-01 TO READ AS FOLLOWS:

Section 17-01-01-01. The following table shall apply to all lots in the City of Chicago, Illinois, which are zoned under the provisions of the Chicago Zoning Ordinance, and shall be read in conjunction with the Chicago Zoning Ordinance, and the Chicago Zoning Ordinance shall be amended to read as follows:

Section	Section Description	Section Description
17-01-01-01	...	...

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AND ADOPTING THE FIRST AMENDMENT TO THAT CERTAIN “PROJECT PLAN RELATING TO INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA (“NORTH SIDE IMPROVEMENT DISTRICT”); RATIFYING AND CONFIRMING ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE MIDWEST CITY LOCAL DEVELOPMENT ACT REVIEW COMMITTEE; AMENDING THE PROJECT PLAN FOR “INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA”; ADOPTING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING THERETO.; PROVIDING FOR SEVERABILITY; DECLARING AN EMERGENCY; AND CONTAINING OTHER PROVISIONS RELATING THERETO.**

**WHEREAS**, MTG Property Holdings, LLC., a Delaware corporation (hereinafter, “MTG”), intends to acquire certain real and personal property within the City of Midwest City, Oklahoma and to develop, construct a state-of-the-art food processing plant, which will be operated by Centrillum Proteins, LLC., an Oklahoma corporation (hereinafter “Centrillum”) that will be located near or about 7210 Northeast 36<sup>th</sup> Street, Midwest City, Oklahoma (hereinafter, the “Centrillum Facility”); and

**WHEREAS**, American Glass, Inc., an Oklahoma corporation (hereinafter, “AGI”), intends to acquire certain real and personal property within the City of Midwest City, Oklahoma and to develop, construct a headquarters and glass wall assembly plant that will be located near or about 7450 Northeast 23rd Street, Midwest City, Oklahoma in the Soldier Creek Industrial Park (hereinafter, the “AGI Facility”); and

**WHEREAS**, MTG intends to develop, construct and operate a ± 112,488 square foot food processing plant, to be located at approximately 7210 Northeast 36<sup>th</sup> Street, and

**WHEREAS**, MTG estimates that the Centrillum Facility will create approximately 100 new jobs in the food processing industry at wages equal to or above the figures needed to participate in the Oklahoma Quality Jobs Act; and

**WHEREAS**, MTG has requested that the Midwest City Economic Development Authority (hereinafter, the “Authority”) provide development financing assistance to defray a portion of MTG’s development costs in the amount of approximately \$6,600,000 in connection with the Centrillum facility; and

**WHEREAS**, AGI intends to develop, construct and operate the AGI Facility; a campus with two buildings of approximately 100,000 square feet each that will located at approximately 7450 NE 23<sup>rd</sup> Street in the Soldier Creek Industrial Park; and

**WHEREAS**, AGI will invest over \$10 Million and will create approximately 70 new jobs in a new headquarters and glass curtain wall assembly plant at wages equal to or above the figures needed to participate in the Oklahoma Quality Jobs Act; and

**WHEREAS**, AGI has requested that the Authority to provide development financing assistance to defray a portion of its development costs in the amount of approximately \$2,750,000 in connection with the AGI Facility; and

**WHEREAS**, the Authority, in support of the AGI Facility and VISION23: The Revitalization Plan for the Northeast 23<sup>rd</sup> Street Corridor, plans to provide additional off site public improvements in the amount of approximately \$750,000 in connection with the AGI Facility; and

**WHEREAS**, to provide the requested development financing assistance to MTG Property Holdings, Centrillum Proteins and American Glass, Inc., the Authority is amending "tax increment district" within the City of Midwest City, Oklahoma (hereinafter, the "City"), pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 et seq. (hereinafter, the "Local Development Act"); and

**WHEREAS**, Article X, Section 6C of the Oklahoma Constitution, along with the provisions of the Oklahoma Local Development Act, Title 62, Section 850 et seq. of the Oklahoma Statutes, as amended (hereinafter, the "Local Development Act"), authorizes cities, towns and counties to adopt incentives for the development or redevelopment of areas determined by the governing body of such city, town or county to be unproductive, undeveloped, underdeveloped or blighted and empowers the governing body of such cities, towns or counties to create special districts to apportion tax increments within such areas to help finance the public costs of such development or redevelopment; and

**WHEREAS**, on December 14, 2021, the City Council of the City adopted Resolution No. 2021-48 which declared the City's intent: (i) to consider designating a portion of the City as a statutory "reinvestment area" pursuant to the provisions of the Local Development Act, and (ii) to consider the creation of the tax increment district proposed by the Authority. Resolution No. 2022-01 also established the Midwest City Local Development Act Review Committee and directed the Review Committee to analyze the area and determine whether the area described in the Authority's proposal would qualify as a "tax increment district" pursuant to the provisions of the Local Development Act; and

**WHEREAS**, the Authority's proposal has been incorporated into the terms of that certain "Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Increment District)" dated June 1, 2021 (hereinafter, the "Project Plan"); and

**WHEREAS**, the Project Plan provides for the terms and conditions under which a tax increment district may assist in providing development financing assistance to MTG Property Holdings, Centrillum Proteins and American Glass, Inc.; and

**WHEREAS**, the Project Plan further provides for the issuance by the Authority of its "Tax Apportionment Note, Series 20XX (Taxable) (North Side Increment District Project)" and its "Tax Apportionment Note, Series 20XX (Taxable) (North Side Increment District Project)", in an aggregate principal amount of \$ \_\_\_\_\_ (collectively, hereinafter, the "Series 20XX Notes"); and

**WHEREAS**, the Local Development Act Review Committee, representing each of the taxing jurisdictions in which the proposed district is located, as well as the public at large, on July

19, 2023 reviewed and approved the First Amendment to the Project Plan and the proposed tax increment district in accordance with the criteria specified in the Local Development Act; and

**WHEREAS**, the Local Development Act Review Committee has also considered the financial impact of the proposed First Amendments to the Project Plan on each taxing jurisdiction, and has made its findings as to the financial impact which will result from the adoption of the described first amendments to the Project Plan; and

**WHEREAS**, the City of Midwest City Planning Commission (hereinafter, the “Planning Commission”) on August 1, 2023, adopted Resolution PC 2023-01 declaring the proposed First Amendment to the Project Plan to be in compliance with the Comprehensive Plan of the City of Midwest City and recommending approval of the amendments to the Project Plan; and

**WHEREAS**, all reasonable efforts have been made to allow full public knowledge and participation in the application of the Local Development Act in the review and approval of the First Amendment to the Project Plan and related tax increment district; and

**WHEREAS**, all required notices have been given and all required hearings have been held in connection with the proposed First Amendment to the Project Plan, in accordance with the provisions of the Local Development Act, the Oklahoma Open Meetings Act, Title 25, Sections 301 et seq. of the Oklahoma Statutes, and other applicable laws; and

**WHEREAS**, implementation of the First Amendment to the Project Plan will be facilitated by the designation of the Authority as the public entity authorized to carry out and administer the Project Plan and to exercise certain powers necessary thereto; and

**WHEREAS**, it is in the best interests of the City of Midwest City and its citizens to approve the First Amendment to the Project Plan, to establish the proposed tax increment district and to authorize the Authority to undertake those programs and projects described therein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA, TO-WIT:**

**SECTION 1. Approving and Adopting the First Amendment to the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma.** That certain “First Amendment to the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Increment District”, dated July 1, 2023, as recommended by the Local Development Act Review Committee and the Planning Commission, is hereby adopted and approved in the form attached hereto as Exhibit “A”.

**SECTION 2. Ratifying and Confirming Actions, Recommendations and Findings.** All actions taken, recommendations, findings and conclusions made in connection with the First Amendment to the Project Plan by the Local Development Act Review Committee and the Planning Commission are hereby ratified and confirmed.

**SECTION 3. Adopting Certain Findings.** In accordance with the Local Development Act, the City Council hereby finds:

A. That boundaries of the proposed district are within an area requiring public improvements to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area or to preserve or enhance the tax base. Therefore, the proposed district qualifies as a “reinvestment area” pursuant to Section 853 of the Local Development Act, and is eligible for designation as a tax increment district.

B. That contemplated private and public projects within the Sooner Rose Increment District are likely to enhance the value of other real property, increase ad valorem tax revenues to taxing jurisdictions, increase sales taxes for the City of Midwest City and effectuate an increase in employment opportunities within the North Side Increment District, as well as promote the general public interest.

C. That the guidelines specified in Section 852 of the Local Development Act have been and shall be followed in relation to the Sooner Rose Increment District and the Project Plan relating thereto.

D. That the aggregate net assessed value of all taxable property in all districts within the City of Midwest City, as determined pursuant to Section 862 of the Local Development Act, does not exceed twenty-five (25%) of the total net assessed value of taxable property within the City of Midwest City, Oklahoma.

E. That the aggregate net assessed value of the taxable property in all districts, as determined pursuant to Section 862 of the Local Development Act, within the City of Midwest City, Oklahoma, does not exceed twenty-five percent (25%) of the total net assessed value of any school district located within the City of Midwest City.

F. That the land area contained within all districts, as determined pursuant to Section 862 of the Local Development Act, within the City of Midwest City does not and shall not exceed twenty-five percent (25%) of the total land area of the City of Midwest City, Oklahoma.

G. That the Project Plan is feasible and conforms to the Comprehensive Plan of the City of Midwest City, Oklahoma.

**SECTION 4. Providing for Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional, such portion shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 5. Emergency.** It being immediately necessary for the preservation of the peace, health and safety, and the public good of the City of Midwest City, and the inhabitants thereof, that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist, by reason whereof this ordinance shall take effect and be put in full force and effect from and after the date of its passage.

PASSED AND approved by the City Council of the City of Midwest City, Oklahoma this \_\_\_ day of September, 2023.

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

\_\_\_\_\_  
DON MAISCH, City Attorney



EXHIBIT "A"

COPY OF THE FIRST AMENDMENT TO THE PROJECT PLAN RELATING TO  
INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA

**RESOLUTION 2023-1**

**A RESOLUTION ADOPTING RECOMMENDATIONS & FINDINGS IN REGARD TO THE ESTABLISHMENT OF INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA (NORTH SIDE IMPROVEMENT DISTRICT) AND ITS RELATED PROJECT PLAN AS AMENDED BY THE FIRST AMENDMENT TO PROJECT PLAN; AND CONTAINING OTHER PROVISIONS RELATING THERETO.**

WHEREAS, Article X, Section 6C of the Oklahoma Constitution and the provisions of the Oklahoma Local Development Act, Sections 851 *et seq.* of Title 62 of the Oklahoma Statutes, as amended (the “Local Development Act”), provide that the governing body of a city, town or county may use local taxes and local fees, in whole or in part, for specific public investments, assistance in development financing, or as a specific revenue source for other public entities in the area in which the improvements take place and may direct the apportionment of the taxes and fees for historic preservation, reinvestment, or enterprise areas that are exhibiting economic stagnation or decline; and

WHEREAS, on December 14, 2021, the City Council (the “Governing Body”) of the City of Midwest City, Oklahoma (the “City”) adopted Resolution No. 2021-48, declaring the Governing Body’s intent: (i) to consider designating a portion of the City as a statutory “reinvestment area” pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 *et seq.* of the Oklahoma Statutes (the “Local Development Act”), and (ii) to consider the creation of a tax increment district relating to such area; and

WHEREAS, Resolution No. 2021-48 also authorized the activation of the “Midwest City Local Development Act Review Committee” (hereinafter, the “Review Committee”), authorizing and directing the Review Committee to analyze the City’s proposal and to determine whether the area described in the proposal would qualify as an “increment district

WHEREAS, the membership of this Review Committee is comprised of the following individuals: a representative of the Governing Body, a representative of the planning commission having jurisdiction of the proposed project, representatives of each taxing jurisdiction within the proposed district whose taxes might be impacted according to the project plan, and three representatives of the public at large, all as required pursuant to Section 855.A of the Local Development Act; and

WHEREAS, the Review Committee has the statutory duty to consider and make its findings and recommendations to the Governing Body with respect to the conditions establishing the eligibility of the proposed district, as well as to report its findings in regard to the financial impact on the taxing jurisdictions and the business activities within the proposed district; and

WHEREAS, the Review Committee’s statutory recommendations must also include: the analysis used to project revenues over the life of the project plan; the effect on the taxing entities; and the appropriateness of the approval of the proposed plan and project, and

WHEREAS, on May 19, 2022, the Review Committee approved that certain “Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement District)”, dated as of June 1, 2022 (the “Project Plan”), providing, *inter alia*, for the creation of Increment District Number Three, City of Midwest City, Oklahoma (hereinafter, the “North Side Improvement District”); and

WHEREAS, on August 23, 2022, the City Council of the City approved Ordinance No. 3488 approving and adopting the Project Plan relating to the North Side Improvement District, establishing the North Side Improvement District, and containing other provisions relating thereto; and

WHEREAS, since the adoption of Ordinance No. 3488 by the City Council of the City, amendments to the Project Plan have been proposed by the City as a result of the decision of one of the industrial prospects described in the Project Plan to not locate within the North Side Improvement District and the willingness on the part of another industrial prospect to locate in the same area; and

WHEREAS, under the Oklahoma Local Development Act, Title 62, Sections 850 et seq. of the Oklahoma Statutes, an amendment to the Project Plan must be first presented to the Review Committee for its consideration and recommendation if such amendment: (i) changes the character or purpose of the plan, (ii) adds more than five percent (5%) to the district’s area, or (iii) adds more than five percent (5%) to the public costs of the plan to be financed by apportioned tax increments; and

WHEREAS, this proposed change has necessitated a change in the projected project costs described in the amendments to the Project Plan in an amount greater than five percent (5%) of the total project costs described in the Project Plan; and

WHEREAS, the Review Committee has been presented with that certain “First Amendment to Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement District)”, dated as of July 1, 2023 (the “First Amendment to Project Plan”), providing, *inter alia*, for the amendment of the Project Plan creating the North Side Improvement District; and

WHEREAS, the North Side Improvement District, as amended, is eligible for designation as an increment district by virtue of being located within a Reinvestment Area, as defined and set forth in Title 62, Section 853(17) of the Oklahoma Statutes; and

WHEREAS, the Project Plan, as amended, does contemplate the funding of essential public improvements; and

WHEREAS, it is more likely than not that the private investments referenced in the Project Plan, as amended, will not occur within the proposed North Side Improvement District without the public improvements and development financing assistance specified in such plan.

NOW, THEREFORE, BE IT RESOLVED BY THE REVIEW COMMITTEE THAT THE FOLLOWING RECOMMENDATIONS AND FINDINGS BE MADE TO THE CITY COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA, IN REGARD TO THE PROPOSED INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA, AND THE PROJECT PLAN, AS AMENDED BY THE FIRST AMENDMENT TO PROJECT PLAN RELATING THERETO:

SECTION I. FINDINGS AND RECOMMENDATIONS WITH RESPECT TO THE CONDITIONS ESTABLISHING THE ELIGIBILITY OF THE NORTH SIDE IMPROVEMENT DISTRICT AND THE PROJECT PLAN. The Review Committee hereby finds that that no portion of the North Side Improvement District, as set forth in Exhibit “A” attached hereto, is to be changed by the First Amendment to Project Plan, and that such area does still qualify as a “Reinvestment Area” as defined in Section 853.17 of the Local Development Act due to the fact that it is an area requiring public improvements to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, or to preserve or enhance the tax base or in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Therefore, the Review Committee finds that the North Side Improvement District does remain eligible for designation as a tax increment district.

SECTION II. FINDINGS AND RECOMMENDATIONS WITH RESPECT TO THE APPROPRIATENESS OF THE APPROVAL OF THE PROPOSED PLAN AND PROJECT.

A. The Review Committee has considered the Project Plan, as amended by the First Amendment to Project Plan, and hereby finds that the provisions of the Project Plan, as amended, do meet the following legislative guidelines set forth in Section 852 of the Local Development Act:

1. Investment, development and economic growth are difficult within the boundaries of the North Side Improvement District, but possible if the tax increment financing provisions of the Local Development Act are available.
2. That the North Side Improvement District does not encompass an area where investment, development and economic growth would occur without the assistance of public funds.
3. That the undertaking of the projects described in the Project Plan will not supplant or replace normal public functions and services.
4. That the purposes set forth in the Project Plan for the North Side Improvement District work in conjunction with the governing body’s locally implemented economic development plans.
5. That the North Side Improvement District does not have boundaries that dissect a similar area and does not create an unfair competitive advantage.

6. That the project contemplates the need for residential and neighborhood treatments, and capital improvements to neighborhood public schools, as well as commercial/industrial development.

7. That where possible, partial credits or credits that do not utilize the full time-frame allowed be pursued.

8. That the maximum effort has been made to allow full public knowledge and participation in the use of the Local Development Act in connection with the preparation and adoption of the Project Plan, as amended.

9. That the Project Plan, as amended, contemplates the conservation, preservation, and rehabilitation of existing improvements within the North Side Improvement District; that demolition, clearance and relocation is minimized except for structures necessary for the undertaking of the projects referenced in the Project Plan, as amended.

10. That the Project Plan, as amended, upon adoption by the Governing Body, develops and applies clear standards, criteria and threshold limits that are applicable to all similar property and areas that the Project Plan, as amended, contains protection against nearby relocations to utilize incentives.

B. The Review Committee further finds that contemplated private and public projects described in the Project Plan, as amended, will enhance the value of other real property located within the North Side Improvement District as well as effectuating the increase of employment opportunities within said district.

C. The Review Committee further finds that the aggregate net assessed value of all taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(d) of the Local Development Act, within City of Midwest City, does not exceed 25% of the total net assessed value of taxable property within City of Midwest City, Oklahoma.

D. The Review Committee further finds that the aggregate net assessed value of the taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(f) of the Local Development Act, within the City of Midwest City does not exceed 25% of the total assessed net value of any affected school districts located within the City of Midwest City.

E. The Review Committee further finds that the land area of all increment districts within the City of Midwest City does not exceed 25% of the total land area of the City of Midwest City.

F. Based on the foregoing, the Review Committee finds that the Project Plan, as amended, and the projects therein are appropriate under the provisions of the Local Development Act, and the approval of the Project Plan, as amended, by the Governing Body is hereby recommended.

G. Based on the foregoing, the Review Committee finds that the Project Plan, as amended, and the projects therein are appropriate under the provisions of the Local Development

Act, and the approval of the Project Plan by the Governing Body is hereby recommended.

### SECTION III. REPORT OF FINANCIAL IMPACT.

A. The Review Committee has reviewed estimates of the incremental ad valorem (real and business personal) taxes which will likely result from the establishment of the North Side Improvement District. The analysis used to project revenues over the life of the Project Plan, as amended, and the impact of the North Side Improvement District on the taxing entities are attached hereto as Exhibits “C” and “D”, respectively.

B. The Review Committee finds that the current property tax revenues collected within the North Side Improvement District will continue to be apportioned to the taxing entities. The Committee also finds that dedicating ad valorem taxes to the North Side Improvement District apportionment fund for twenty (20) years is desirable to serve as a catalyst for retaining or expanding employment, or to attract major investment in the area or to preserve or enhance the tax base as it will benefit the proposed North Side Improvement District and thereby eventually will result in substantial increased ad valorem tax revenues to the taxing jurisdictions at the completion of the Project Plan, as amended.

C. The Review Committee analyzed the financial impact to each taxing entity by reference to the individual taxing districts established by the County, which are located within the North Side Improvement District, to-wit: Taxing District No. 74, Taxing District No. 89, Taxing District No. 274, Taxing District No. 589 and Taxing District No. 674. However, the Review Committee finds that property located within Taxing District Nos. 89, 274 and 674 will likely not be impacted by the Projects described in the Project Plan, as amended. The Review Committee further finds the financial impact on each of the taxing jurisdictions within the North Side Improvement District to be as follows:

1. CITY OF MIDWEST CITY, OKLAHOMA. Within Taxing Districts Nos. 74, 89, 274, 589 and 674, the City of Midwest City, Oklahoma (the “City”) currently levies ad valorem taxes at varying rates from year to year, to pay principal and interest on the City’s outstanding General Obligation indebtedness (within this section, the “Sinking Fund Revenues”).

Sinking Fund Revenues: The establishment of the proposed North Side Improvement District does not alter the City’s legal obligation under its General Obligation Bonds, and will likely not affect the City’s ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on City’s Sinking Fund Revenues is expected.

2. OKLAHOMA COUNTY, OKLAHOMA: Within Taxing Districts Nos. 74, 89, 274, 589 and 674, Oklahoma County, Oklahoma (the “County”) currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the County’s outstanding General Obligation indebtedness (within this section, the “Sinking Fund Revenues); and (b) ad valorem taxes equal to 10.35 mills to support general county government (within this section, the “General Fund Revenues”).

Sinking Fund Revenues: The amendment of the North Side Improvement District does not alter the County’s legal obligation under its General Obligation Bonds, and will likely not affect the County’s ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Sinking Fund Revenues is expected.

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the proposed North Side Improvement District will continue to accrue to the County, no diminishment of the County’s General Fund Revenues will likely result from the establishment of the proposed North Side Improvement District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from the County’s 10.35 mill levy and used to pay “project costs” are estimated to be \$111,740 and \$1,059,337, respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment, would not have accrued without the construction of the projects listed in the Project Plan, as amended, no significant adverse financial impact on the County General Fund Revenue is expected.

3. OKLAHOMA CITY/COUNTY HEALTH DEPARTMENT: Within Taxing Districts Nos. 74, 89, 274, 589 and 674, the Oklahoma City/County Health Department (“OCCHD”) currently levies ad valorem taxes equal to 2.59 mills to support the operational activities of the OCCHD (within this section, the “General Fund Revenues”).

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the proposed North Side Improvement District will continue to accrue to OCCHD, no diminishment of OCCHD’s General Fund Revenues will likely result from the amendment of the North Side Improvement District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from OCCHD’s 2.59 mill levy and used to pay “project costs” are estimated to be \$27,962 and \$265,090, respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment would not have accrued without the construction of the projects listed in the Project Plan, as amended, no significant adverse financial impact on OCCHD’s General Fund Revenue is expected.

4. METROPOLITAN LIBRARY SYSTEM. Within Taxing Districts Nos. 74, 89, 274, 589 and 674, the Metropolitan Library System (“MLS”) currently levies ad valorem taxes

equal to 5.20 mills to support general county government (within this section, the “General Fund Revenues”).

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the North Side Improvement District will continue to accrue to MLS, no diminishment of MLS’ General Fund Revenues will likely result from the amendment of the North Side Improvement District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from MLS’ 5.20 mill levy and used to pay “project costs” are estimated to be \$56,140 and \$532,227, respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment would not have accrued without the construction of the projects listed in the Project Plan, as amended, no significant adverse financial impact on MLS’ General Fund is expected.

5. ROSE STATE COLLEGE/TECHNICAL AREA EDUCATION DISTRICT. Within Taxing Districts Nos. 589 and 674, the Rose State College/Technical Area Education District (“RSD”) currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on RSD’s outstanding General Obligation indebtedness (within this section, the “Sinking Fund Revenues); (b) ad valorem taxes equal to 5.17 mills to finance a portion of the capital needs of RSD (the “Building Fund Revenues”); and (c) ad valorem taxes equal to 10.34 mills to support the operational activities of RSD’s college and technical education programs (within this section, the “General Fund Revenues”).

Sinking Fund Revenues: The amendment of the North Side Improvement District does not alter RSD’s legal obligation under its General Obligation Bonds, and will likely not affect RSD’s ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Sinking Fund Revenues is expected.

Building Fund Revenues: As all of the Building Fund Revenues that are currently being generated within the North Side Improvement District will continue to accrue to RSD, no diminishment of RSD’s Building Fund Revenues will likely result from the amendment of the North Side Improvement District. With regard to future Building Fund Revenues, the maximum annual and total incremental revenues generated and apportioned from RSD’s 5.17 mill levy and used to pay “project costs” are estimated to be \$6,766 and \$46,479, respectively. However, because substantially all of the incremental Building Fund Revenues generated from new private investment would not have accrued without the construction of the projects listed in the Project Plan, as amended, no significant adverse financial impact on the Building Fund Revenue is expected.

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the North Side Improvement District will continue to accrue to RSCD, no diminishment of the General Fund Revenues will likely result from the amendment of the North Side Improvement District. With regard to future



General Fund Revenues, the maximum annual and total incremental revenues generated from RSD's 10.34 mill levy and used to pay "project costs" are estimated to be \$13,531 and \$92,957, respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment, would not have accrued without the construction of the projects listed in the Project Plan, as amended, no significant adverse financial impact on the General Fund Revenue is expected.

6. VOCATIONAL-TECHNICAL SCHOOL DISTRICT NO. 22: Within Taxing District No. 89, Vocational-Technical School District No. 22 ("Metro Technology District") currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on Metro Technology District's outstanding General Obligation indebtedness (within this section, the "Sinking Fund Revenues"); (b) ad valorem taxes equal to 5.15 mills to finance a portion of the capital needs of the Metro Technology District (the "Building Fund Revenues"); and (c) ad valorem taxes equal to 10.30 mills to support the educational activities of the Metro Technology District (the "General Fund Revenues")

Sinking Fund Revenues: The amendment of the North Side Improvement District does not alter the Metro Technology District's legal obligation under its General Obligation Bonds, and will likely not affect the Metro Technology District's ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Sinking Fund Revenues is expected.

Building Fund Revenues: As all of the Building Fund Revenues that are currently being generated within the North Side Improvement District will continue to accrue to the Metro Technology District, no diminishment of the Metro Technology District's Building Fund Revenues will likely result from the amendment of the proposed North Side Improvement District. With regard to future Building Fund Revenues, the maximum annual and total incremental revenues generated and apportioned from RSD's 5.15 mill levy and used to pay "project costs" are estimated to be minimal. However, because substantially all of the incremental Building Fund Revenues generated from new private investment would not not have accrued without the construction of the projects listed in the Project Plan, as amended, no significant adverse financial impact on the Building Fund Revenue is expected.

General Fund Revenues: As all of the General Fund Revenues that are currently being generated within the North Side Improvement District will continue to accrue to Metro Technology District, no diminishment of the Metro Technology District's General Fund Revenues will likely result from the amendment of the North Side Improvement District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from Metro Technology District's 10.30 mill levy and used to pay "project costs" are estimated to be minimal. However, because substantially all of the incremental General Fund Revenues generated from new private investment would not have accrued without the construction of the projects listed in the Project Plan, as amended, no

significant adverse financial impact on the Metro Technology District's General Fund is expected.

7. CRUTCHO PUBLIC SCHOOL DISTRICT: Within Taxing District Nos. 74, 274 and 674, Dependent School District No. 74, Oklahoma County, Oklahoma (the "Crutcho Public School District") currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the Oklahoma Public School District's outstanding General Obligation indebtedness (within this section, the "Sinking Fund Revenues"); (b) ad valorem taxes equal to 5.08 mills to finance a portion of the capital needs of the school district (the "Building Fund Revenues"); and (c) ad valorem taxes equal to 35.54 mills to support the operational activities of the Crutcho Public School District (within this section, the "General Fund Revenues"). Also, additional ad valorem taxes equal to 4.14 mills are levied county-wide to support the operational activities of all public schools in Oklahoma County, and distributed on the basis of the legal average daily attendance for the preceding school year as certified by the State Board of Education (such revenues being referred to herein as the "County Levy Revenues").

Sinking Fund Revenues: The amendment of the North Side Improvement District does not alter the Crutcho Public School District's legal obligation under its General Obligation Bonds, and will likely not affect the Crutcho Public School District's ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Crutcho Public School District's Sinking Fund Revenues is expected.

Building Fund Revenues: As all of the Building Fund Revenues that are currently being generated within the proposed North Side Improvement District will continue to accrue to the Crutcho Public School District, no diminishment of the Crutcho Public School District's Building Fund Revenues will likely result from the amendment of the North Side Improvement District. With regard to future Building Fund Revenues, the maximum annual and total incremental revenues generated and apportioned from the Crutcho Public School District's 5.08 mill levy and used to pay "project costs" are estimated to be \$48,196 and \$474,276, respectively. However, because substantially all of the incremental Building Fund Revenues generated from new private investment would not have accrued without the construction of the projects listed in the Project Plan, as amended, no significant adverse financial impact on the Crutcho Public School District's Building Fund Revenue is expected.

General Fund Revenues and County Levy Revenues: As all of the General Fund Revenues and County Levy Revenues that are currently being generated within the proposed North Side Improvement District (and allocated to the Crutcho Public School District) will continue to accrue to the Crutcho Public School District, no significant diminishment of the Crutcho Public School District's General Fund Revenues or County Levy Revenues will likely occur. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from the Crutcho Public School District's 35.54 mill levy are estimated

to be \$337,185 and \$3,318,062, respectively. However, General Fund Revenues are predominantly impacted by changes in funding from the State of Oklahoma's "State Aid Fund", as provided in Title 70, Sections 18-101 et seq. of the Oklahoma Statutes (such revenues being referred to herein as the "State Aid Revenues"). Under these provisions, increases in the net assessed valuation of a school district are almost entirely offset by reductions in the amount of State Aid Revenue contributed by the State of Oklahoma. Therefore, the inclusion or omission of the net assessed valuation of the new private investment generated within the proposed North Side Improvement District would not substantially increase or decrease the net amount of General Fund Revenues available to the Crutch Public School District.

8. OKLAHOMA CITY PUBLIC SCHOOL DISTRICT: Within Taxing District Nos. 89 and 589, Independent School District No. 89, Oklahoma County, Oklahoma (the "Oklahoma City Public School District") currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the Oklahoma Public School District's outstanding General Obligation indebtedness (within this section, the "Sinking Fund Revenues"); (b) ad valorem taxes equal to 5.14 mills to finance a portion of the capital needs of the school district (the "Building Fund Revenues"); and (c) ad valorem taxes equal to 35.96 mills to support the operational activities of the Oklahoma City Public School District (within this section, the "General Fund Revenues"). Also, additional ad valorem taxes equal to 4.14 mills are levied county-wide to support the operational activities of all public schools in Oklahoma County, and distributed on the basis of the legal average daily attendance for the preceding school year as certified by the State Board of Education (such revenues being referred to herein as the "County Levy Revenues").

Sinking Fund Revenues: The amendment of the North Side Improvement District does not alter the Oklahoma City Public School District's legal obligation under its General Obligation Bonds, and will likely not affect the Oklahoma City Public School District's ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Oklahoma City Public School District's Sinking Fund Revenues is expected.

Building Fund Revenues: As all of the Building Fund Revenues that are currently being generated within the North Side Improvement District will continue to accrue to the Oklahoma City Public School District, no diminishment of the Oklahoma City Public School District's Building Fund Revenues will likely result from the amendment of the North Side Improvement District. With regard to future Building Fund Revenues, the maximum annual and total incremental revenues generated and apportioned from the Oklahoma City Public School District's 5.14 mill levy and used for debt service are estimated to be \$6,726 and \$46,209, respectively. However, because substantially all of the incremental Building Fund Revenues generated from new private investment would not have accrued without the construction of the projects listed in the Project Plan, as amended, no significant adverse financial impact on the Oklahoma City Public School District's Building Fund Revenue is expected.

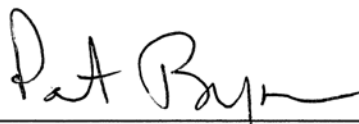
General Fund Revenues and County Levy Revenues: As all of the General Fund Revenues and County Levy Revenues that are currently being generated within the North Side Improvement District (and allocated to the Oklahoma City Public School District) will continue to accrue to the Oklahoma City Public School District, no significant diminishment of the Oklahoma City Public School District's General Fund Revenues or County Levy Revenues will likely occur. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from the Oklahoma City Public School District's 35.96 mill levy are estimated to be \$47,058 and \$323,283, respectively. However, General Fund Revenues are predominantly impacted by changes in funding from the State of Oklahoma's "State Aid Fund", as provided in Title 70, Sections 18-101 et seq. of the Oklahoma Statutes (such revenues being referred to herein as the "State Aid Revenues"). Under these provisions, increases in the net assessed valuation of a school district are almost entirely offset by reductions in the amount of State Aid Revenue contributed by the State of Oklahoma. Therefore, the inclusion or omission of the net assessed valuation of the new private investment generated within the North Side Improvement North Side Improvement District would not substantially increase or decrease the net amount of General Fund Revenues available to the Oklahoma City Public School District.

D. The Review Committee further finds the financial impact on business activities within the North Side Improvement District to be, as follows:

The Review Committee expects the construction of the projects described in the Project Plan, as amended, will enhance business activities within the North Side Improvement District.

ADOPTED this 19<sup>TH</sup> day of July, 2023.

MIDWEST CITY LOCAL DEVELOPMENT ACT  
REVIEW COMMITTEE



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PAT BYRNE, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION OF  
INCREMENT DISTRICT NUMBER THREE,  
CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)

The North Side Improvement District is a tract located in Sections 15, 22, 24, 25, 26 and 27, Township 12 North Range 2 West, more particularly described as follows:

BEGINNING at the Southeast Corner of the Southwest Quarter of Section 15, Township 12 North, Range 2 West of the Indian Meridian; THENCE, north along the East line of the Southwest Quarter to the Northeast Corner of said Southwest Quarter of Section 15; THENCE, west along the North line of said Southwest Quarter a distance of approximately 700 feet; THENCE, Southwesterly to a point on the West line of the East half of said Southwest Quarter that is 1,900 feet north of the Southwest Corner of said Southwest Quarter; THENCE, south along the West line of the East half of the Southwest Quarter to the Southwest Corner of the Southeast Quarter of the Southwest Quarter; THENCE, west along the North line of Section 22 a distance of approximately 290 feet to a point of intersection with the North line of the Railroad Right-of-Way; THENCE, southwesterly along the West line of the Railroad Right-of-Way to a point where the West line of the Railroad Right-of-Way intersects with the East Right-of-Way line of Air Depot Boulevard; THENCE, south along the East Right-of-Way line of Air Depot Boulevard to a point where the East Right-of-Way line intersects with the North line of Section 27; THENCE, south along the East Right-of-Way line of Air Depot Boulevard a distance of 330 feet; THENCE, east and parallel with the North line of said Section 27 a distance of 315 feet to the intersection of such line with the centerline of Crutch Creek; THENCE, south and southeasterly along the centerline of Crutch Creek to a point where the centerline of Crutch Creek intersects with the East line of the East half of Section 27, said intersection being approximately 895 feet south of the North line of Section 27; THENCE, south along the East line of the East half of Section 27 to the Southwest Corner of the Northwest Quarter of Section 27; THENCE, east along the South line of the North half of Section 27 to a point where such line intersects the North line of the Railroad Right-of-Way; THENCE, northeasterly along said North line of the Railroad Right-of-Way to the Southeast Corner of Lot 11, Block 3 in the KANALY'S NORTHEAST 23RD STREET ADDITION; THENCE, north along the West line of said Lot 11, Block 3 to the Northwest Corner of Lot 11, Block 2 of KANALY'S NORTHEAST 23RD STREET ADDITION; THENCE, east along the North line of KANALY'S NORTHEAST 23RD STREET ADDITION to a point which is 427 feet west of the East line of the Northeast Quarter of Section 27; THENCE, north 306 feet along the East line of said Northeast Quarter; THENCE, west and parallel to the South line of said Northeast Quarter a distance of 219 feet; THENCE, north and parallel to the East line of said Northeast Quarter approximately 200 feet to the centerline of Soldier Creek; THENCE, northeasterly along said centerline approximately 678 feet to the East line of Section 27; THENCE, north along the East line of Section 27 to a point which is approximately 413 feet south of the Northeast Corner of

Section 27; THENCE, easterly and parallel to the North line of Section 26 to a point which is 420.1 feet east of the West line of Section 26 and 413 feet south of the North line of Section 26; THENCE, south and parallel to the West line of Section 26 a distance of 213 feet; THENCE, east and parallel to the North line of Section 26 where such line intersects with the West line of Block 4 of the DICKSON HEIGHTS ADDITION; THENCE, south along the West line of the DICKSON HEIGHTS ADDITION to the Southwest Corner of Block 4 of the DICKSON HEIGHTS ADDITION; THENCE, east along the South line of Blocks 4 and 5 of the DICKSON HEIGHTS ADDITION to the Southeast Corner of said Block 5; THENCE, north along the East line of Block 5 of the DICKSON HEIGHTS ADDITION to a point that is 100 feet north of the Southeast corner of Block 2 of the DICKSON HEIGHTS ADDITION; THENCE, east and parallel to the South line of Block 1 of the DICKSON HEIGHTS ADDITION to a point where such line intersects with the East Right-of-Way line of Spencer Rd.; THENCE, south along the East Right-of-Way line of Spencer Rd. a distance of 100 feet; THENCE, east and parallel to the North line of Section 26 to a point which is 515 feet west of the East line of Section 26; THENCE, south and parallel to the East line of Section 26 a distance of 259.75 feet; THENCE, east and parallel to the North line of Section 26 a distance of 465 feet; THENCE, north and parallel to the East line of Section 26 a distance of 85 feet; THENCE, east and parallel to the North line of Section 26 to a point on the East Right-of-Way line of Section 26; THENCE, north along the East line of Section 26 to a point which is 225 feet south of the North line of Douglas Blvd.; THENCE, east and parallel to the North line of Section 26 and Section 25 a distance of 367 feet; THENCE, south and parallel to the West line of Section 25 a distance of 40 feet; THENCE, east and parallel to the North line of Section 25 a distance of 170 feet; THENCE, south and parallel to the West line of Section 25 a distance of 230 feet; THENCE, east and parallel to the North line of Section 25 a distance of 122.36 feet; THENCE, south and parallel to the West line of Section 25 a distance of 165 feet; THENCE, east and parallel to the North line of Section 25 to a point on the West Right-of-Way line of Randolph Ave.; THENCE, north and parallel to the West line of Section 25 a distance of 70 feet; THENCE, east and parallel to the North line of Section 25 to the Southwest Corner of Block 3, Lot 13 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of said Lot 13 to the Southeast Corner of said Lot 13; THENCE, north along the East line of Lots 13, 12, 11 & 10 of Block 3 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION to a point on the South line of Lot 5 of Block 3 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of Lots 5, 4, 3, 2 and 1 to the Southeast Corner of Lot 1 of Block 3 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east from the Southeast corner of Block 3, Lot 1 KANALY'S SECOND NORTHEAST 23RD STREET ADDITION a distance of approximately 50 feet to the Southwest Corner of Block 2, Lot 4 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east along the South line of Lots 4, 3, 2, and 1 of Block 2 KANALY'S SECOND NORTHEAST 23RD STREET ADDITION to the Southeast Corner of Block 2, Lot 1 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, east a distance of approximately 50 feet to the Southwest Corner of Block 1, Lot 4 KANALY'S SECOND NORTHEAST 23RD STREET ADDITION; THENCE, south a distance of 75 feet to the Southwest Corner of Lot 5 of Block 1 of KANALY'S SECOND NORTHEAST 23RD STREET

ADDITION; THENCE, east along the South line of Lot 5 of Block 1 of KANALY'S SECOND NORTHEAST 23RD STREET ADDITION to the Southeast corner of said Lot 5; THENCE, east and parallel to the North line of Section 25 to a point on the West line of Block 4 of MINTON'S ORCHARD PARK ADDITION; THENCE, south along the West line of Block 4 of MINTON'S ORCHARD PARK ADDITION to a point which is 475 feet south of the Northwest Corner of said Block 4; THENCE, east and parallel to the North line of Block 4 of MINTON'S ORCHARD PARK ADDITION a distance of 165 feet; THENCE, south and parallel to the West line of Block 4 of MINTON'S ORCHARD PARK ADDITION a distance of 160 feet; THENCE, east and parallel to the North line of Block 4 of MINTON'S ORCHARD PARK ADDITION a distance of 99 feet; THENCE, south to a point on the centerline of N.E. 19th Street; THENCE, east along the centerline of N.E. 19th Street to the Southeast Corner of Block 6 of MINTON'S ORCHARD PARK ADDITION; THENCE, north along the East line of Block 1 of MINTON'S ORCHARD PARK ADDITION a distance of 633.5 feet; THENCE, east and parallel to the North line of Block 2 of MINTON'S ORCHARD PARK ADDITION a distance of 497 feet; THENCE, north and parallel to the East line of Block 2 of MINTON'S ORCHARD PARK ADDITION a distance of 266.5 feet; THENCE, east and parallel to the North line of Blocks 1 and 2 of MINTON'S ORCHARD PARK ADDITION to a point on the East line of said Block 1; THENCE, north along the East line of Block 1 of MINTON'S ORCHARD PARK ADDITION to the Northeast Corner of said Block 1; THENCE, north and parallel to the East line of Section 25 to a point where such line intersects the North line of Section 25; THENCE, west along the North line of Sections 25, 26 and 27 to the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22; THENCE, north along the East line of the Southwest Quarter of the Southwest Quarter of Section 22 to the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22; THENCE, east along the South line of the North Half of the Southwest Quarter of Section 22 to the Southeast Corner of the North Half of the Southwest Quarter of Section 22; THENCE, north along the East line of the West Half of Section 22 to the POINT OF BEGINNING.





EXHIBIT "C"

ANALYSIS SHOWING PROJECTED INCREMENTAL TAX REVENUES  
AND PROJECTED ANNUAL PROJECT COSTS  
FOR TAX AND BOND YEARS 2023 THRU 2040  
INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)

EXHIBIT "C"

ANALYSIS SHOWING PROJECTED INCREMENTAL TAX REVENUES  
AND PROJECTED ANNUAL PROJECT COSTS FOR TAX AND FISCAL YEARS 2023 THRU 2043

INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)

District Year (July 1st to June 30th) (a)	Tax Year (Jan. 1st to Dec. 31st) (b)	Beginning Year Apportionment Fund Balance (c)	Annual Increment Revenues (d)	Total Increment Revenues Available for Reimbursement of Project Costs (e)	Fiscal Year (f)	American Glass, Inc.	Project Oscar and American Glass, Inc.		Northeast 23rd Street Improvements (4) (j)	Organizational and Administrative Expenses <sup>1</sup> (k)	Total Annual Project Costs (l)	Ending Year Apportionment Fund Balance (m)
						Development Financing Assistance (1) (g)	Utility Improvements (2) (h)	Rail System Improvements (3) (i)				
0												
1	2023	\$ -	\$ -	\$ -	2023/2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2024	\$ -	\$ 12,095	\$ 12,095	2024/2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,095
3	2025	\$ 12,095	\$ 729,478	\$ 741,573	2025/2026	\$ 450,000	\$ -	\$ 190,000	\$ -	\$ 80,000	\$ 720,000	\$ 21,573
4	2026	\$ 21,573	\$ 768,257	\$ 789,830	2026/2027	\$ -	\$ 500,000	\$ 220,000	\$ 40,000	\$ 10,000	\$ 770,000	\$ 19,830
5	2027	\$ 19,830	\$ 783,622	\$ 803,452	2027/2028	\$ -	\$ 500,000	\$ 240,000	\$ 40,000	\$ 10,000	\$ 790,000	\$ 13,452
6	2028	\$ 13,452	\$ 872,168	\$ 885,620	2028/2029	\$ -	\$ 500,000	\$ 260,000	\$ 60,000	\$ 10,000	\$ 830,000	\$ 55,620
7	2029	\$ 55,620	\$ 889,611	\$ 945,231	2029/2030	\$ -	\$ 500,000	\$ 285,000	\$ 70,000	\$ 10,000	\$ 865,000	\$ 80,231
8	2030	\$ 80,231	\$ 937,640	\$ 1,017,871	2030/2031	\$ -	\$ 500,000	\$ 300,000	\$ 80,000	\$ 10,000	\$ 890,000	\$ 127,871
9	2031	\$ 127,871	\$ 956,392	\$ 1,084,263	2031/2032	\$ -	\$ 500,000	\$ 350,000	\$ 90,000	\$ 10,000	\$ 950,000	\$ 134,263
10	2032	\$ 134,263	\$ 1,008,780	\$ 1,143,043	2032/2033	\$ -	\$ 500,000	\$ 365,000	\$ 100,000	\$ 10,000	\$ 975,000	\$ 168,043
11	2033	\$ 168,043	\$ 1,028,956	\$ 1,196,999	2033/2034	\$ -	\$ 500,000	\$ 380,000	\$ 110,000	\$ 10,000	\$ 1,000,000	\$ 196,999
12	2034	\$ 196,999	\$ 1,049,535	\$ 1,246,534	2034/2035	\$ -	\$ 500,000	\$ 410,000	\$ 120,000	\$ 10,000	\$ 1,040,000	\$ 206,534
13	2035	\$ 206,534	\$ 1,070,526	\$ 1,277,060	2035/2036	\$ -	\$ 1,100,000	\$ -	\$ -	\$ 10,000	\$ 1,110,000	\$ 167,060
14	2036	\$ 167,060	\$ -	\$ 167,060	2036/2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,060
15	2037	\$ 167,060	\$ -	\$ 167,060	2037/2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,060
16	2038	\$ 167,060	\$ -	\$ 167,060	2038/2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,060
17	2039	\$ 167,060	\$ -	\$ 167,060	2039/2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,060
18	2040	\$ 167,060	\$ -	\$ 167,060	2040/2041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,060
19	2041	\$ 167,060	\$ -	\$ 167,060	2041/2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,060
20	2042	\$ 167,060	\$ -	\$ 167,060	2042/2043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,060
			\$ 10,107,060			\$ 450,000	\$ 5,600,000	\$ 3,000,000	\$ 710,000	\$ 180,000	\$ 9,940,000	
<sup>1</sup> Administrative expenses for fiscal years ending on and after June 30, 2036 not shown as projections assume early termination of District upon payment of all Project Costs.												

EXHIBIT “D”

ANALYSIS OF ESTIMATED FINANCIAL IMPACT ON TAXING ENTITIES  
INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)

EXHIBIT "D"

ANALYSIS OF ESTIMATED FINANCIAL IMPACT ON TAXING ENTITIES  
 INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA  
 (NORTH SIDE IMPROVEMENT DISTRICT)

(a)	Millage and Percentage By Taxing District						Taxing District No. 74		Taxing District No. 89		Taxing District No. 589		Total of All Taxing Districts	
	Taxing District No. 74	% of Total Levy	Taxing District No. 89	% of Total Levy	Taxing District No. 589	% of Total Levy	Maximum Annual Project Costs (h)	Cumulative Project Costs (i)	Maximum Annual Project Costs (j)	Cumulative Project Costs (k)	Maximum Annual Project Costs (l)	Cumulative Project Costs (m)	Maximum Annual Project Costs (n)	Cumulative Project Costs (o)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
Project Costs (Includes Annual Share of Administrative Expenses)							\$ 926,642	\$ 9,118,601	\$ -	\$ -	\$ 143,884	\$ 988,459	\$ 1,229,697	\$ 9,940,000
Taxing Entities														
City of Midwest City														
Sinking Fund	9.44	9.665%	9.44	8.398%	9.44	8.586%	\$ 89,562	\$ 881,331	\$ -	\$ -	\$ 12,353	\$ 84,866	\$ 101,915	\$ 966,197
Oklahoma County														
Sinking Fund	0.64	0.655%	0.64	0.569%	0.64	0.582%	\$ 6,072	\$ 59,751	\$ -	\$ -	\$ 838	\$ 5,754	\$ 6,910	\$ 65,505
General Fund	10.35	10.597%	10.35	9.207%	10.35	9.413%	\$ 98,195	\$ 966,290	\$ -	\$ -	\$ 13,544	\$ 93,047	\$ 111,740	\$ 1,059,337
Oklahoma City/County Health Department														
General Fund	2.59	2.652%	2.59	2.304%	2.59	2.356%	\$ 24,573	\$ 241,806	\$ -	\$ -	\$ 3,389	\$ 23,284	\$ 27,962	\$ 265,090
Metropolitan Library System District														
General Fund	5.20	5.324%	5.20	4.626%	5.20	4.729%	\$ 49,335	\$ 485,479	\$ -	\$ -	\$ 6,805	\$ 46,748	\$ 56,140	\$ 532,227
Rose State College Education District														
Sinking Fund					2.67	2.428%					\$ 3,494	\$ 24,004	\$ 3,494	\$ 24,004
Building Fund					5.17	4.702%					\$ 6,766	\$ 46,479	\$ 6,766	\$ 46,479
General Fund					10.34	9.404%					\$ 13,531	\$ 92,957	\$ 13,531	\$ 92,957
Metro Technology District														
Sinking Fund			5.19	4.617%					\$ -	\$ -			\$ -	\$ -
Building Fund			5.15	4.581%					\$ -	\$ -			\$ -	\$ -
General Fund			10.3	9.163%					\$ -	\$ -			\$ -	\$ -
Crutcho Public Schools														
Sinking Fund	24.69	25.279%					\$ 234,246	\$ 2,305,091					\$ 234,246	\$ 2,305,091
Building Fund	5.08	5.201%					\$ 48,196	\$ 474,276					\$ 48,196	\$ 474,276
General Fund	35.54	36.388%					\$ 337,185	\$ 3,318,062					\$ 337,185	\$ 3,318,062
Oklahoma City Public Schools														
Sinking Fund			18.31	16.289%	18.31	16.653%			\$ -	\$ -	\$ 23,961	\$ 164,608	\$ 23,961	\$ 164,608
Building Fund			5.14	4.573%	5.14	4.675%			\$ -	\$ -	\$ 6,726	\$ 46,209	\$ 6,726	\$ 46,209
General Fund			35.96	31.990%	35.96	32.706%			\$ -	\$ -	\$ 47,058	\$ 323,283	\$ 47,058	\$ 323,283
Oklahoma County School Levy	4.14	4.239%	4.14	3.683%	4.14	3.765%	\$ 39,278	\$ 386,516	\$ -	\$ -	\$ 5,418	\$ 37,219	\$ 44,696	\$ 423,735
Totals	97.67	100%	112.41	100%	109.95	100%	\$ 926,642	\$ 9,118,601	\$ -	\$ -	\$ 143,884	\$ 988,459	\$ 1,070,526	\$ 10,107,060

MIDWEST CITY PLANNING COMMISSION

RESOLUTION NO. 2023-09

RESOLUTION ADOPTING RECOMMENDATIONS OF THE MIDWEST CITY PLANNING COMMISSION IN REGARD TO THE "FIRST AMENDMENT TO THE PROJECT PLAN RELATING TO INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA".

WHEREAS, pursuant to the provisions of the Local Development Act, Title 62, Sections 851 et seq. of the Oklahoma Statutes, as amended (the "Local Development Act"), the Midwest City Planning Commission (the "Planning Commission") is to review and make recommendations to the City Council for the City of Midwest City, Oklahoma (the "Governing Body") concerning any proposed tax incentive or tax increment district, plan or project; and

WHEREAS, the Planning Commission has been presented with that certain "First Amendment to the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Increment District)", dated July 1, 2023, providing for the creation of "Increment District Number Three, City of Midwest City, Oklahoma" (the "North Side Increment District"), which boundaries are more particularly described in Appendix "1" attached hereto, and describing certain projects to be financed from a combination of public sources, including the apportionment of certain incremental ad valorem tax revenues, derived from the proposed district.

NOW, THEREFORE, BE IT RESOLVED BY THE MIDWEST CITY PLANNING COMMISSION THAT THE FOLLOWING RECOMMENDATIONS BE MADE TO THE CITY COUNCIL FOR THE CITY OF MIDWEST CITY, OKLAHOMA, REGARDING THE FIRST AMENDMENT TO THE PROJECT PLAN RELATING TO INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA:

SECTION 1. Approval and Recommendations Regarding the Project Plan.

A. The Planning Commission has considered the "First Amendment to the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Increment District)", dated June 1, 2022 (the "Project Plan"), and hereby finds that the proposed First Amendment to the Project Plan Relating to Increment District Number Three, City of Midwest City, as submitted to the Planning Commission, is in conformance with the objectives and intent of the Comprehensive Plan for the City of Midwest City; and

B. Based upon the foregoing, the Planning Commission hereby finds that the First Amendment to the Project Plan and the projects identified therein are appropriate under the provisions of the Local Development Act, and the approval of the Project Plan by the Governing Body of the City of Midwest City is hereby recommended.

PASSED AND ADOPTED by the Midwest City Planning Commission on the 1<sup>st</sup> day of August, 2023.

MIDWEST CITY PLANNING COMMISSION



Chairman

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**FIRST AMENDMENT TO PROJECT PLAN RELATING TO  
INCREMENT DISTRICT NUMBER THREE,  
CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)**

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Submitted By The

**CITY OF MIDWEST CITY, OKLAHOMA**

And The

**MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY**

**DATED: July 1, 2023**

## **INTRODUCTION**

Over the years, proposals have been developed which called for public improvements along Northeast 23rd Street from North Air Depot Road to North Post Road. These proposals have pointed to the need for utility extensions, better transportation and pedestrian access, and enhanced streetscaping along the Northeast 23rd Street corridor. In addition, several industrial concerns have expressed interest in locating new commercial facilities along and north of this corridor; however, these firms would require an agreement by the City's economic development authorities to provide some level of development assistance before these location decisions can be finalized. (The financing of these improvements, along with the provision for development financing assistance, are hereinafter referred to as the "Project").

Due to the magnitude of the Project, and the significant public benefits which would accrue from the Project, the City of Midwest City, Oklahoma (hereinafter, the "City") and the Midwest City Economic Development Authority (hereinafter, the "Authority") proposed the use of a "tax increment district" to provide a portion of the needed financing assistance in connection with the Project. Under the City and the Authority's proposal, financing assistance generated through this tax increment district would be used to defray part of the extensive infrastructure, site development and development costs required by the Project.

On December 14, 2021, the City Council of the City adopted Resolution No. 2021-48, authorizing and directing the Midwest City Local Development Act Review Committee to analyze the City's proposal and to determine whether the area described in the proposal would qualify as an "increment district" pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 et seq. of the Oklahoma Statutes (hereinafter, the "Local Development Act"), and to make other recommendations and findings as required by the Local Development Act.

Following the meetings of the City's Local Development Act Review Committee, and the adoption by the committee of a recommendation for the approval of such district, the City Council of the City, on August 23, 2022, adopted and approved Ordinance No. 3488 (the "Ordinance"), and that certain "Project Plan Relating to Increment Number Three, City of Midwest City, Oklahoma (North Side Improvement District Project)" (the "Project Plan"), which Ordinance and Project Plan established "Increment District Number Three, City of Midwest City, Oklahoma" (the "North Side Improvement District").

Among other purposes, the Project Plan approved and adopted by the Ordinance provided for development financing assistance to be provided to Global Turbine Systems ("GTS") relating to GTS' proposal to locate a testing and manufacturing facility within the Soldier Creek Industrial Park. Unfortunately, GTS ultimately decided not to locate its new facility at that site. Thereafter, the City continued to market the GTS site and has successfully recruited a new industrial prospect, American Glass, Inc., an Oklahoma corporation (hereinafter, "AGI"), with the result being that the Authority and the Midwest City Utilities Authority have now approved that certain "Economic Development Financing Assistance Agreement" dated June 27, 2023 (hereinafter, the "AGI Financing Assistance Agreement"), with AGI.

AGI, a glass and glazing contractor involved in the manufacturing and installation of glass wall systems, intends to develop, construct, equip and operate a new headquarters facility for its operations within the Soldier Creek Industrial Park (hereinafter, the "AGI Facilities"). Under the



terms of the AGI Financing Assistance Agreement, the Authority and the Midwest City Utilities Authority, have agreed to make certain incentives available to AGI to assist in their construction and operation of the AGI Facilities. The City now desires to update the terms of the Project Plan to reflect the development financing assistance to AGI.

In addition, the second economic development project identified in the Project Plan as “Project Oscar” has continued to progress with construction of new industrial facilities to begin in the second half of 2023. While the timeline for Project Oscar has been somewhat delayed, the facilities being proposed have increased in size from 53,000 square feet to 102,000 square feet. This is expected to increase the public revenues which will accrue from Project Oscar.

This amendment to the Project Plan (hereinafter, the “First Amendment to Project Plan”) was prepared to allow for the incentivization of a different economic development project within the North Side Improvement District, and to reflect changes to a second economic development project.

The First Amendment to Project Plan was prepared by the staff of the City, with the assistance of consultants retained by the Authority, to present the information required by the Local Development Act in relation to the establishment and continued administration of the North Side Improvement District. Any statements contained herein or in the appendices and exhibits hereto, involving matters of opinion, estimates or projections, whether expressly so stated, are intended as such and not as representations of fact. Summaries of documents referred to herein do not purport to be complete or definitive, and all references made to such documents are qualified in their entirety by reference to the complete document. The information contained herein has been compiled from sources believed to be reliable, as of the date hereof. Such information is subject to change and/or correction, at any time prior to the adoption of this Project Plan by the City.

*SECTION 1. Article II of the Project Plan, captioned “PROPOSED PUBLIC WORKS OR IMPROVEMENT, ANTICIPATED PRIVATE IMPROVEMENT, AND ESTIMATED PUBLIC REVENUES” is hereby amended to read in its entirety, as follows:*

**“II. PROPOSED PUBLIC WORKS OR IMPROVEMENTS, ANTICIPATED PRIVATE IMPROVEMENTS, AND ESTIMATED PUBLIC REVENUES**

**A. Listing of Type and Location of Public Works or Improvements**

The public work or improvements being proposed are, as follows:

**(1) DEVELOPMENT FINANCING ASSISTANCE** - The public works or improvements authorized under this Project Plan will include the payment or reimbursement of a portion of the costs incurred by American Glass, Inc. (or its affiliate) (hereinafter, “AGI”) for improvements related to a new headquarters and manufacturing facility for its operations being constructed by AGI (hereinafter, the “AGI Facilities”). Development financing assistance for these improvements will be provided to AGI pursuant to the terms of an a “Economic Development Financing Assistance Agreement” (hereinafter, the “AGI Financing Assistance Agreement”), with AGI which agreement will provide for the

payment or reimbursement of a portion of the costs associated with these improvements in an amount not to exceed \$450,000.

**(2) UTILITY IMPROVEMENTS** - Certain of the public works or improvements authorized under this Project Plan will consist of utility improvements and will be necessitated by the construction of the food processing and warehousing facilities to serve Project Oscar (hereinafter, the “Project Oscar Facilities”), as well as to serve the AGI Facilities. Such utility improvements will include the following:

**(i) Sanitary Sewer Extensions** – The infrastructure improvements will include the construction of a sanitary sewer main and branch extensions to serve the Project Oscar Facilities. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including sewers, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$2,000,000, with such improvements to be constructed by the City or one of its related public trust authorities.

**(ii) Water Distribution System Improvements** –The infrastructure improvements will include the construction of improvements to the water distribution system within the area of the Project Oscar Facility main line within the Project Area. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including water distribution and supply systems, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$3,600,000, with such improvements to be constructed by the City or one of its related public trust authorities.

Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures; new or existing roadways, including curbing, sidewalks and any similar public improvements, common utility or service facilities; traffic signals, utility structures and fixtures; sanitary sewers and similar public improvements, related common utility or service facilities; water distribution and supply systems, landscaping; parking; water detention/retention systems; retaining walls, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; new or existing structures and fixtures; and professional service costs, including those incurred for architectural, planning, engineering and legal.

**(3) RAIL SYSTEM IMPROVEMENTS** - The public works or improvements authorized under this Project Plan will include the payment for the costs of installing a railroad switch

or spur to serve the Project Oscar Facilities and the AGI Facilities. “Project costs” under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing tracks, railways, roadbeds or overpasses and/or transportation structures, fixtures, and ancillary public improvements, including bridges, sidewalks and any similar public improvements, common utility or service facilities, landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$3,000,000, with such improvements to be constructed by the City or one of its related public trust authorities.

**(4) N.E. 23RD STREET IMPROVEMENTS** - The public works or improvements authorized under this Project Plan will include the payment of costs associated with the implementation of the Vision23 Project, which calls for the enhancement and revitalization of N.E. 23rd Street from its intersection with N. Air Depot to its intersection with N. Post Road. This project aims to achieve systemic improvements for the benefit of revitalization of economic development, traffic & pedestrian safety, and to promote better accessibility to commercial businesses. Infrastructure improvements will seek to provide a “pedestrian-friendly environment” though upgraded street lighting and dedicated “safe” crossings at major intersections. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges and any similar public improvements, common utility or service facilities, related landscaping, parking and water detention/retention systems; the actual cost of the clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal. It is estimated that the Project Costs for the Vision23 project will be approximately \$750,000.00, and would be undertaken by the City and the Authority.

**(5) FINANCING COSTS.** Not all project costs included in this Project Plan are intended by the City to be financed through the Authority. However, the City and the Authority may decide to finance certain of the costs described above in order to facilitate the completion of one or more projects. “Financing costs” will include all or a portion of the interest paid to holders of bonds, notes or other forms of indebtedness issued to pay for project costs (exclusive of capitalized interest), premiums paid over and above the principal amount for redemption prior to maturity; and fees for bond guarantees, letters of credit and bond insurance, if any. While many of these costs cannot be accurately predicted at this stage, it is estimated that the financing costs relating to such indebtedness will not exceed \$800,000.

**(6) COSTS OF ISSUANCE.** - Costs of issuance includes fees and expenses for bond counsel, financial advisor, printing, trustee bank, underwriters counsel and other similar expenses. It is estimated that costs of issuance will not exceed \$100,000.

**(7) ORGANIZATIONAL AND DIRECT ADMINISTRATIVE COSTS** – “Organizational costs” include the direct costs of organizing and implementing this Project Plan, including the costs of conducting any environmental studies, the cost of publicizing the consideration

of the project plan, and costs incidental in the creation of the North Side Improvement District for professional services or otherwise. “Direct administrative costs” include reasonable charges for the time spent by employees of the City and the Authority in connection with the supervision and administration of the above-mentioned projects or employees of private entities under contract with a public entity for project planning or implementation; professional service costs, including those incurred for architectural, planning, engineering, legal and financial advice and services. It is estimated that organizational costs will be approximately \$50,000 and direct administrative costs will be approximately \$10,000 per year, totaling \$250,000, over the life of the North Side Improvement District.

## **B. Anticipated Private Investments**

### American Glass, Inc.

American Glass, Inc. (“AGI”) has proposed the construction and operation of a new headquarters and manufacturing facility for its manufacturing and installation activities in the fabrication of glass wall systems, consisting of multiple buildings, which aggregate approximately 90,000 square feet to be constructed in two phases (the “AGI”). In the first phase, AGI would construct a 90,000 square foot glass wall assembly factory and company headquarters. This facility would employ approximately 68 people from around central Oklahoma, including the City. The Company estimates that it will begin construction of this phase in August, 2023, with completion estimated by October, 2024.

The second phase of the AGI Facilities will consist of a 80,000 square foot maintenance, repair and manufacturing building. Such facilities would allow AGI to hire an additional 30 persons. Construction of this phase is estimated to begin in January, 2026 and be completed no later than March, 2027.

The total potential investment from both phases is estimated to be between \$10,000,000 and \$12,500,000. The estimated total annual payroll for both is \$5,390,000 based upon 68 full-time equivalent employees earning an average of \$55,000,000 per year.

### Project Oscar

Project Oscar refers to the City’s initiative to assist Centrillum Proteins, LLC, an Oklahoma limited liability company (hereinafter, “Centrillum”) to develop, construct and operate new industrial facilities within the North Side Improvement District. Pursuant to that certain “Economic Development Assistance Agreement”, dated as of August 8, 2022 (hereinafter, the “Centrillum Financing Assistance Agreement”), by and among the Authority, Centrillum, and MTG Property Holdings, LLC (hereinafter, “MTG”), the Authority agreed to provide development financing assistance to the Company in connection with Centrillum’s plans to develop, construct and equip an advanced no-kill meat processing plant within the North Side Improvement District, and to operate such facilities to serve its customers.

Pursuant to the terms of the Centrillum Financing Assistance Agreement, and that certain “Agreement for Purchase and Sale of Real Estate”, dated as of May 26, 2022, by and between the

Authority and MTG, the Authority has agreed to sell real property owned by the Authority to MTG, on behalf of Centrillum. The Authority and MTG have now closed on the the real property identified in the Real Property Agreement, and Centrillum expects to begin construction during the third quarter of 2023, with completion estimated for September, 2024. Increases in the cost of building materials have increased the estimated construction cost of the Centrillum facilities to \$70,000,000.

Centrillum now anticipates that its new facility will consist of a 93,000 square foot food processing facility. Such a facility would employ at least 90 employees and grow over time to employ a total of 150 people. Average wages for employees are expected to total \$52,000 per year.

### Vision23

The City anticipates that the improvements it will make to N.E. 23rd Street in connection with the Vision23 project will attract new private investment from both current and future business owners along the N.E. 23rd Street corridor. While no estimate can be made as to the amount of private investment that will be made in the next five-to-ten-year period, the City believes that this new private investment will range between \$1 to \$10 million dollars within the boundaries of the North Side Improvement District in the coming years.

## **C. Estimated Public Revenues**

The City estimates that the public works or improvements described herein will result in increases in not only municipal sales taxes collected within the North Side Improvement District, but in other types of tax revenues as well, such as ad valorem taxes. These public revenues are estimated to accrue, as follows:

**(1) Ad Valorem Taxes** - The estimates regarding increases in ad valorem taxes are based upon the following assumptions:

Real Property Taxes. Based upon an assessment ratio of eleven percent (11%) for real property, and tax rates of between \$97.67 dollars per thousand (97.67 mills) and \$115.86 dollars per thousand (115.85 mills), it is estimated that real property ad valorem revenues generated by the new investment within the North Side Improvement District will increase by between \$12,095 to \$1,229,697 per year. These increases in new real property ad valorem revenues are expected to total approximately \$18,224,800 over the twenty (20) year expected term of the North Side Improvement District.

Personal Property Taxes. Based upon an assessment ratio of thirteen and three-quarters percent (13.75%) for business personal property, and an average tax rate of \$120.00 dollars per thousand (120 mills), it is estimated that ad valorem revenues generated from the installation of personal property within the North Side Improvement District will increase by between \$1,000 to \$15,000 per year. These increases in new business personal ad valorem revenues are expected to total

approximately \$120,000 over the twenty (20) year expected term of the North Side Improvement District.

**(2) City Sales and Use Taxes** - The City currently levies sales and use taxes in the amount of four and 60/100 cents (\$0.046) per dollar of taxable sales. The City estimates that, based upon the current City sales and use tax rates, economic activity within the North Side Improvement District will generate an annual increase in City sales and use tax revenue of between \$1,000 to \$5,000 per year, and is expected to generate approximately \$60,000 in new sales and use tax revenues for the City over the twenty (20) year term of the North Side Improvement District. **(Note: This Project Plan does not authorize or contemplate the apportionment of City sales and use taxes revenues generated within the North Side Improvement District for the payment of any project costs described herein.)**

*SECTION 2. Article III of the Project Plan, captioned “LISTING OF ESTIMATED PROJECT COSTS” is hereby amended to read in its entirety, as follows:*

**“III. LISTING OF ESTIMATED PROJECT COSTS  
AND ADMINISTRATIVE EXPENSES**

1. Development Financing Assistance	\$ 450,000
2. Utility Improvements:	
Sanitary Sewer Improvements	2,000,000
Water Distribution System Improvements	3,600,000
3. Rail System Improvements	3,000,000
4. N.E. 23rd Street Improvements	750,000
5. Financing Costs	800,000
6. Costs of Issuance	100,000
7. Organizational and Direct Administrative Costs	<u>250,000</u>
Total	\$10,750,000

*SECTION 3. Article IV of the Project Plan, captioned “METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED” is hereby amended to read in its entirety, as follows:*

**“IV. METHODS OF FINANCING PROJECT COSTS, EXPECTED  
SOURCES OF REVENUES, AND TIME WHEN COSTS OR  
MONETARY OBLIGATIONS ARE TO BE INCURRED**

**A. Methods of Financing**

It is expected that all project costs described above (except for principal, uncapped interest payments and redemption premiums, if any, paid on any tax apportionment bonds or notes) will be paid from one of the following sources:

- (i) from increment revenues generated within the North Side Improvement District;
- (ii) from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated; and/or
- (ii) from proceeds from the “Midwest City Economic Development Authority Tax Apportionment Note, Series 20xx (North Side Improvement District Project)” (hereinafter, the “Series 20xx Note”).”

**B. Expected Sources of Revenues**

The payment or reimbursement of project costs will be made from following source(s) of revenues:

**(1) Ad Valorem Taxes** - In accordance with the provisions of the Local Development Act, increments of ad valorem taxes generated within the North Side Improvement District, as such increments are determined and defined by the Local Development Act, are to be apportioned and set aside from all other ad valorem taxes levied within the North Side Improvement District, to be used exclusively for:

- (i) the payment of “project costs” incurred in connection with the development or construction of those projects listed in this Project Plan;
- (ii) the reimbursement of the City, or any agency thereof (including the Authority), which has paid “project costs” from funds which were not increments derived from the North Side Improvement District, but only to the extent that such sums were actually paid; and
- (iii) the payment of principal, interest and premium, if any, on the Series 20xx Note, issued pursuant to Section 863 of the Local Development Act.

(Such revenues being hereinafter referred to as the “Ad Valorem Increment Revenues”).

The apportionment of Ad Valorem Increment Revenues pursuant to this section shall terminate upon the final payment of, or reimbursement for, all “project costs” incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal and accrued interest due on any “tax apportionment bonds or notes” issued hereunder; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond twenty (20) years from the Effective Date (hereinafter defined) of the North Side Improvement District.

In the event that a portion of the principal of or interest on any “tax apportionment bonds or notes” issued in connection herewith, remains unpaid as of the twentieth (20th) anniversary of the Effective Date of this Project Plan, then, the North Side Improvement District shall not terminate until the Ad Valorem Increment Revenues apportioned during the twentieth (20th) year are actually received by the Apportionment Fund, even if the

receipt of such revenues occurs subsequent to the twentieth (20th) anniversary of the Effective Date of this district.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the respective taxing authorities to a special fund to be known as the “North Side Improvement District Apportionment Fund” (hereinafter, the “Apportionment Fund”), which fund will be held by and be the property of, the Midwest City Economic Development Authority (the “Authority”) (except that such fund may also be held by a trustee acting on behalf of the Authority). No portion of such revenues and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be placed into a separate account created within the Apportionment Fund and used to pay “project costs” described herein. Such account may also be pledged as security for the payment of the Series 20xx Note, if issued. (Such account being hereinafter referred to as the “Ad Valorem Increment Revenue Account”).

**(2) State of Oklahoma Reimbursement Fund Revenues.** To the extent that: (a) one or more private entities located within the North Side Improvement District applies for and receives an exemption from the payment of ad valorem taxes pursuant to Article X, Section 6B of the Oklahoma Constitution relating to exemptions for “qualified manufacturing concerns”; (b) an application is made for reimbursement of ad valorem tax revenues lost by virtue of such exemption from the State of Oklahoma’s Ad Valorem Reimbursement Fund, pursuant to Title 62, Section 193 of the Oklahoma Statutes; and (c) such application is approved by the Oklahoma Tax Commission, then, in that event, revenues received from the Ad Valorem Reimbursement Fund (hereinafter, the “Reimbursement Revenues”), are also to be apportioned and set aside from other revenues, and, pursuant to the provisions of Title 62, Section 193 of the Oklahoma Statutes, used to the same extent and in the same manner as other ad valorem taxes which are collected within the North Side Improvement District for:

- (i) the payment of “project costs” incurred in connection with the development or construction of those projects listed in this Project Plan; and
- (ii) the reimbursement of the City, or any agency thereof (including the Authority), which has paid “project costs” from funds which were not increments derived from the North Side Improvement District, but only to the extent that such sums were actually paid.
- (iii) the payment of principal, interest and premium, if any, on the Series 20xx Note, issued pursuant to Section 863 of the Local Development Act.

The apportionment of Reimbursement Revenues pursuant to this section shall terminate upon the final payment of, or reimbursement for, all “project costs” incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal and accrued interest due on any “tax apportionment bonds or notes” issued hereunder; provided, however, that in no case shall the apportionment of revenues pursuant hereto



extend beyond twenty (20) years from the Effective Date (hereinafter defined) of the North Side Improvement District.

In the event that a portion of the principal of or interest on any “tax apportionment bonds or notes” issued in connection herewith, remains unpaid as of the twentieth (20th) anniversary of the Effective Date of this Project Plan, then, the North Side Improvement District shall not terminate until the Reimbursement Revenues apportioned during the twentieth (20th) year are actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the twentieth (20th) anniversary of the Effective Date of this district.

Pursuant to the Local Development Act, the Reimbursement Revenues apportioned hereunder shall be transferred by the respective taxing authorities to the Apportionment Fund. No portion of such revenues and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be placed into a separate account created within the Apportionment Fund and used to pay “project costs” described herein. Such account may also be pledged as security for the payment of the Series 20xx Note, if issued. (Such account being hereinafter referred to as the “Reimbursement Revenue Account”).”

**C. Time When Costs Or Monetary Obligations Are To Be Incurred.**

Except as otherwise provided, all costs associated with the projects described herein (with the exception of financing costs) will be incurred within thirty-six (36) months of the Effective Date of the North Side Improvement District. Financing costs, if any, will be incurred during the remaining term of the North Side Improvement District.”

**D. Distribution of Revenues.**

During the term of the North Side Improvement District, all Ad Valorem Increment Revenues and Reimbursement Revenues (hereinafter, collectively, the “Apportioned Revenues”) will be used, as follows:

FIRST, to pay principal and interest next due on the Series 20xx Note, if issued;

SECOND, to pay “project costs” as described herein;

THIRD, to pay any unreimbursed “project costs” which were not otherwise financed through the Series 20xx Note, and which had been previously incurred by the Authority or the City; and

FOURTH, the balance shall be used to prepay the principal outstanding under the Series 20xx Note prior to its scheduled maturity.”

*All other provision of the Project Plan not modified herein shall remain as originally contained in the Project Plan as adopted by the Ordinance.*

**To:** Honorable Mayor and Council  
**From:** Emily Richey, Current Planning Manager  
**Date:** September 26, 2023

**Subject:** (PC-2145) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”) to Community Commercial District (“C-3”); and consideration for a resolution to amend the Comprehensive Plan from Office/Retail (“OR”) to Commercial (“COM”), for the property described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence 89°23’49” E a distance N 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet; Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of 172.92 feet to the POINT OF BEGINNING.

**Executive Summary:** The applicant, Grubbs Consulting (on behalf of owner), is requesting to rezone the subject property from Planned Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”) to Community Commercial District (“C-3”), and to amend the Comprehensive Plan Residential from Office/Retail (“OR”) to Commercial (“COM”).

This case was originally published to be heard at the July 25, 2023 Council Meeting, and was withdrawn by applicant prior to start of meeting.

The applicant’s request for rezone is for accommodation to permit a carwash. If approved, any allowable use classification within the Community Commercial District (“C-3”) would be permitted.



The applicant hired Traffic Engineering Consultants, Inc. to conduct a comparison of the traffic impacts between the originally proposed Glenhaven Residential Development and the revised Glenhaven Development. The study is attached to this case packet. *Please note, an updated study was submitted 7/31/23 by the applicant that gave more details of the study itself and is included in this packet.*

At the time of Planning Commission, there had been one surrounding property owner in opposition to the proposed rezone due to there not being a buffer between the residential and commercial areas and added traffic. Property abutting a residential district shall be screened and landscaped in accordance with Municipal Code.

There was discussion amongst the Commission regarding traffic impact on Reno and Glenhaven and the ingress and egress of the carwash.

The owner, applicant, owner's legal representation, and traffic study consultant were present and addressed the Commission. Todd Butler of Traffic Engineering Consultants explained the traffic study to the Commission and audience.

Many residents from the Ridgecrest Neighborhood were in attendance in opposition to the proposed rezone. Six residents addressed Commission with concerns of location, traffic, water usage, and construction oversight.

Both state and local public notification requirements were met.

Planning Commission recommended approval of this item. Action is at the discretion of the Council.

**Dates of Hearing:**

Planning Commission- July 5, 2023

City Council- July 25, 2023 (withdrawn by applicant)

September 26, 2023

**Date of Pre-Development Meeting:**

May 9, 2023

**Council Ward:** Ward 4, Sean Reed

**Owner:** Bentwood Investments, LLC.

**Applicant:** Grubbs Consulting (on behalf of owner)

**Proposed Use:** Carwash

**Size:** The subject property has a frontage of 115 feet along E. Reno Avenue, and a depth of 172 feet, and contains an area of 24,017 square feet, more or less.

**Development Proposed by Comprehensive Plan:**

Area of Request- **Office/Retail**

North- Single-Family Detached Residential

South- Office/Retail

East- Office/Retail

West- Office/Retail

**Zoning Districts:**

Area of Request- Planned Unit Development ("PUD") governed by Medium Density Residential District ("R-MD")

North- Planned Unit Development ("PUD") governed by Medium Density Residential District ("R-MD")

South- Community Commercial District ("C-3")

East- Community Commercial District ("C-3")

West- Community Commercial District ("C-3")

**Land Use:**

Area of Request- Vacant

North- Vacant

South- Residential  
East- Mark's Pharmacy; Just me and the Kidz Daycare  
West- Vacant commercial building

**Comprehensive Plan Citation:**

The future zoning land use for the subject lot is Office/Retail ("OR").

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.

The proposed use is not supported by the Comprehensive Plan, therefore a resolution to the Comprehensive Plan must be approved.

**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 areas and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

Limited outdoor storage and limited open display, 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.

**History:**

1. (PC-2099) December 2021- Northern portion of subject property was included in rezone from Community Commercial District ("C-3") to Planned Unit Development ("PUD") governed by Medium Density Residential ("R-MD").
2. (PC-2124) September 2022- Northern portion of subject property was rezoned back to Community Commercial District ("C-3").
3. Planning Commission recommended approval of this item July 5, 2023.
4. Applicant withdrew this item at prior to start of Council Meeting July 25, 2023.

**Next Steps:**

If Council approves this rezone, the subsequent preliminary plat application (PC-2145) can be heard, discussed, considered, with possible action to be taken.

**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 running along the east side of North Glenhaven Drive. 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 adjacent to but not bordering the proposed parcel, an eight (8) inch line is approximately forty feet south from the southeast corner of the property. The existing sewer main previously located along the south side of the property is being abandoned. The area of request will be combined with the adjacent southern parcel and the newly formed lot will have sewer access along the southeast side of the new 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 North Glenhaven Drive. North Glenhaven 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.

Previous concerns have been raised about the development's impact on the intersection and the signal located there. The attached traffic study has been revised to evaluate the proposed car wash's impact on the traffic flow through the signal. The increases to the p.m. peak traffic flows are noted and the applicant has brought along the traffic engineering firm that created and revised the report to provide further clarity about the numbers.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

**Fire Marshal's Comments:**

- There are no fire code violations currently noted for the address listed
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

**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 Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in "Green Belt" per Midwest City Municipal Code Section 43-54.

Sanitary Sewer

- Sewer mains shall be installed in front easements.

Sanitation

- The property is required to meet and maintain Midwest City Ordinance No. 3427 (attached, pages 15-16) regarding trash dumpster(s) and enclosure before Certificate of Occupancy can be approved.

Stormwater

- No additional comments with this case.

**Planning Division:**

Staff met with the applicant May 9, 2023 for a Pre-Development meeting.

Per Municipal Code, because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

*Screening and landscaping requirements.* Property abutting a residential district shall be screened and landscaped in accordance with all the provisions of 5.2 Screening and Landscaping.

If this application is approved, the applicant's subsequent preliminary plat application (PC-2146) can be heard and voted on by Council.

Use types permitted by right within the Community Commercial zoning district:

- 4.3.1. Public Service or Utility: Light
- 4.3.2. Public Service or Utility: Moderate
- 4.3.6. Low Impact Institutional: Neighborhood Related
- 4.3.9. Cultural Exhibits
- 4.3.10. Library Services and Community Centers
- 4.3.11. Community Recreation: Restricted
- 4.3.12. Community Recreation: General
- 4.3.13. Community Recreation: Property Owners' Association
- 4.4.1. Administrative and Professional Office
- 4.4.4. Alcoholic Beverage Retail Sales
- 4.4.6. Animals: Grooming and Sales
- 4.4.8. Animal Sales and Services: Kennels and Veterinary, General
- 4.4.15. Building Maintenance Services
- 4.4.16. Business Support Services
- 4.4.17. Child Care Center and Adult Day Care Center
- 4.4.18. Communication Services: Limited
- 4.4.20. Construction Sales and Services
- 4.4.21. Convenience Sales and Personal Services
- 4.4.23. Eating Establishments: Drive-In
- 4.4.24. Eating Establishments: Fast Foods
- 4.4.26. Eating Establishments: Sit-Down, Alcoholic Beverages not Permitted
- 4.4.29. Food and Beverage Retail Sales
- 4.4.34. Funeral and Internment Services: Undertaking

- 4.4.35. Gasoline Sales: General
- 4.4.37. Health Clubs
- 4.4.38. Laundry Services
- 4.4.40. Medical Services: Restricted
- 4.4.41. Medical Services: General
- 4.4.42. Participant Recreation and Entertainment: Indoor Permitted
- 4.4.45. Personal Services: Restricted
- 4.4.46. Personal Services: General
- 4.4.47. Personal Storage
- 4.4.48. Repair Services: Consumer
- 4.4.49. Research Services
- 4.4.50. Retail Sales and Services: General
- 4.4.53. Spectator Sports and Entertainment: Restricted
- 4.4.57. Tourist Accommodations: Lodging
- 4.4.58. Off-Street Parking: Accessory Parking
- 4.4.59. Off-Street Parking: Commercial Parking
- 4.5.8. Wholesaling, Storage and Distribution: Restricted
- 4.7.6. Horticulture

Action is at the discretion of the Council.

**Action Required:**

Approve or reject the ordinance to redistrict to Community Commercial District and a resolution to amend the Comprehensive Plan to Commercial for the property noted herein, subject to staff comments as found in the September 26, 2023 agenda packet and made part of PC-2145 file.

**Suggested Motion:**

*“To approve the ordinance redistricting subject property to the Community Commercial zoning district and resolution to amend the Comprehensive Plan to Commercial, subject to Staff Comments found in the September 26, 2023 City Council agenda packet and made a part of the PC-2145 file.”*

Please feel free to contact my office at (405) 739-1223 with any questions.



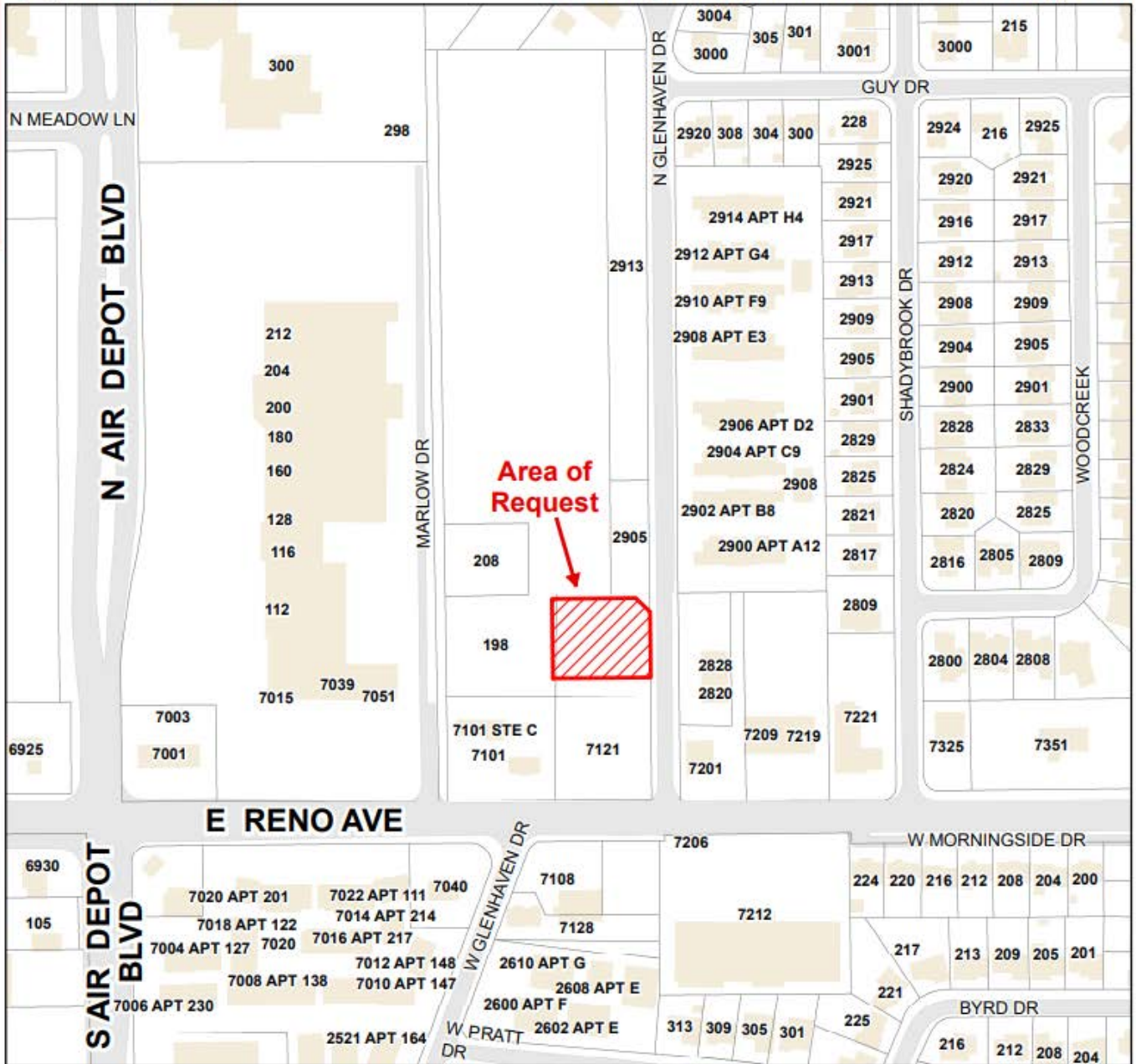
Emily Richey

Current Planning Manager

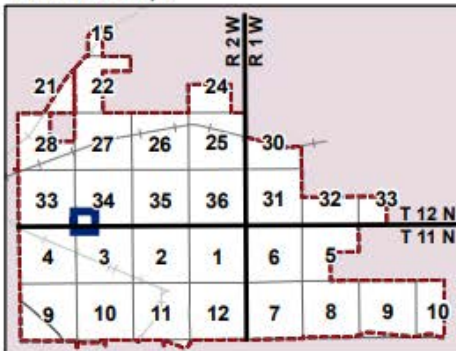




Community Development / Information Technology - GIS



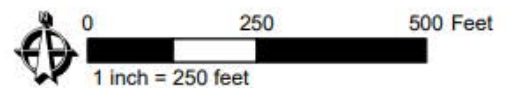
Locator Map



General Map Legend

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

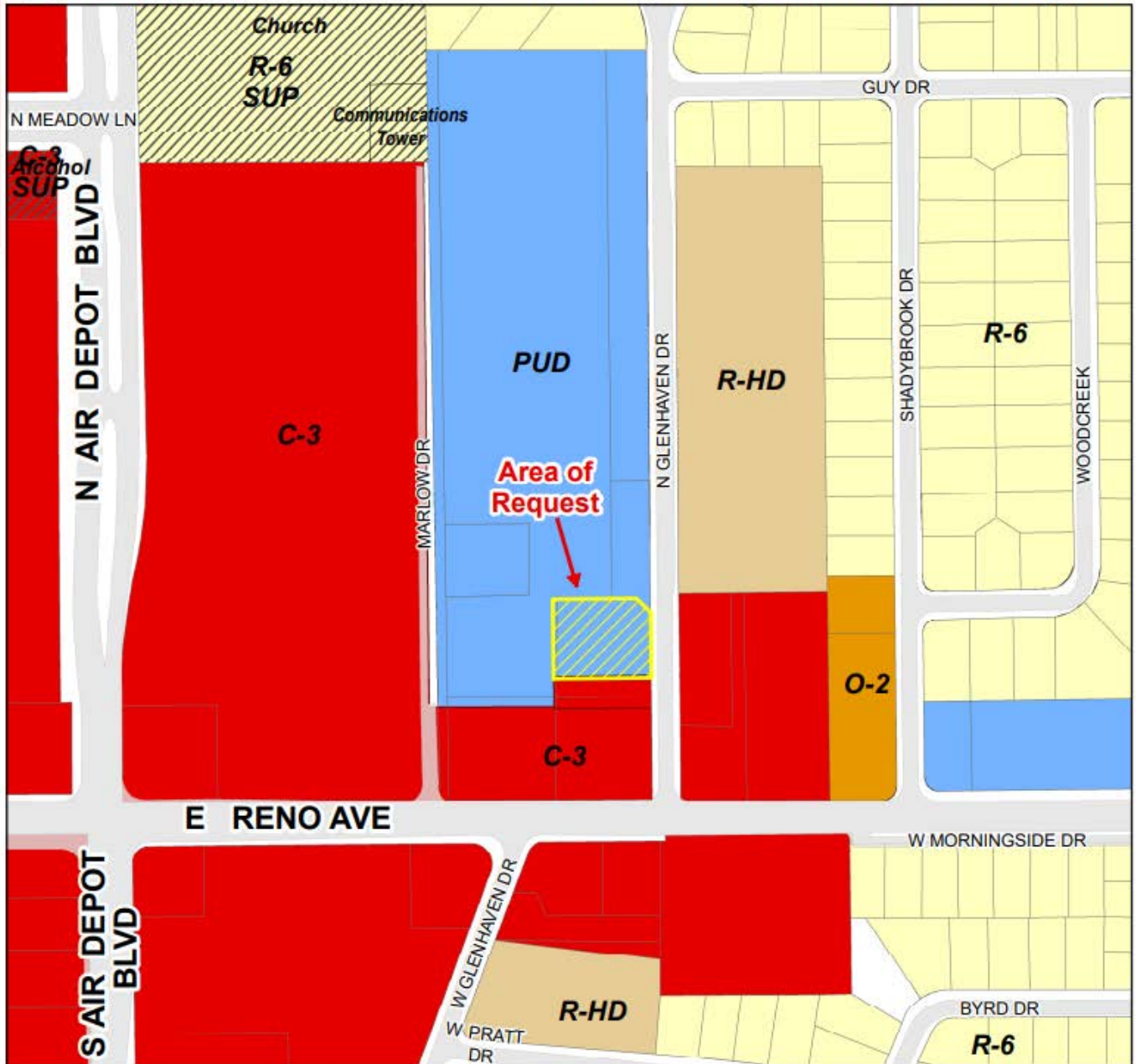
**GENERAL MAP FOR  
PC-2145  
(SW/4, Sec 34, T12N, R2W)**



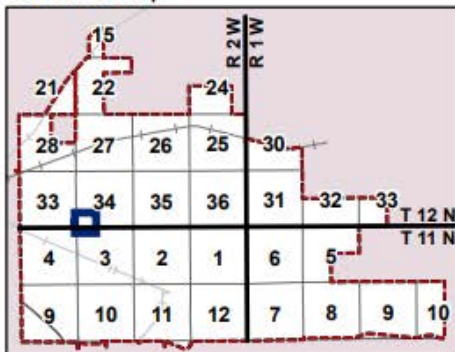
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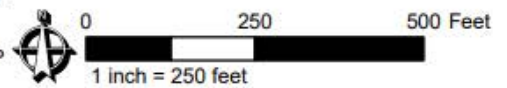
Locator Map



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-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

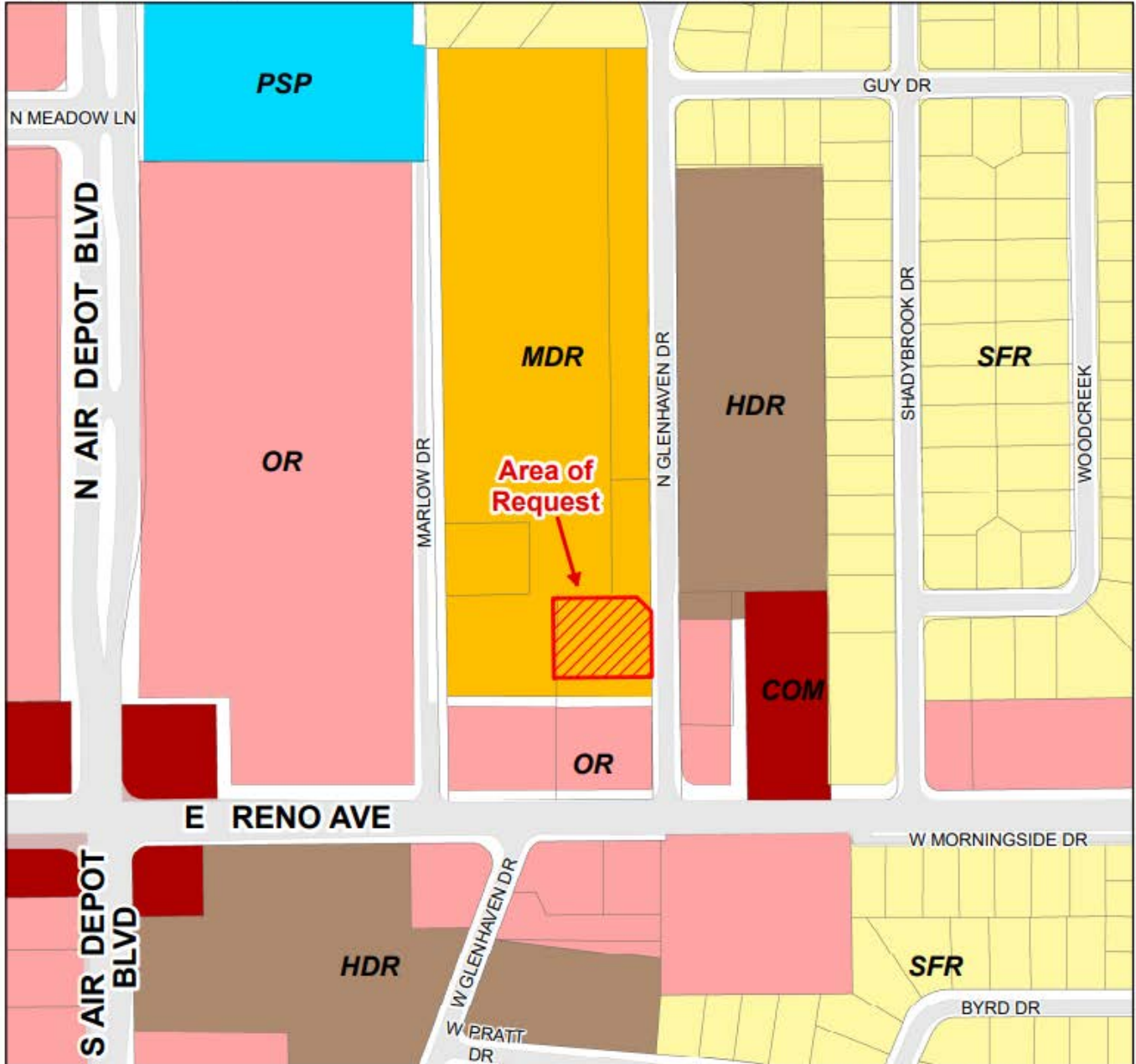
**ZONING MAP FOR  
PC-2145  
(SW/4, Sec 34, T12N, R2W)**



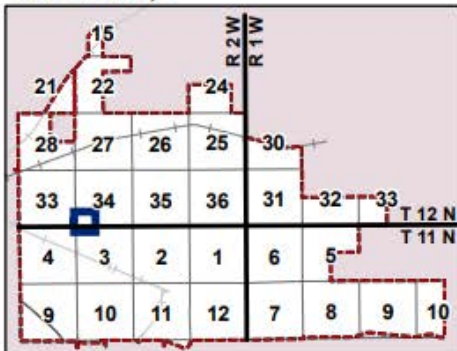
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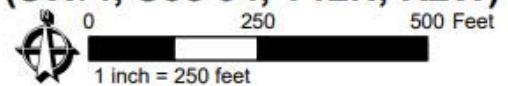
Locator Map



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

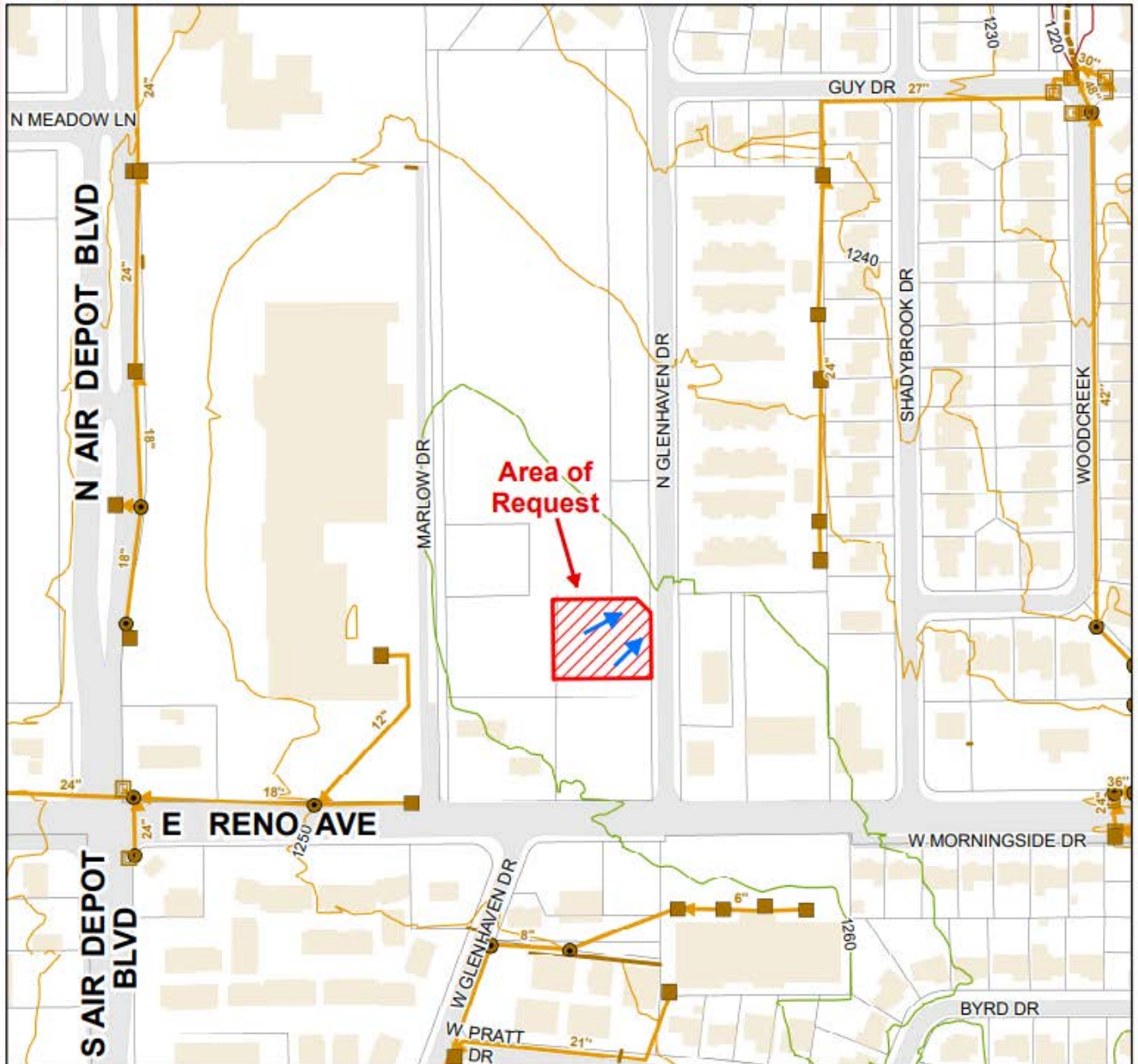
**FUTURE LAND USE  
MAP FOR  
PC-2145  
(SW/4, Sec 34, T12N, R2W)**



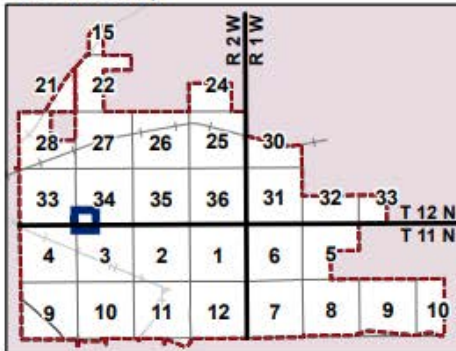
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Community Development / Information Technology - GIS



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-2145 (SW/4, Sec 34, T12N, R2W)**



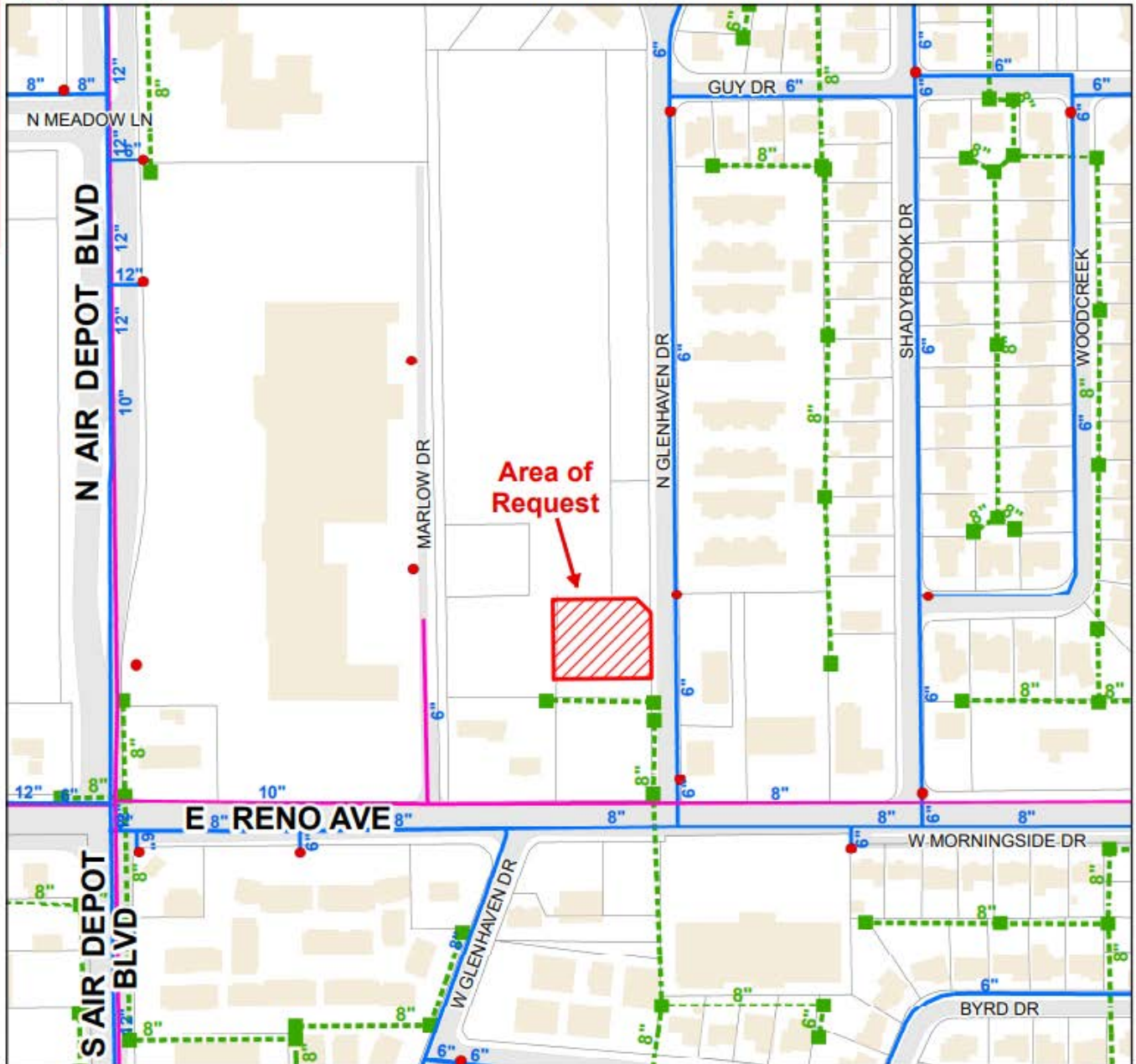
0 250 500 Feet

1 inch = 250 feet

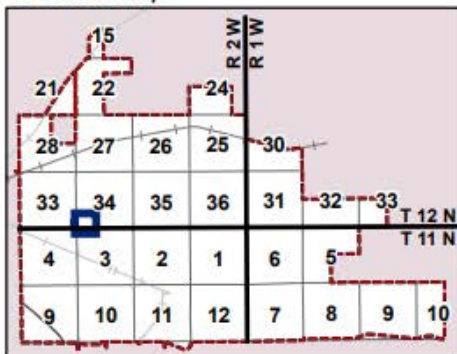
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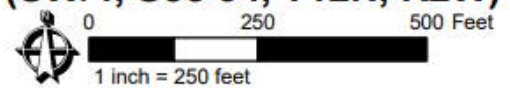
Locator Map



**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-2145  
(SW/4, Sec 34, T12N, R2W)**



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The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

## **Development Inquiry/Pre-Development Meeting Form**

This Development Inquiry Form is intended to provide a written assessment of a proposed development for a particular parcel of land. This non-binding document is not a formal review or approval of any development proposal. The information is provided in order to inform the customer of development requirements and application process required by The City of Midwest City. A copy of this form will be given to the customer and the original will remain on file in the Community Development Office.

Date of Contact: 5/9/23

Staff Present: Emily Richey, Robert Coleman, Brandon Bundy, Patrick Menefee

Property Owner: Perkins Family, LLC

Developer/Applicant: Mark Grubbs; Grubbs Consulting, LLC

Contact number(s) for Applicant: 405-265-0641 ext. 101

Applicant's e-mail address: mark.grubbs@gc-okc.com

### **Land Use Information:**

Site address or legal description: 7121 E. Reno (for proposed rezone)

Existing Zoning: PUD

Proposed Zoning: C-3

Existing Land Use: Vacant

Requested Future Land Use: Carwash

Water Location/Size: East/ 6" line

Sewer Location: \_\_\_\_\_



The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

Street Type: Local

Drainage Channels Present: Applicant proposed detention and drainage improvements.

Drainage Flow: \_\_\_\_\_

Drainage Improvements Present: No

Flood Plain Present: No

**Zoning**

**Subdivision – Planning**

- Minor Plat
- Preliminary Plat
- Final Plat
- Amending Plat
- Replat

**Subdivision – Engineering**

Water improvement requirements: Applicant plans to extend water to site.

Sewer improvement requirements: Extend to properties.

Street improvement requirements: Yes

Drainage/detention requirements: Yes

Floodplain requirements: No

Right-of-way/easement requirements: Yes



The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

### Fire Department Requirements:

Fire Hydrant required: Shall comply w/ Sec 15-22 of MWC Ordinance

### Additional Notes

\*This Pre-Development meeting fulfills the requirement for the C-3 Rezone request as well as Preliminary Plat.

- The two applications can be submitted simultaneously. Applicant's choice if the easement vacation is submitted with the above mentioned applications or separately.

\*Sewer relocation- determine if it's considered minor or major change for ODEQ.

\*New easement will need to provide access to Reno.

\*Staff recommended to exclude the proposed commercial tract from HOA covenants; applicant made the recommendation of having the parcels labeled by sections and can exclude that way (staff is good with the suggestion).



ORDINANCE NO. 3427

AN ORDINANCE AMENDING APPENDIX A, ZONING REGULATIONS, OF THE  
MIDWEST CITY CODE, SECTION 5, SUPPLEMENTAL REGULATIONS, BY  
AMENDING SUBSECTION 5.7.2., TRASH DUMPSTER(S) AND ENCLOSURE; AND  
PROVIDING FOR REPEALER AND SEVERABILITY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

ORDINANCE

SECTION 1. That Appendix A, Zoning Regulations, of the Midwest City Code, Section 5, Supplemental Regulations, by amending Subsection 5.7.2., Trash Dumpster(s) Enclosure, to read as follows:

5.7.2. Trash Dumpster(s) and Enclosure

(A) *Dumpster Requirements*

- (1) All new commercial buildings shall be served by a minimum of one (1) eight-yard capacity dumpster provided by the City, unless other arrangements are approved by the City's Environmental Services Director in compliance with code.
- (2) All dumpsters shall be screened/enclosed on three (3) sides by a minimum of eight (8) foot tall masonry walls.
- (3) Such enclosures shall have inside dimensions of no less than twelve (12) feet in width and fourteen (14) feet in length.
- (4) Gates shall be incorporated into the design of the enclosure and shall provide a twelve (12) -foot wide clear space when open.
- (5) A locking device shall be installed on the gates.
- (6) Keeper latches shall be installed to allow gates to remain open during the servicing of the refuse container.

(B) *Dumpster Site Location.*

- (1) At the time of preparing plans for new commercial buildings, land area on the site shall be designated as a location for the required dumpster(s) and enclosure, which shall be indicated on those plans.
  - a. Such location shall not occupy any designated parking space, dedicated right-of-way, easement and/or create any traffic sight hazard.
- (2) An unobstructed approach shall be provided to allow refuse collection trucks to maneuver on the property without the backing onto a public street.

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

SECTION 3. 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.

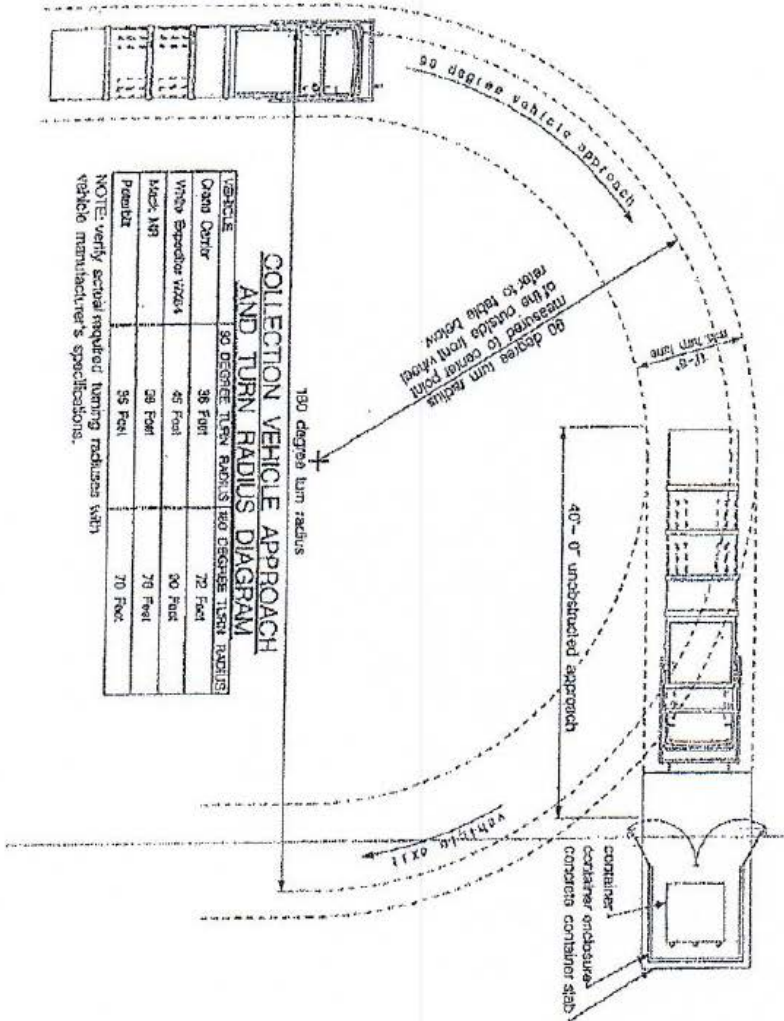
PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, on the 29 day of October, 2020.

THE CITY OF MIDWEST CITY, OKLAHOMA

  
MATTHEW D. DUKES II, Mayor

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# Front-Load Vehicle Access: Diagram



Turn Radius

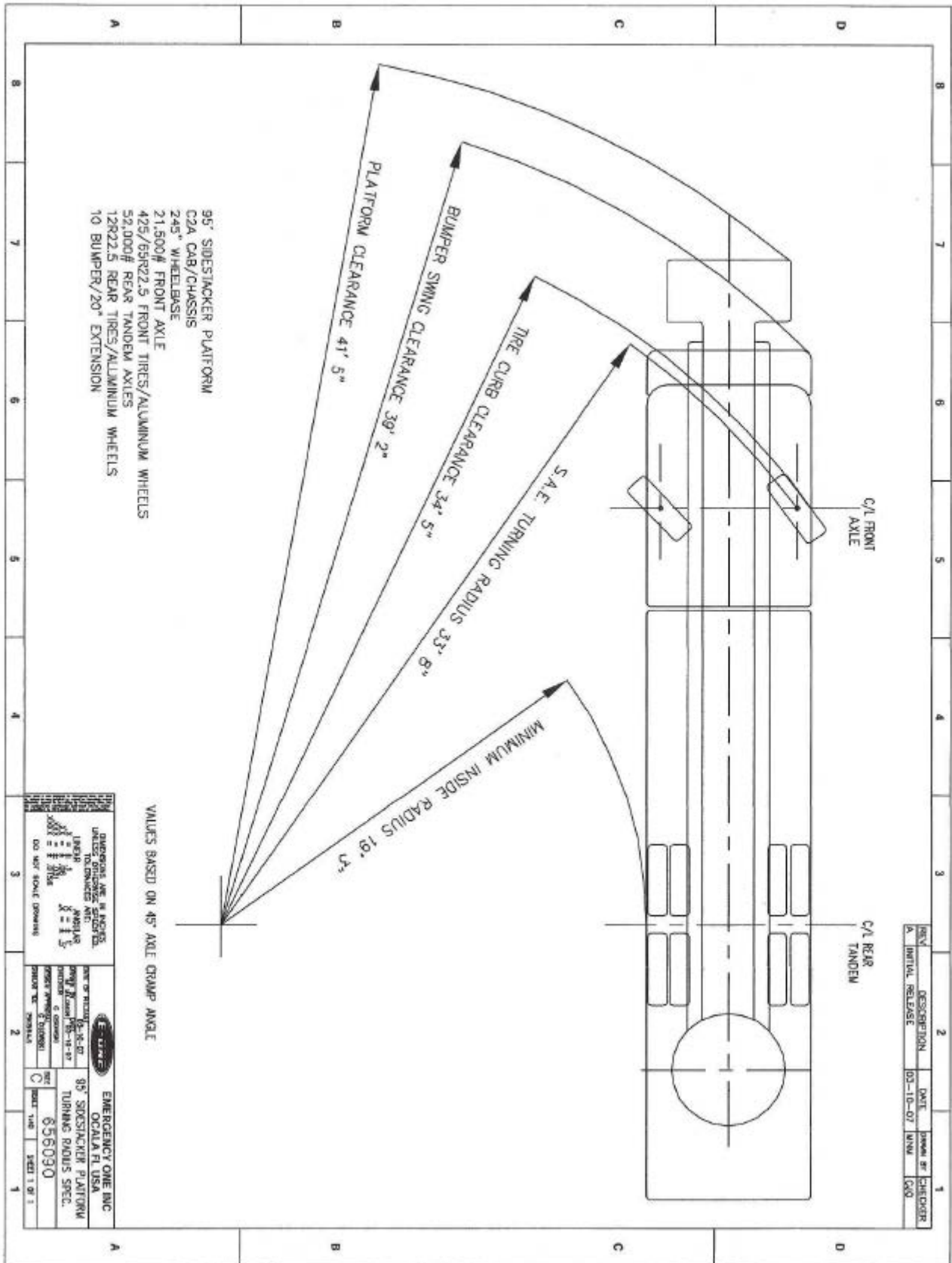
Page 1 of 1



142324

SAE Turning Radius Calculations for Quote No. 78405				
Wheelbase:	245"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	84.36"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.1'	41.8'	45.9'	28'
36	40.2'	40.9'	45'	26.9'
37	39.4'	40'	44.3'	25.9'
38	38.5'	39.2'	43.5'	25'
39	37.8'	38.5'	42.8'	24.1'
40	37'	37.7'	42.2'	23.2'
41	36.3'	37'	41.5'	22.3'
42	35.7'	36.4'	40.9'	21.5'
43	35'	35.7'	40.4'	20.7'
44	34.4'	35.1'	39.8'	20'
45	33.9'	34.5'	39.3'	19.3'
46	33.3'	34'	38.8'	18.6'
47	32.8'	33.5'	38.4'	17.9'
48	32.3'	33'	37.9'	17.2'
49	31.8'	32.5'	37.5'	16.6'
50	31.3'	32'	37.1'	16'
Nominal Cramp Angles:				
Meritor FL941 & FL943 axles: up to and including 425/65R22.5 tires			45 degrees	
Meritor FL941 & FL943 axles: 445/65R22.5 tires			38 degrees	
Dana I220W axle: up to and including 445/65R22.5 tires			42 degrees	
Reycro IFS: up to and including 385/65R22.5 tires			48 degrees	
Reycro IFS: 425/65R22.5 tires			45 degrees	
Reycro IFS: 445/65R22.5 tires without front intake			42 degrees	
Meritor Front Drive Axle: up to and including 425/65R22.5 tires			37 degrees	
Marmon Herrington Front Drive Axle: up to and including 425/65R22.5 tires			42 degrees	
<b>This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.</b>				

GENERAL BY MODEL





The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

**REZONING APPLICATION**

**Property Information**

Location/Address of Property: 2829 N. Glenhaven Dr.
Legal Description: see attached Exhibit A

**Applicant Information**

Name: Bentwood Investments, LLC	Company:
Mailing Address: 3117 N. Sooner Rd., Suite 150	
City: Edmond, OK 73034	State:                      Zip:
Phone:	Fax:                      Email:

**Owner Information**

Name: same as above	Company:
Mailing Address:	
City:	State:                      Zip:
Phone:	Fax:                      Email:

**It is requested that the above noted property be rezoned**

From: PUD (PC-2099/R-MD)

To: C-3 Community Commercial

**And it is further requested that the Comprehensive Plan be amended**

From: N/A

To: \_\_\_\_\_

The subject property has a frontage of 115 ft and a depth of 172 ft., and contains an area of 24,017 sq. ft.

Applicant:

Commercial Tract Boundary – Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of the SW/4 of said Section 34; Thence N 89°51'43" E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36'11" W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36'11" W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence N 89°23'49" E a distance of 147.92 feet; Thence S 45°36'11" E a distance of 35.36 feet; Thence S 00°36'11" E and a distance of 115.70 feet; Thence S 89°23'49" W a distance of 172.92 feet to the POINT OF BEGINNING.

Containing 24,017.91 Sq. Ft. or 0.551 Acres, more or less.

Legal Description prepared on May 5th, 2023 by Troy Dee, Registered Professional Land Surveyor No. 1745.

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Fee: \$22.00 Doc Stamp: \$1012.50  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



Return To:  
Bentwood Investments, LLC  
39004 West MacArthur, Suite 100  
Shawnee, OK 74804

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **825.00**  
Filed/insured by: First American Title Insurance Company  
File No.: **2695150-OK15 (MM)**

Tax ID#: **2535-15-040-7235**

That **Perkins Family, LLC, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Bentwood Investments, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

**TRACT I: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Beginning 898.5 feet east and 597 feet north of the southwest corner; Thence north 760 feet; Thence east 96.31 feet; Thence south 760 feet; Thence west 96.31 feet to the point of beginning. EXCEPT the east 25 feet thereof; AND**

**TRACT II: 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 County, Oklahoma, being more particularly described as follows: Beginning at a point 898.50 feet east and 397.00 feet north of the southwest corner of said Section 34; Thence north 200.00 feet; Thence east a distance of 96.31 feet; Thence south a distance of 200.00 feet; Thence west a distance of 96.31 feet to the point of beginning; AND**

**TRACT III: 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 County, Oklahoma, more particularly described as beginning at a point 798.5 feet east and 197 feet north of the southwest corner of the SW/4; Thence north 200 feet; Thence east 171.31 feet; Thence south 200 feet; Thence west 171.31 feet to the point or place of beginning, according to the government survey thereof; AND**

**TRACT IV: The Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 1357 feet; Thence east and parallel with the south line of said SW/4 a distance of 321 feet; Thence south and parallel with the west line of said SW/4 a distance of 960 feet; Thence west and parallel with the south line of said SW/4 a distance of 100 feet; Thence south and parallel with the west line of said SW/4 a distance of 364 feet; Thence west and parallel with the south line of said SW/4 a distance of 221 feet to the point or place of beginning; LESS AND EXCEPT the following described property: Part of the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 2 West of the I.M., more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 180 feet; Thence east and parallel with the south line of said SW/4 a distance of 170 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning;**

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**AND LESS AND EXCEPT**

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, more particularly described as follows to-wit; Beginning at a point on the South line of said SW/4 577 1/2 feet East of the Southwest corner thereof; Thence North and parallel to the West line of said SW/4 200 feet; Thence East and parallel to the South line of said quarter section 221 feet; Thence South and parallel to the West line of said SW/4 200 feet to the South line thereof; Thence West along said South line of said quarter section 221 feet to the Point of Beginning; AND

**TRACT V:** Part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 130 feet; Thence east and parallel with the south line of said SW/4 a distance of 178 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning.

**TRACT VI:** 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 County, Oklahoma, according to the government survey thereof, and more particularly described as follows, to-wit: Beginning at a point on the south line of said SW/4 798.5 feet east of the southwest corner of said SW/4; Thence north parallel to the west line of said SW/4 a distance of 197 feet; Thence east parallel to the south line of said SW/4 a distance of 171.31 feet; Thence south a distance of 197 feet; Thence west along the south line of said SW/4 a distance of 171.31 feet to the point or place of beginning.


Property Address: **PT SW4 34-12N-2W, Midwest City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **April 13, 2022**.

Perkins Family, LLC, an Oklahoma limited liability company

By:   
Name: Cy Perkins  
Title: Manager



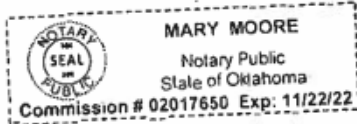


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ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }  
  } **ss.**  
COUNTY OF **OKLAHOMA** }

This instrument was acknowledged before me on **April 13, 2022**, by **Cy Perkins as Manager of Perkins Family, LLC** an **Oklahoma limited liability company**.



\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To:  
First National Bank  
2911 S. Air Depot  
Midwest City, OK 73140-1600

UNOFFICIAL

**CERTIFICATE**

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within 300 feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 4th day of May, 2023.

AMERICAN EAGLE TITLE INSURANCE COMPANY

  
JESSICA LOUK  
ABSTRACT MANAGER

State of Oklahoma     )  
                                  ) ss.  
County of Oklahoma    )

This instrument was acknowledged before me on May 11, 2023, by Jessica Louk, Abstract Manager.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:  
Order No.: 2305-0051-20





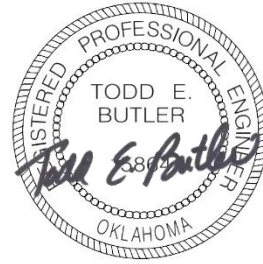
July 31, 2023

**TO:** Mark C. Grubbs, P.E.  
Grubbs Consulting, LLC

**FROM:** Todd E. Butler, P.E., PTOE

**SUBJECT:** Glenhaven Development  
Traffic Impact Review

**LOCATION:** Reno Avenue and Glenhaven Drive,  
Midwest City, Oklahoma



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## INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact review on the revised Glenhaven Residential Development. The proposed development is located north of Reno Avenue, along the west side of Glenhaven Drive in Midwest City, Oklahoma. The comparison of the original and revised developments are indicated in **Figure 1** in **Attachment A**.

The original residential development as presented to the City in January 2022 was proposed to include 14 single family residential lots and 62 duplex units. Access to the residential development was proposed via two full-access driveways on Glenhaven Drive. The revised development is now proposed to include a total of 12 single family residential lots, 58 duplex units, and a car wash to be located on the northwest corner of the intersection of Glenhaven Drive and Reno Avenue. The two points of access to the residential lots are proposed to remain along Glenhaven Drive with the original south street connection being shifted north. Access to the car wash is proposed to be provided via a single driveway along Glenhaven Drive and a single driveway along Reno Avenue. The access to Reno Avenue is proposed to be located as currently provided to that existing commercial lot.

The residential portion of the revised development remains on the same area as originally proposed with the exception of the elimination of two duplex lots (4 units) and two single family residential lots in the southeast corner of the development. The area of the residential lots to be removed, and the added commercial lot on the northwest corner of the intersection of Glenhaven Drive and Reno Avenue are to be used for the car wash location.

Glenhaven Drive is a two-lane north/south collector street with a posted speed limit of 25 mph and has an approximate average daily traffic (ADT) of 1,300 vehicles per day (vpd). Glenhaven Drive intersects with Reno Avenue south of the development site and Crest Foods store south of Reno Avenue. Reno Avenue is a four-lane arterial with a posted speed limit of 35 mph and has an approximate average daily traffic (ADT) of 20,500 vpd. The intersection of Reno Avenue and Glenhaven Drive is currently signalized with dedicated eastbound and westbound left-turn lanes.



## TRAFFIC DATA

Traffic data included in the previous traffic review was utilized to conduct the comparison of the impacts between the original development and the revised development. Existing turning movement traffic volume data was collected at the intersection of Reno Avenue and Glenhaven Drive in January 2022. The raw traffic volume data, included in **Attachment B** was used to develop the 2030 future background traffic by applying an average annual growth rate (AGR) of 1%. The AGR was determined by reviewing the available historical traffic data at locations east and west of Glenhaven Drive along Reno Avenue.

## SITE GENERATED TRAFFIC

To determine the effects a new development will have on an existing street system, the new or additional traffic must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the amount of traffic the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the traffic expected to be generated by different land use types. Available information was utilized regarding the anticipated land uses to determine the site generated traffic. The *Single-Family Detached Housing (LUC 210)*, *Single-Family Attached Housing (LUC 215)*, and *Automated Car Wash (LUC 948)* land use categories were selected as the most applicable to determine the trip generation of the proposed development. The land use descriptions and trip rate information are included in **Attachment C**. The resulting traffic volumes projected to be generated by the originally proposed development and the revised development are indicated in **Table 1**.

The original development was expected to generate 611 vehicle trips per day with 42 trips occurring during the a.m. peak hour and 51 trips occurring during the p.m. peak hour. Since no total daily or a.m. peak hour trip rate information is currently available for the automated car wash land use, the p.m. peak hour traffic data will be used to conduct the comparison. The projected p.m. peak hour traffic volume for the revised development is 124 trips.

## FUTURE TRAFFIC

The traffic expected to be generated by the original and revised development were distributed among the eastbound, westbound and southbound movements at the intersection of Reno Avenue and Glenhaven Drive and added to the 2030 future background traffic. The 2030 future total traffic was used to conduct the traffic impact review comparison. The traffic data is summarized in **Figure 2** in **Attachment A**.



**TABLE 1**  
**PROJECTED SITE GENERATED TRAFFIC VOLUMES**  
**ORIGINAL Glenhaven Residential Development**

Area	Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trip Ends			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Volume (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Volume (vph)	
				Per Day	Per Peak Hour of Adjacent Street Traffic									
					(vpd)	One Hour Between 7am & 9am	One Hour Between 4pm & 6pm							
						(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN
Single Family Lots	Trip Rate <sup>1</sup>	210	(Dwelling Units)	11.81	0.89	1.12	0.26	0.74	3	9	0.63	0.37	11	6
	Single-Family Detached Housing		14	165	12	16								
Duplex Units	Trip Rate <sup>1</sup>	215	(Dwelling Units)	7.20	0.48	0.57	0.31	0.69	9	21	0.57	0.43	20	15
	Single-Family Attached Housing		62	446	30	35								
TOTAL				611	42	51			12	31			31	21

<sup>1</sup> Trip Rates from "TRIP GENERATION MANUAL", 11th Ed., Institute of Transportation Engineers.

**REVISED Glenhaven Residential Development**

Area	Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trip Ends			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Volume (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Volume (vph)	
				Per Day	Per Peak Hour of Adjacent Street Traffic									
					(vpd)	One Hour Between 7am & 9am	One Hour Between 4pm & 6pm							
						(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN
Single Family Lots	Trip Rate <sup>1</sup>	210	(Dwelling Units)	11.88	0.90	1.12	0.26	0.74	3	8	0.63	0.37	9	5
	Single-Family Detached Housing		12	143	11	13								
Duplex Units	Trip Rate <sup>1</sup>	215	(Dwelling Units)	7.20	0.48	0.57	0.31	0.69	9	19	0.57	0.43	18	14
	Single-Family Attached Housing		58	418	28	33								
Car Wash	Trip Rate <sup>1</sup>	948	(Tunnel)	N.A	N.A	77.50	N.A	N.A	0	0	0.50	0.50	39	39
	Automated Car Wash		1	-----	-----	78								
TOTAL				-----	-----	124			-----	-----			66	58

<sup>1</sup> Trip Rates from "TRIP GENERATION MANUAL", 11th Ed., Institute of Transportation Engineers.

**CAPACITY ANALYSIS**

The capacity analyses were conducted using *Synchro 11*, a software package for modeling and optimizing traffic signal timings at signalized intersections and analyzing unsignalized intersections in accordance with the methodology of the latest edition of the *Highway Capacity Manual*. The *Highway Capacity Manual* is published by the Transportation Research Board of the National Research Council, Washington, D.C. The information has been widely accepted throughout the U.S. as a guide for defining and solving transportation challenges. The information is approved and distributed by the U.S. Department of Transportation, Federal Highway Administration. The average control delay for signalized intersections is estimated for

each lane group and aggregated for each approach and for the intersection as a whole. The level-of-service for this type of traffic control is directly related to the control delay value. The criteria for stop controlled or unsignalized intersections have different threshold values than do those for signalized intersections. A higher level of control delay has been determined to be acceptable at a signalized intersection for the same level-of-service. The level-of-service criteria are summarized in **Table 2**. An overall intersection level-of-service “D” or better is considered acceptable for the intersection operations.

**TABLE 2**  
LEVEL-OF-SERVICE CRITERIA

Level of Service	Average Delay (seconds/vehicle)		Traffic Condition
	Unsignalized	Signalized	
A	≤10	≤10	Free Flow
B	> 10 - 15	> 10 - 20	Stable Flow (slight delays)
C	> 15 - 25	> 20 - 35	Stable Flow (acceptable delays)
D	> 25 - 35	> 35 - 55	Approaching Unstable Flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	> 35 - 50	> 55 - 80	Unstable Flow (intolerable delay)
F	> 50	> 80	Forced Flow (congested and queues fail to clear)

The capacity analysis comparison was conducted for the p.m. peak hour at the intersection of Reno Avenue and Glenhaven Drive under the 2030 future traffic conditions. The 2030 future total traffic conditions included the new development traffic. All analyses were conducted utilizing the existing street and traffic signal conditions for the intersection. The results of the capacity analysis comparison conducted is summarized in **Table 3** and the raw analysis data sheets have been included in **Attachment D**.



**TABLE 3.**  
CAPACITY ANALYSIS SUMMARY

Intersection	Type of Traffic Control	PM Peak Hour				
		Critical Approach			Intersection	
		Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
<b>2030 Future Total Traffic (Background Traffic + Original Development Site Traffic)</b>						
Reno Ave and Glenhaven Dr	Signalized	EB	45.7	D	38.0	D
<b>2030 Future Total Traffic (Background Traffic + REVISED Development Site Traffic)</b>						
Reno Ave and Glenhaven Dr	Signalized	EB	46.7	D	39.5	D

DELAY AND LEVEL-OF-SERVICE COMPARISON

Intersection Movement	Original Site		Revised Site		Difference
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Eastbound Left EBL	57.6	E	73.1	E	15.5
Eastbound Thru EBT	44.9	D	44.9	D	0.0
Eastbound Right EBR	45.7	D	45.7	D	0.0
Westbound Left WBL	58.2	E	58.2	E	0.0
Westbound Thru WBT	27.6	C	29.9	C	2.3
Westbound Right WBR	27.5	C	29.7	C	2.2
Northbound Left NBL	33.9	C	33.9	C	0.0
Northbound Thru NBT	0.0	A	0.0	A	0.0
Northbound Right NBR	31.1	C	31.1	C	0.0
Southbound Left SBL	35.1	D	37.7	D	2.6
Southbound Thru SBT	0.0	A	0.0	A	0.0
Southbound Right SBR	0.0	A	0.0	A	0.0
Intersection Approach	Original Site		Revised Site		Difference
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Eastbound	45.7	D	46.7	D	1.0
Westbound	28.0	C	30.2	C	2.2
Northbound	33.5	C	33.5	C	0.0
Southbound	35.1	D	37.7	D	2.6
Intersection	Original Site		Revised Site		Difference
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Overall Intersection	38.0	D	39.5	D	1.5



## SUMMARY

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a comparison of the traffic impacts between the originally proposed Glenhaven Residential Development and the revised Glenhaven development. The development is proposed to be located north of Reno Avenue, along the west side of Glenhaven Drive in Midwest City, Oklahoma. The original residential development was proposed to include 14 single family residential lots and 62 duplex units. The revised development, to be located in the same area with the addition of the existing commercial lot on the northwest corner of the intersection of Glenhaven Drive and Reno Avenue, is proposed to include a total of 12 single family residential lots, 58 duplex units, and a car wash. The traffic impact review provides a comparison of the traffic operations between the original development and the revised development.

The results of the intersection capacity analyses conducted indicate that the revised development is expected to have a relatively minor increases in the delay of some of the individual movements, approaches, and the overall delay of the intersection of Glenhaven Drive and Reno Avenue of 2.6 seconds per vehicle or less. However, one individual movement, the eastbound left-turn movement, is expected to realize an increase in the delay of 15.5 seconds per vehicle. However, the level-of-service of "E" of this individual movement will remain as in the original site intersection analysis results. The resultant overall intersection delay of the traffic projected to be generated by the revised site is expected to remain acceptable at a level-of-service "D" with an increase in delay of 1.5 seconds per vehicle compared to the original development site. Due to the low amount of additional traffic projected to be generated by the revised development, no appreciable differences in the operations of the intersection of Glenhaven Drive and Reno Avenue are expected to occur. The current level-of-service of the intersection is expected to be maintained after the completion of the development.

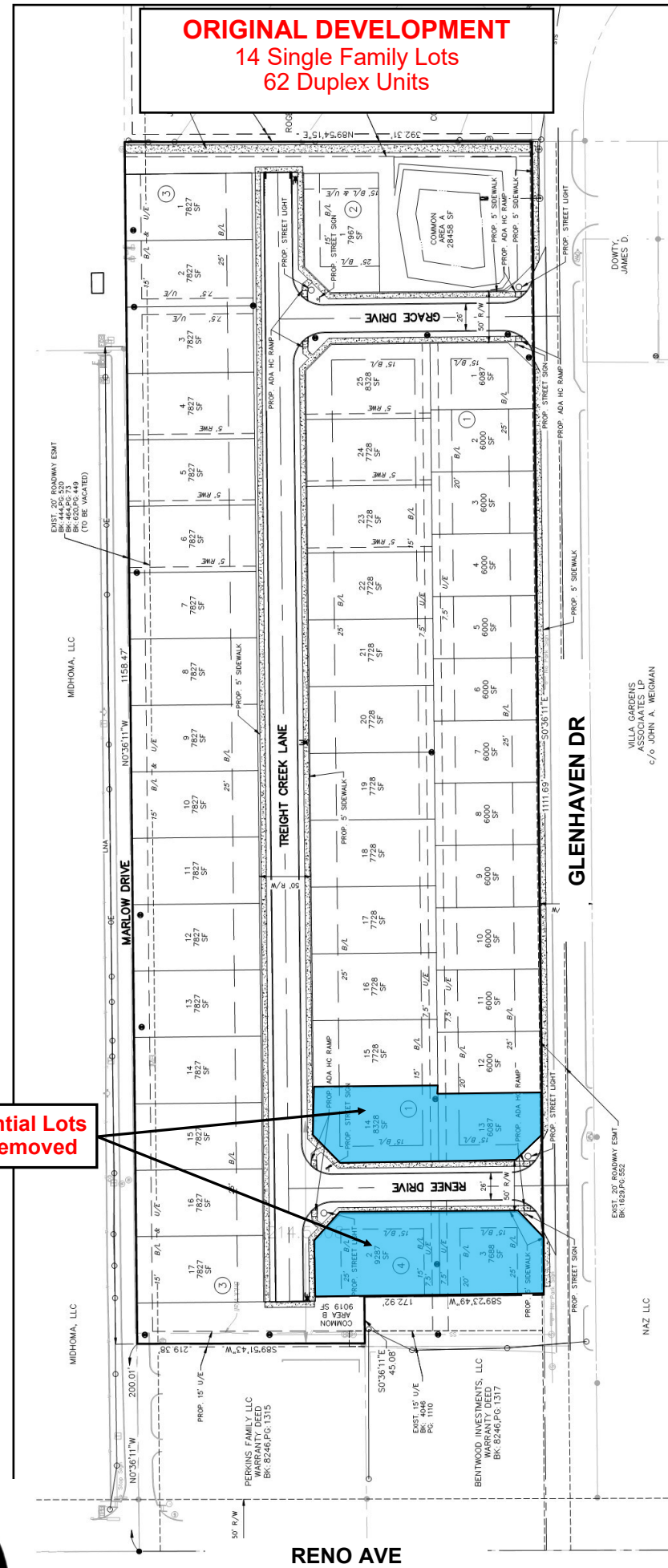
Should you have any question or require additional information regarding these findings, please contact me.



# **ATTACHMENT A**

## **FIGURES**

**ORIGINAL DEVELOPMENT**  
 14 Single Family Lots  
 62 Duplex Units



**REVISED DEVELOPMENT**  
 12 Single Family Lots  
 58 Duplex Units  
 Automated Car Wash - 1 Tunnel

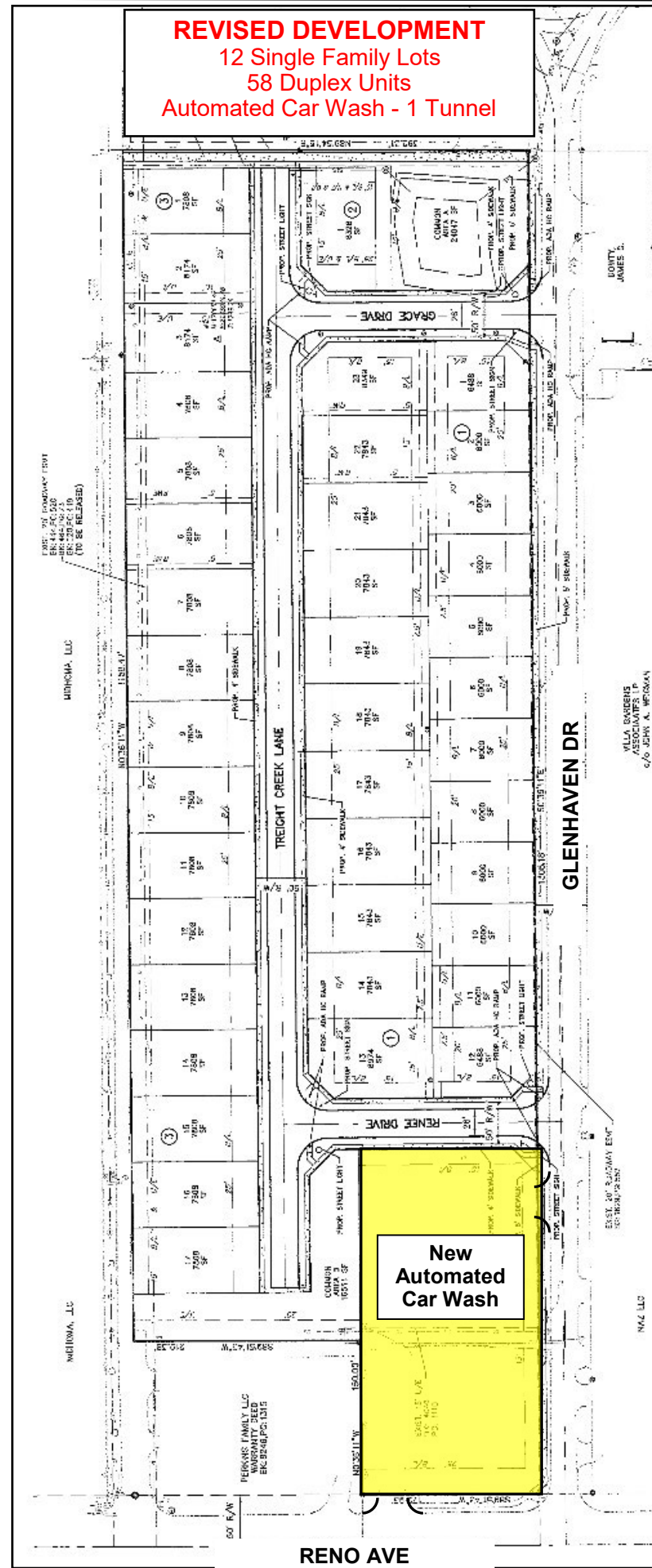
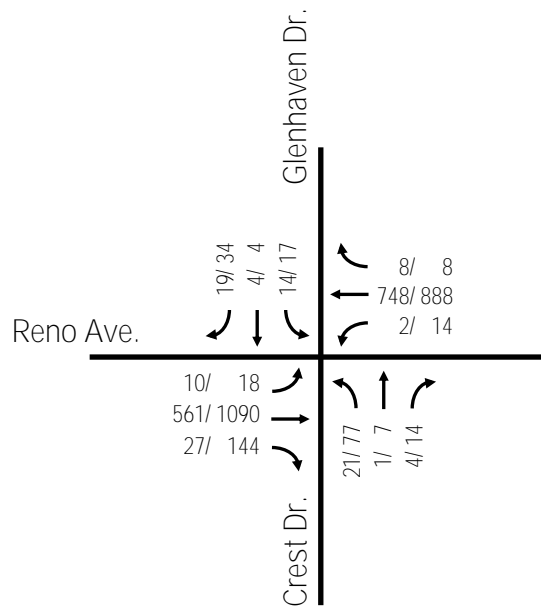
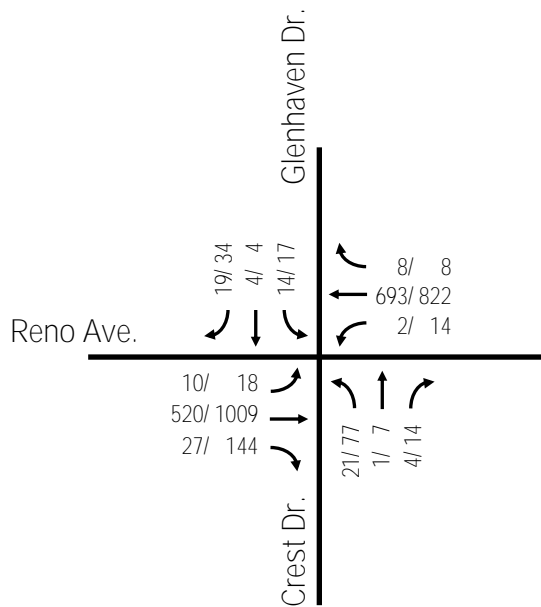


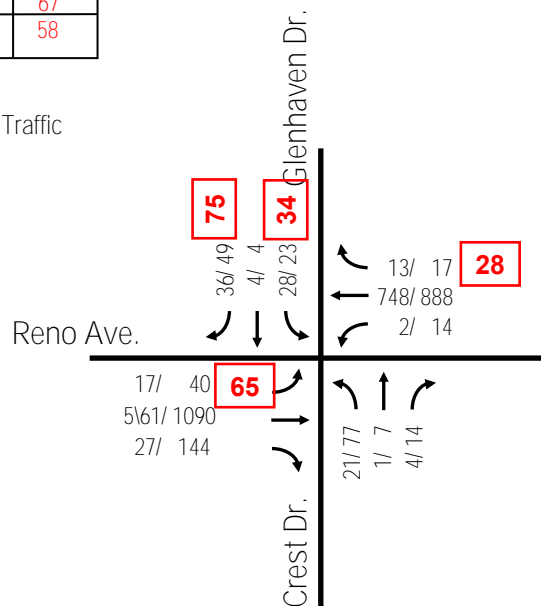
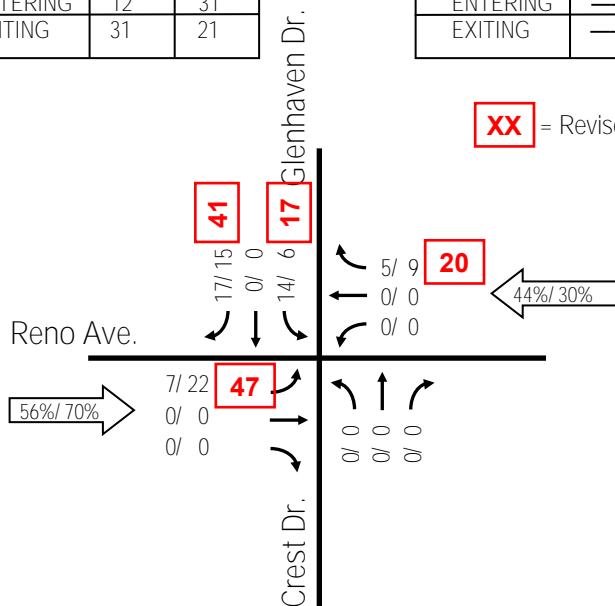
FIGURE 1. Development Plan Comparison





PROJECTED SITE GENERATED TRAFFIC ORIGINAL DEVELOPMENT		
	A.M.	P.M.
ENTERING	12	31
EXITING	31	21

PROJECTED SITE GENERATED TRAFFIC REVISED DEVELOPMENT		
	A.M.	P.M.
ENTERING	—	67
EXITING	—	58



LEGEND	
XXX/XXX	P.M. PEAK HOUR
XXX/XXX	A.M. PEAK HOUR
XX%/XX%	PEAK HOUR % DIST.

FIGURE 2. Traffic Data



# **ATTACHMENT B**

## **TRAFFIC DATA**

**Reno Ave. & Glenhaven Dr. - TMC**

Mon Jan 10, 2022

Full Length (2 PM-2 PM (+1))

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 914536, Location: 35.464092, -97.402912



Provided by: Traffic Engineering Consultants, Inc.  
6000 S. Western Ave, Suite 300, Oklahoma City, OK, 73139, US

Leg Direction	North Southbound					East Westbound					South Northbound					West Eastbound									
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App
2022-01-10 2:00PM	4	0	2	0	6	4	148	4	0	156	1	0	8	0	9	25	172	3	0	200	371				
2:15PM	5	1	3	0	9	3	165	2	0	170	5	1	13	0	19	15	175	4	0	194	392				
2:30PM	5	0	4	0	9	1	153	1	0	155	5	1	12	0	18	19	197	3	0	219	401				
2:45PM	2	0	1	0	3	2	180	0	0	182	3	0	7	0	10	21	193	3	0	217	412				
Hourly Total	16	1	10	0	27	10	646	7	0	663	14	2	40	0	56	80	737	13	0	830	1576				
3:00PM	2	1	3	0	6	4	185	2	0	191	3	3	15	0	21	22	201	2	0	225	443				
3:15PM	2	1	6	0	9	4	218	1	0	223	3	0	16	0	19	22	219	3	1	245	496				
3:30PM	5	0	4	0	9	3	227	2	0	232	1	2	20	0	23	24	214	5	0	243	507				
3:45PM	8	1	1	0	10	6	224	3	0	233	2	1	10	0	13	34	221	6	0	261	517				
Hourly Total	17	3	14	0	34	17	854	8	0	879	9	6	61	0	76	102	855	16	1	974	1963				
4:00PM	8	1	6	0	15	1	177	1	0	179	3	1	12	0	16	29	194	4	0	227	437				
4:15PM	7	0	7	0	14	2	184	2	0	188	3	2	14	0	19	29	229	3	0	261	482				
4:30PM	8	1	3	0	12	0	199	6	0	205	3	1	16	0	20	27	252	2	0	281	518				
4:45PM	13	2	5	0	20	5	227	3	0	235	5	2	15	0	22	37	259	5	0	301	578				
Hourly Total	36	4	21	0	61	8	787	12	0	807	14	6	57	0	77	122	934	14	0	1070	2015				
5:00PM	5	1	8	0	14	0	195	3	0	198	2	3	27	0	32	37	247	6	0	290	534				
5:15PM	8	0	1	0	9	3	201	2	0	206	4	1	19	0	24	43	251	5	0	299	538				
5:30PM	10	1	6	0	17	1	189	2	0	192	6	4	16	0	26	28	238	1	0	267	502				
5:45PM	2	0	3	0	5	4	179	2	0	185	2	2	21	0	25	41	222	8	0	271	486				
Hourly Total	25	2	18	0	45	8	764	9	0	781	14	10	83	0	107	149	958	20	0	1127	2060				
6:00PM	5	1	2	0	8	5	153	2	0	160	2	0	23	0	25	26	207	3	0	236	429				
6:15PM	3	1	1	0	5	3	141	3	0	147	4	2	10	0	16	29	178	3	0	210	378				
6:30PM	1	0	0	0	1	2	129	3	0	134	1	0	16	0	17	22	137	1	0	160	312				
6:45PM	4	1	2	0	7	2	117	0	0	119	1	1	15	0	17	23	129	2	0	154	297				
Hourly Total	13	3	5	0	21	12	540	8	0	560	8	3	64	0	75	100	651	9	0	760	1416				
7:00PM	2	0	0	0	2	1	114	3	0	118	0	1	7	0	8	20	111	0	0	131	259				
7:15PM	1	0	4	0	5	0	100	1	0	101	0	0	4	0	4	13	120	0	0	133	243				
7:30PM	2	0	0	0	2	4	94	1	0	99	1	1	8	0	10	18	109	1	0	128	239				
7:45PM	1	0	1	0	2	0	89	1	0	90	2	0	6	0	8	15	114	2	0	131	231				
Hourly Total	6	0	5	0	11	5	397	6	0	408	3	2	25	0	30	66	454	3	0	523	972				
8:00PM	0	1	0	0	1	1	79	0	0	80	0	0	9	0	9	7	78	2	0	87	177				
8:15PM	4	0	0	0	4	0	67	1	0	68	0	1	7	0	8	16	67	3	0	86	166				
8:30PM	1	2	1	0	4	2	54	0	0	56	1	0	2	0	3	8	70	0	0	78	141				
8:45PM	1	2	1	0	4	2	59	0	0	61	0	0	8	0	8	7	71	0	0	78	151				
Hourly Total	6	5	2	0	13	5	259	1	0	265	1	1	26	0	28	38	286	5	0	329	635				
9:00PM	0	0	0	0	0	2	46	1	0	49	2	1	3	0	6	12	70	1	0	83	138				
9:15PM	0	1	0	0	1	0	47	0	0	47	0	2	6	0	8	8	52	0	0	60	116				
9:30PM	4	0	0	0	4	2	52	0	0	54	0	0	2	0	2	7	43	4	0	54	114				

Leg Direction Time	North Southbound					East Westbound					South Northbound					West Eastbound									
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App
9:45PM	0	0	0	0	0	2	40	2	0	44	2	1	6	0	9	8	38	4	0	50	103				
Hourly Total	4	1	0	0	5	6	185	3	0	194	4	4	17	0	25	35	203	9	0	247	471				
10:00PM	0	0	1	0	1	1	37	0	0	38	1	0	8	0	9	6	31	1	0	38	86				
10:15PM	1	0	0	0	1	1	34	0	0	35	0	0	2	0	2	2	43	1	0	46	84				
10:30PM	2	0	0	0	2	2	33	1	0	36	0	0	2	0	2	3	22	1	0	26	66				
10:45PM	2	0	0	0	2	0	16	1	0	17	0	0	3	0	3	7	28	1	0	36	58				
Hourly Total	5	0	1	0	6	4	120	2	0	126	1	0	15	0	16	18	124	4	0	146	294				
11:00PM	3	0	0	0	3	0	32	0	0	32	0	0	4	0	4	11	31	0	0	42	81				
11:15PM	1	1	0	0	2	0	31	0	0	31	1	0	2	0	3	1	26	1	0	28	64				
11:30PM	0	0	0	0	0	1	17	0	0	18	0	0	3	0	3	6	31	1	0	38	59				
11:45PM	1	0	0	0	1	0	25	0	0	25	0	0	3	0	3	4	24	1	0	29	58				
Hourly Total	5	1	0	0	6	1	105	0	0	106	1	0	12	0	13	22	112	3	0	137	262				
2022-01-11 12:00AM	1	0	0	0	1	0	13	1	0	14	1	0	4	0	5	3	15	2	0	20	40				
12:15AM	0	0	0	0	0	0	10	0	0	10	0	0	2	0	2	6	14	0	0	20	32				
12:30AM	0	0	0	0	0	0	18	0	0	18	1	0	4	0	5	2	18	0	0	20	43				
12:45AM	0	0	0	0	0	0	11	1	0	12	0	0	0	0	0	1	6	1	0	8	20				
Hourly Total	1	0	0	0	1	0	52	2	0	54	2	0	10	0	12	12	53	3	0	68	135				
1:00AM	1	0	0	0	1	0	3	0	0	3	0	0	1	0	1	2	3	0	0	5	10				
1:15AM	0	0	0	0	0	1	8	0	0	9	0	0	0	0	0	1	9	0	0	10	19				
1:30AM	0	0	0	0	0	1	3	0	0	4	0	0	1	0	1	2	8	0	0	10	15				
1:45AM	2	1	0	0	3	0	4	1	0	5	0	0	2	0	2	3	7	0	0	10	20				
Hourly Total	3	1	0	0	4	2	18	1	0	21	0	0	4	0	4	8	27	0	0	35	64				
2:00AM	1	0	0	0	1	1	4	0	0	5	1	0	1	0	2	2	8	0	0	10	18				
2:15AM	0	0	0	0	0	0	8	0	0	8	0	0	1	0	1	0	5	0	0	5	14				
2:30AM	0	1	0	0	1	0	10	0	0	10	0	0	0	0	0	1	6	1	0	8	19				
2:45AM	0	0	0	0	0	0	4	0	0	4	0	0	1	0	1	0	6	0	0	6	11				
Hourly Total	1	1	0	0	2	1	26	0	0	27	1	0	3	0	4	3	25	1	0	29	62				
3:00AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	1	1	1	0	3	5				
3:15AM	1	0	0	0	1	0	6	0	0	6	0	0	0	0	0	3	3	0	0	6	13				
3:30AM	0	0	0	0	0	1	7	1	0	9	1	0	0	0	1	3	3	0	0	6	16				
3:45AM	0	0	0	0	0	0	9	1	0	10	0	0	1	0	1	2	7	1	0	10	21				
Hourly Total	1	0	0	0	1	1	24	2	0	27	1	0	1	0	2	9	14	2	0	25	55				
4:00AM	0	1	0	0	1	0	9	0	0	9	0	0	2	0	2	3	8	1	0	12	24				
4:15AM	2	0	0	0	2	0	22	0	0	22	0	1	0	0	1	4	8	0	0	12	37				
4:30AM	2	0	0	0	2	0	15	0	0	15	0	0	3	0	3	0	11	0	0	11	31				
4:45AM	1	0	1	0	2	0	22	0	0	22	0	0	0	0	0	2	12	0	0	14	38				
Hourly Total	5	1	1	0	7	0	68	0	0	68	0	1	5	0	6	9	39	1	0	49	130				
5:00AM	2	0	0	0	2	0	35	0	0	35	0	0	2	0	2	0	17	0	0	17	56				
5:15AM	3	0	1	0	4	0	33	0	0	33	1	2	0	0	3	3	22	0	0	25	65				
5:30AM	0	0	1	0	1	0	54	0	0	54	0	0	1	0	1	2	29	0	0	31	87				
5:45AM	1	0	0	0	1	0	47	0	0	47	0	0	2	0	2	11	37	0	0	48	98				
Hourly Total	6	0	2	0	8	0	169	0	0	169	1	2	5	0	8	16	105	0	0	121	306				
6:00AM	5	0	0	0	5	2	75	0	0	77	0	0	2	0	2	1	51	0	0	52	136				
6:15AM	2	0	0	0	2	0	90	0	0	90	1	0	2	0	3	2	38	1	0	41	136				
6:30AM	3	0	1	0	4	0	102	0	0	102	0	0	0	0	0	6	73	0	0	79	185				

Leg Direction Time	North Southbound					East Westbound					South Northbound					West Eastbound											
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int	
6:45AM	6	0	0	0	6	1	87	2	0	90	1	1	2	0	4	5	72	2	0	79	179						
Hourly Total	16	0	1	0	17	3	354	2	0	359	2	1	6	0	9	14	234	3	0	251	636						
7:00AM	4	0	3	0	7	0	145	0	0	145	1	0	2	0	3	6	80	2	0	88	243						
7:15AM	6	1	3	0	10	3	180	1	0	184	0	0	2	0	2	6	97	0	0	103	299						
7:30AM	1	0	5	0	6	0	190	1	0	191	1	1	3	0	5	4	113	1	0	118	320						
7:45AM	10	1	1	0	12	2	182	1	0	185	0	0	4	0	4	8	143	4	0	155	356						
Hourly Total	21	2	12	0	35	5	697	3	0	705	2	1	11	0	14	24	433	7	0	464	1218						
8:00AM	3	1	5	0	9	2	149	0	0	151	2	0	8	0	10	6	128	1	0	135	305						
8:15AM	5	2	3	0	10	4	172	0	0	176	1	0	6	0	7	9	136	4	0	149	342						
8:30AM	7	0	0	0	7	0	155	0	0	155	5	0	6	0	11	8	130	2	0	140	313						
8:45AM	11	0	2	0	13	1	130	0	0	131	0	1	6	0	7	7	125	2	0	134	285						
Hourly Total	26	3	10	0	39	7	606	0	0	613	8	1	26	0	35	30	519	9	0	558	1245						
9:00AM	6	0	2	0	8	2	151	0	0	153	1	0	2	0	3	9	89	2	0	100	264						
9:15AM	3	1	3	0	7	1	134	0	0	135	2	0	5	0	7	13	100	3	0	116	265						
9:30AM	4	0	5	0	9	3	137	1	0	141	1	0	10	0	11	15	126	2	0	143	304						
9:45AM	5	0	3	0	8	4	144	2	0	150	0	0	7	0	7	6	125	3	0	134	299						
Hourly Total	18	1	13	0	32	10	566	3	0	579	4	0	24	0	28	43	440	10	0	493	1132						
10:00AM	11	1	2	0	14	0	118	2	0	120	2	0	4	0	6	10	107	3	0	120	260						
10:15AM	3	0	1	0	4	2	119	0	0	121	0	0	4	0	4	18	122	1	0	141	270						
10:30AM	6	1	1	0	8	2	125	1	0	128	3	0	9	0	12	14	130	2	0	146	294						
10:45AM	1	1	1	0	3	1	147	0	0	148	3	0	5	0	8	10	141	1	0	152	311						
Hourly Total	21	3	5	0	29	5	509	3	0	517	8	0	22	0	30	52	500	7	0	559	1135						
11:00AM	3	0	4	0	7	2	166	2	0	170	2	0	7	0	9	14	127	3	0	144	330						
11:15AM	6	0	0	0	6	3	179	0	0	182	2	1	7	0	10	16	158	1	0	175	373						
11:30AM	3	0	2	0	5	3	146	1	0	150	1	1	7	0	9	20	146	6	0	172	336						
11:45AM	4	1	0	0	5	4	145	1	0	150	3	1	13	0	17	18	154	1	0	173	345						
Hourly Total	16	1	6	0	23	12	636	4	0	652	8	3	34	0	45	68	585	11	0	664	1384						
12:00PM	5	2	4	0	11	2	183	0	0	185	2	1	10	0	13	15	145	2	0	162	371						
12:15PM	6	2	0	0	8	4	148	1	0	153	1	1	13	0	15	7	164	6	0	177	353						
12:30PM	4	0	3	0	7	3	161	2	0	166	3	0	8	0	11	13	154	3	1	171	355						
12:45PM	10	0	3	0	13	1	163	0	0	164	1	0	7	0	8	23	199	2	0	224	409						
Hourly Total	25	4	10	0	39	10	655	3	0	668	7	2	38	0	47	58	662	13	1	734	1488						
1:00PM	3	0	2	0	5	5	152	1	0	158	2	0	12	0	14	13	167	4	0	184	361						
1:15PM	6	0	1	0	7	3	160	1	0	164	1	0	6	0	7	24	157	1	0	182	360						
1:30PM	6	0	3	0	9	0	159	3	0	162	1	0	12	0	13	17	163	3	0	183	367						
1:45PM	4	1	0	0	5	2	172	1	0	175	0	1	8	0	9	16	176	3	0	195	384						
Hourly Total	19	1	6	0	26	10	643	6	0	659	4	1	38	0	43	70	663	11	0	744	1472						
<b>Total</b>	312	38	142	0	492	142	9680	85	0	9907	117	46	627	0	790	1148	9613	174	2	10937	22126						
<b>% Approach</b>	63.4%	7.7%	28.9%	0%	-	1.4%	97.7%	0.9%	0%	-	14.8%	5.8%	79.4%	0%	-	10.5%	87.9%	1.6%	0%	-	-						
<b>% Total</b>	1.4%	0.2%	0.6%	0%	2.2%	0.6%	43.7%	0.4%	0%	44.8%	0.5%	0.2%	2.8%	0%	3.6%	5.2%	43.4%	0.8%	0%	49.4%	-						
<b>Lights</b>	308	38	142	0	488	138	9544	81	0	9763	113	46	619	0	778	1139	9473	170	1	10783	21812						
<b>% Lights</b>	98.7%	100%	100%	0%	99.2%	97.2%	98.6%	95.3%	0%	98.5%	96.6%	100%	98.7%	0%	98.5%	99.2%	98.5%	97.7%	50.0%	98.6%	98.6%						
<b>Articulated Trucks</b>	1	0	0	0	1	0	26	2	0	28	2	0	2	0	4	3	18	1	1	23	56						
<b>% Articulated Trucks</b>	0.3%	0%	0%	0%	0.2%	0%	0.3%	2.4%	0%	0.3%	1.7%	0%	0.3%	0%	0.5%	0.3%	0.2%	0.6%	0.6%	0.2%	0.3%						
<b>Buses and Single-Unit Trucks</b>	3	0	0	0	3	4	110	2	0	116	2	0	6	0	8	6	122	3	0	131	258						

Leg Direction Time	North Southbound			East Westbound			South Northbound			West Eastbound			App	Int
	R	T	L	R	T	L	R	T	L	R	T	L		

<b>% Buses and Single-Unit Trucks</b>	1.0%	0%	0%	0.6%	2.8%	1.1%	2.4%	0%	1.2%	1.7%	0%	1.0%	0%	1.0%	0%	1.7%	1.3%	1.7%	0%	1.2%	1.2%
---------------------------------------	------	----	----	------	------	------	------	----	------	------	----	------	----	------	----	------	------	------	----	------	------

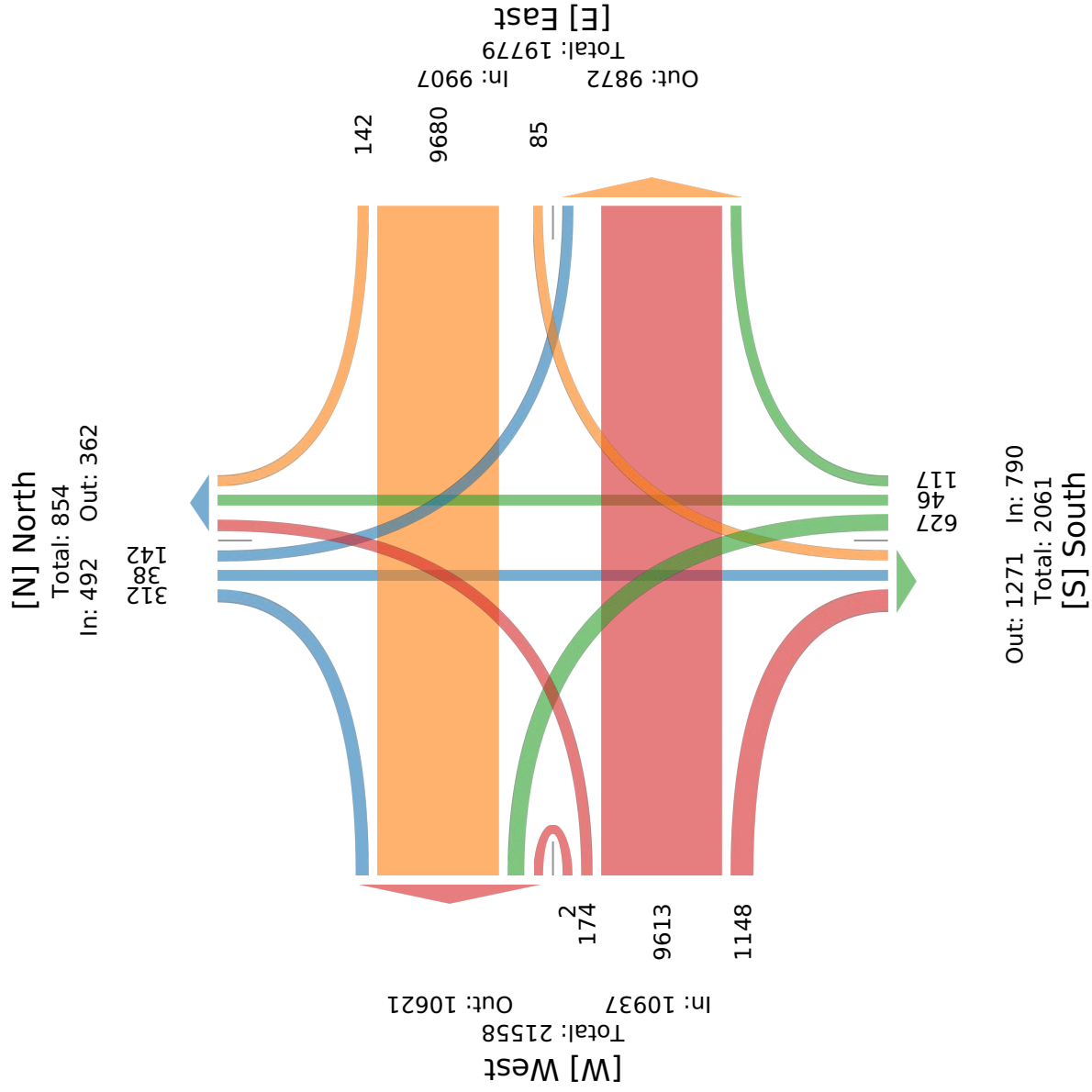
\*L: Left, R: Right, T: Thru, U: U-Turn



**Reno Ave. & Glenhaven Dr. - TMC**  
 Mon Jan 10, 2022  
 Full Length (2 PM-2 PM (+1))  
 All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)  
 All Movements  
 ID: 914536, Location: 35.464092, -97.402912



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 6000 S. Western Ave, Suite 300, Oklahoma City, OK, 73139, US



**Reno Ave. & Glenhaven Dr. - TMC**

Mon Jan 10, 2022

PM Peak (Jan 10 2022 4:30PM - 5:30 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 914536, Location: 35.464092, -97.402912



Provided by: Traffic Engineering Consultants, Inc.  
6000 S. Western Ave, Suite 300, Oklahoma City, OK, 73139, US

Leg Direction	North Southbound				East Westbound				South Northbound				West Eastbound								
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2022-01-10 4:30PM	8	1	3	0	12	0	199	6	0	205	3	1	16	0	20	27	252	2	0	281	518
4:45PM	13	2	5	0	20	5	227	3	0	235	5	2	15	0	22	37	259	5	0	301	578
5:00PM	5	1	8	0	14	0	195	3	0	198	2	3	27	0	32	37	247	6	0	290	534
5:15PM	8	0	1	0	9	3	201	2	0	206	4	1	19	0	24	43	251	5	0	299	538
<b>Total</b>	34	4	17	0	55	8	822	14	0	844	14	7	77	0	98	144	1009	18	0	1171	2168
<b>% Approach</b>	61.8%	7.3%	30.9%	0%	-	0.9%	97.4%	1.7%	0%	0%	14.3%	7.1%	78.6%	0%	-	12.3%	86.2%	1.5%	0%	-	-
<b>% Total</b>	1.6%	0.2%	0.8%	0%	2.5%	0.4%	37.9%	0.6%	0%	38.9%	0.6%	0.3%	3.6%	0%	4.5%	6.6%	46.5%	0.8%	0%	54.0%	-
<b>PHF</b>	0.654	0.500	0.531	-	0.688	0.400	0.905	0.583	-	0.898	0.700	0.583	0.713	-	0.766	0.837	0.974	0.750	-	0.973	0.938
<b>Lights</b>	34	4	17	0	55	8	816	14	0	838	14	7	77	0	98	144	1006	18	0	1168	2159
<b>% Lights</b>	100%	100%	100%	0%	100%	100%	99.3%	100%	0%	99.3%	100%	100%	100%	0%	100%	100%	99.7%	100%	0%	99.7%	99.6%
<b>Articulated Trucks</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
<b>% Articulated Trucks</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.1%	0%	0%	0.1%	0%
<b>Buses and Single-Unit Trucks</b>	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	2	0	0	2	8
<b>% Buses and Single-Unit Trucks</b>	0%	0%	0%	0%	0%	0%	0.7%	0%	0%	0.7%	0%	0%	0%	0%	0%	0%	0.2%	0%	0%	0.2%	0.4%

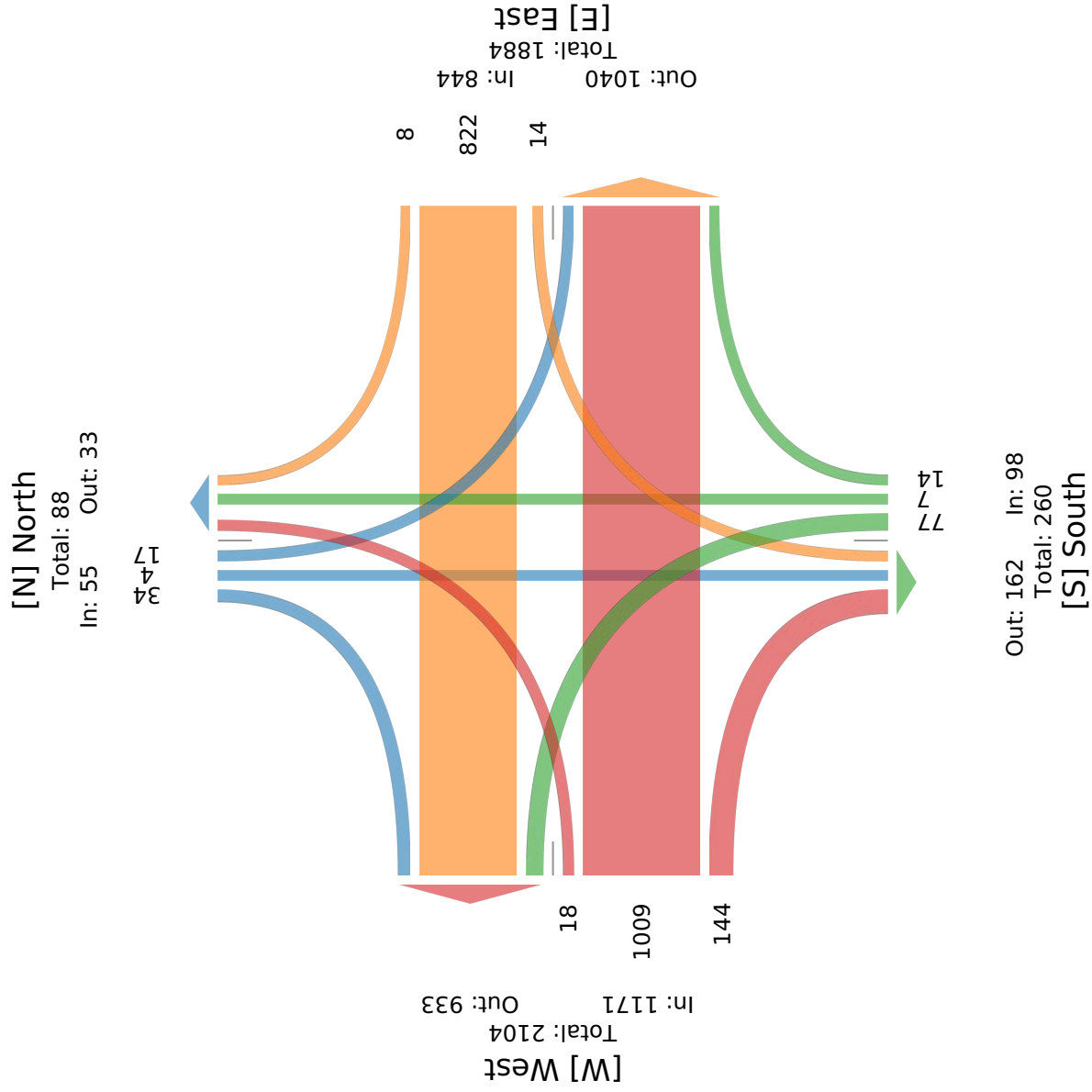
\* L: Left, R: Right, T: Thru, U: U-Turn

**Reno Ave. & Glenhaven Dr. - TMC**

Mon Jan 10, 2022  
 PM Peak (Jan 10 2022 4:30PM - 5:30 PM) - Overall Peak Hour  
 All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)  
 All Movements  
 ID: 914536, Location: 35.464092, -97.402912



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**Reno Ave. & Glenhaven Dr. - TMC**

Tue Jan 11, 2022

AM Peak (Jan 11 2022 7:30AM - 8:30 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 914536, Location: 35.464092, -97.402912



Provided by: Traffic Engineering Consultants, Inc.  
6000 S. Western Ave, Suite 300, Oklahoma City, OK, 73139, US

Leg Direction	North Southbound				East Westbound				South Northbound				West Eastbound								
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2022-01-11 7:30AM	1	0	5	0	6	0	190	1	0	191	1	1	3	0	5	4	113	1	0	118	320
7:45AM	10	1	1	0	12	2	182	1	0	185	0	0	4	0	4	8	143	4	0	155	356
8:00AM	3	1	5	0	9	2	149	0	0	151	2	0	8	0	10	6	128	1	0	135	305
8:15AM	5	2	3	0	10	4	172	0	0	176	1	0	6	0	7	9	136	4	0	149	342
<b>Total</b>	19	4	14	0	37	8	693	2	0	703	4	1	21	0	26	27	520	10	0	557	1323
<b>% Approach</b>	51.4%	10.8%	37.8%	0%	-	1.1%	98.6%	0.3%	0%	-	15.4%	3.8%	80.8%	0%	-	4.8%	93.4%	1.8%	0%	-	-
<b>% Total</b>	1.4%	0.3%	1.1%	0%	2.8%	0.6%	52.4%	0.2%	0%	53.1%	0.3%	0.1%	1.6%	0%	2.0%	2.0%	39.3%	0.8%	0%	42.1%	-
<b>PHF</b>	0.475	0.500	0.700	-	0.771	0.500	0.912	0.500	-	0.920	0.500	0.250	0.656	-	0.650	0.750	0.909	0.625	-	0.898	0.929
<b>Lights</b>	19	4	14	0	37	8	680	1	0	689	3	1	19	0	23	27	504	10	0	541	1290
<b>% Lights</b>	100%	100%	100%	0%	100%	100%	98.1%	50.0%	0%	98.0%	75.0%	100%	90.5%	0%	88.5%	100%	96.9%	100%	0%	97.1%	97.5%
<b>Articulated Trucks</b>	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	0	0	0	0	2
<b>% Articulated Trucks</b>	0%	0%	0%	0%	0%	0%	0.1%	0%	0%	0.1%	0%	0%	4.8%	0%	3.8%	0%	0%	0%	0%	0%	0.2%
<b>Buses and Single-Unit Trucks</b>	0	0	0	0	0	0	12	1	0	13	1	0	1	0	2	0	16	0	0	16	31
<b>% Buses and Single-Unit Trucks</b>	0%	0%	0%	0%	0%	0%	1.7%	50.0%	0%	1.8%	25.0%	0%	4.8%	0%	7.7%	0%	3.1%	0%	0%	2.9%	2.3%

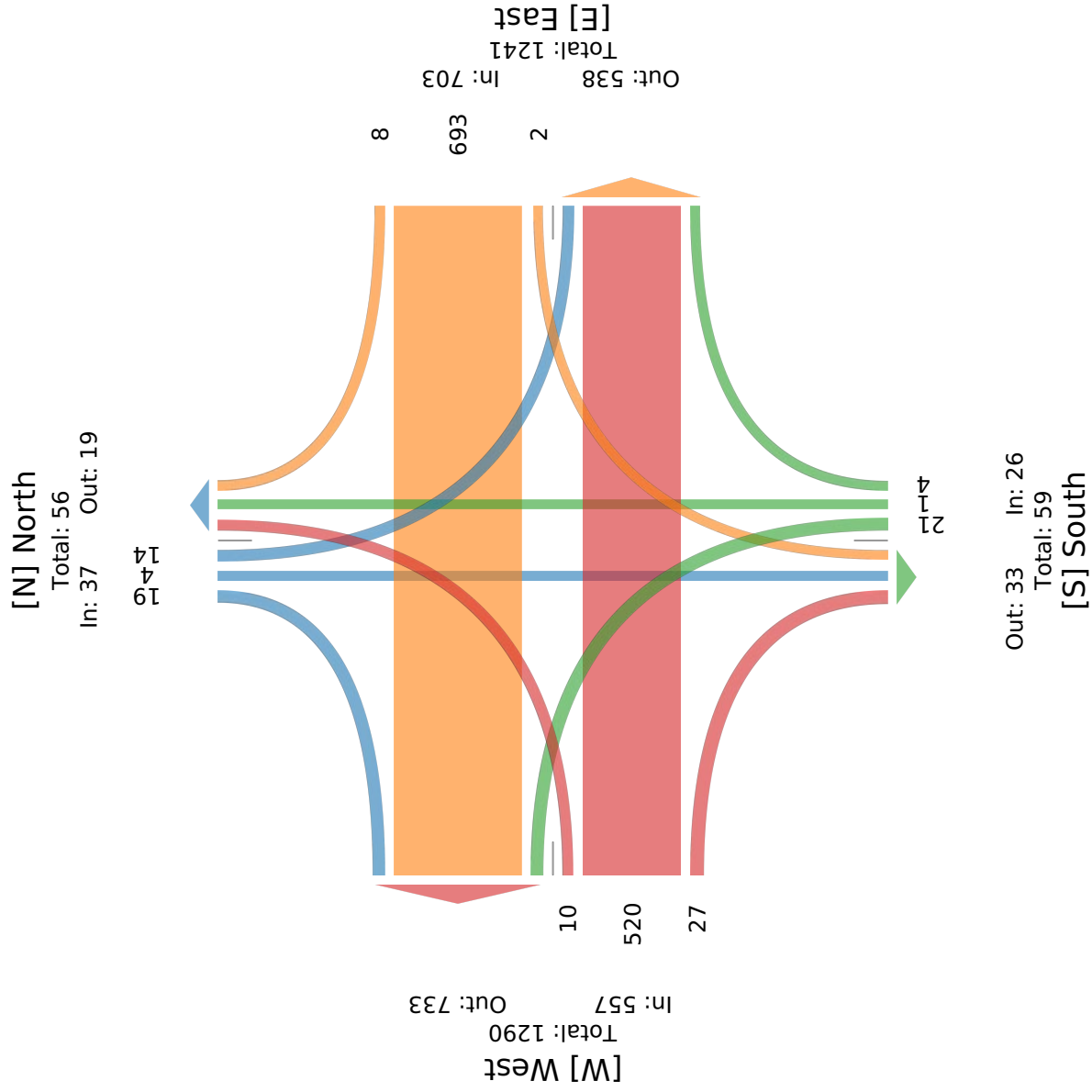
\* L: Left, R: Right, T: Thru, U: U-Turn

**Reno Ave. & Glenhaven Dr. - TMC**

Tue Jan 11, 2022  
 AM Peak (Jan 11 2022 7:30AM - 8:30 AM)  
 All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)  
 All Movements  
 ID: 914536, Location: 35.464092, -97.402912



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**Reno Ave. & Glenhaven Dr. - TMC**

Tue Jan 11, 2022

Midday Peak (Jan 11 2022 12:45PM - 1:45 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 914536, Location: 35.464092, -97.402912



Provided by: Traffic Engineering Consultants, Inc.  
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Leg Direction	North Southbound				East Westbound				South Northbound				West Eastbound			
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2022-01-11 12:45PM	10	0	3	0	13	1	163	0	0	164	1	0	7	0	8	409
1:00PM	3	0	2	0	5	5	152	1	0	158	2	0	12	0	14	361
1:15PM	6	0	1	0	7	3	160	1	0	164	1	0	6	0	7	360
1:30PM	6	0	3	0	9	0	159	3	0	162	1	0	12	0	13	367
<b>Total</b>	25	0	9	0	34	9	634	5	0	648	5	0	37	0	42	1497
<b>% Approach</b>	73.5%	0%	26.5%	0%	-	1.4%	97.8%	0.8%	0%	-	11.9%	0%	88.1%	0%	-	-
<b>% Total</b>	1.7%	0%	0.6%	0%	2.3%	0.6%	42.4%	0.3%	0%	43.3%	0.3%	0%	2.5%	0%	2.8%	-
<b>PHF</b>	0.625	-	0.750	-	0.654	0.450	0.972	0.417	-	0.988	0.625	-	0.771	-	0.750	0.915
<b>Lights</b>	24	0	9	0	33	9	620	5	0	634	5	0	37	0	42	1472
<b>% Lights</b>	96.0%	0%	100%	0%	97.1%	100%	97.8%	100%	0%	97.8%	100%	0%	100%	0%	100%	98.3%
<b>Articulated Trucks</b>	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	5
<b>% Articulated Trucks</b>	0%	0%	0%	0%	0%	0%	0.6%	0%	0%	0.6%	0%	0%	0%	0%	0%	0.3%
<b>Buses and Single-Unit Trucks</b>	1	0	0	0	1	0	10	0	0	10	0	0	0	0	0	20
<b>% Buses and Single-Unit Trucks</b>	4.0%	0%	0%	0%	2.9%	0%	1.6%	0%	0%	1.5%	0%	0%	0%	0%	0%	1.3%

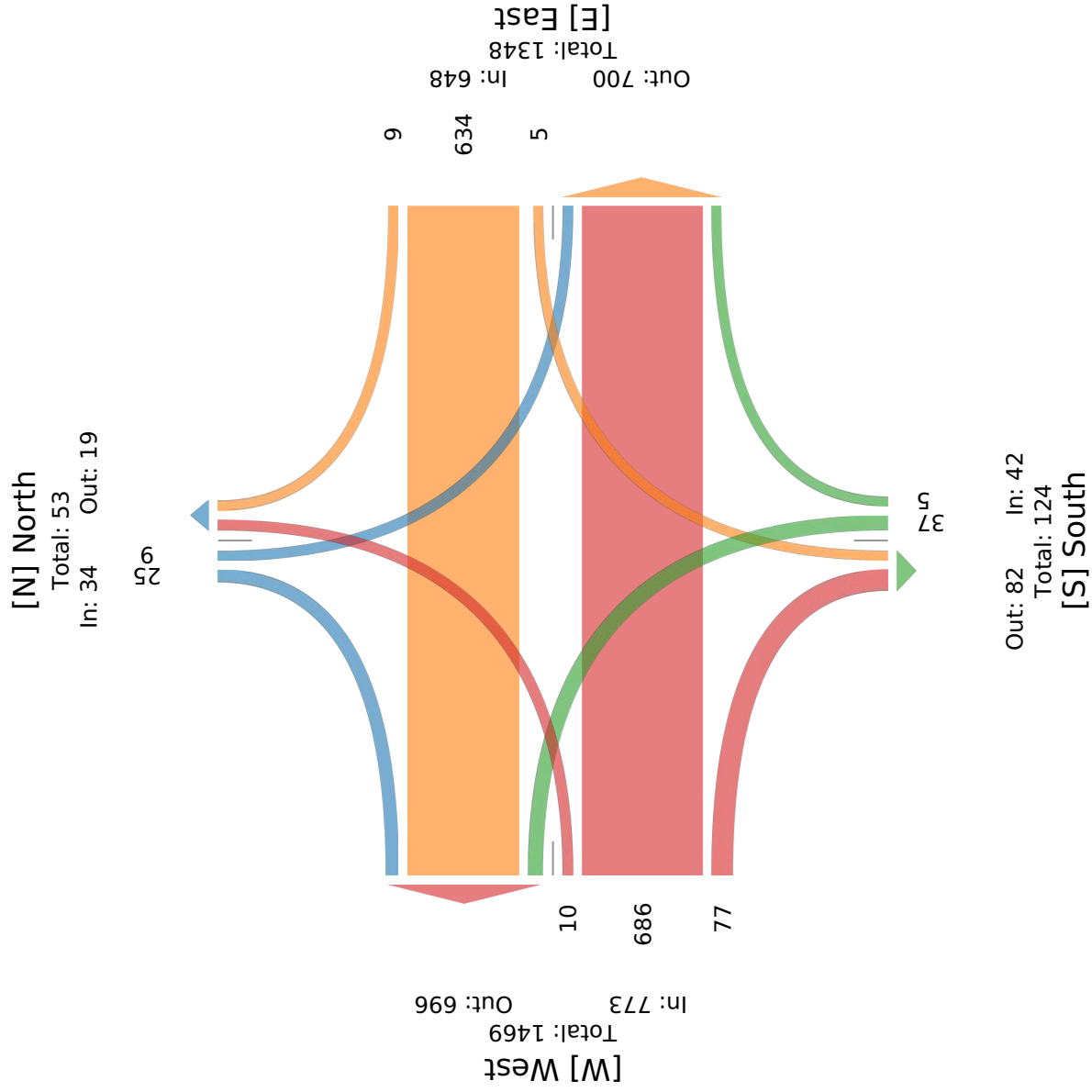
\* L: Left, R: Right, T: Thru, U: U-Turn

**Reno Ave. & Glenhaven Dr. - TMC**

Tue Jan 11, 2022  
 Midday Peak (Jan 11 2022 12:45PM - 1:45 PM)  
 All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)  
 All Movements  
 ID: 914536, Location: 35.464092, -97.402912



Provided by: Traffic Engineering Consultants, Inc.  
 6000 S. Western Ave, Suite 300, Oklahoma City, OK, 73139, US



# **ATTACHMENT C**

## **TRIP GENERATION INFORMATION**



# Land Use: 210

## Single-Family Detached Housing

---

### Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

### Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

### Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

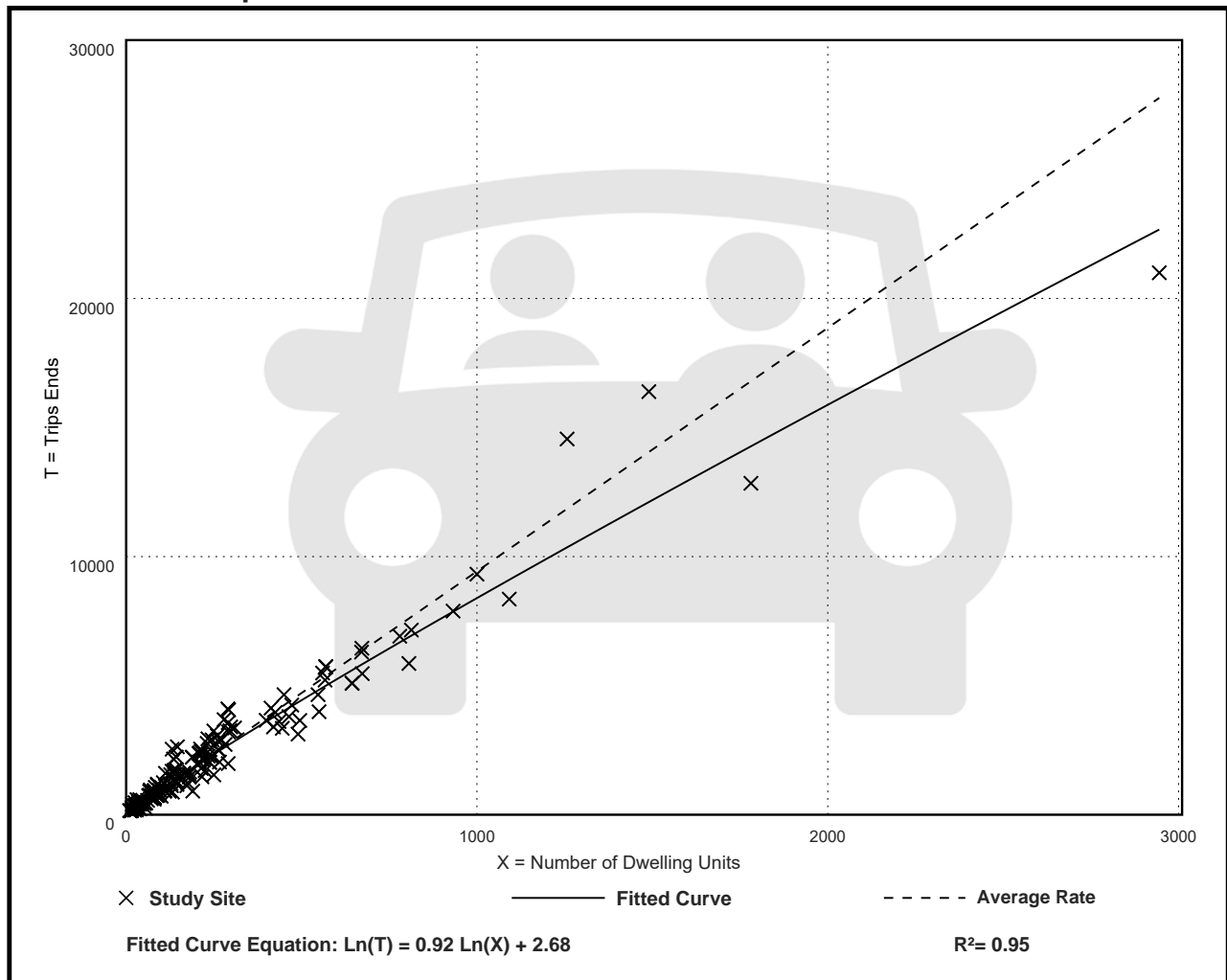
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

## Data Plot and Equation



# Single-Family Detached Housing (210)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

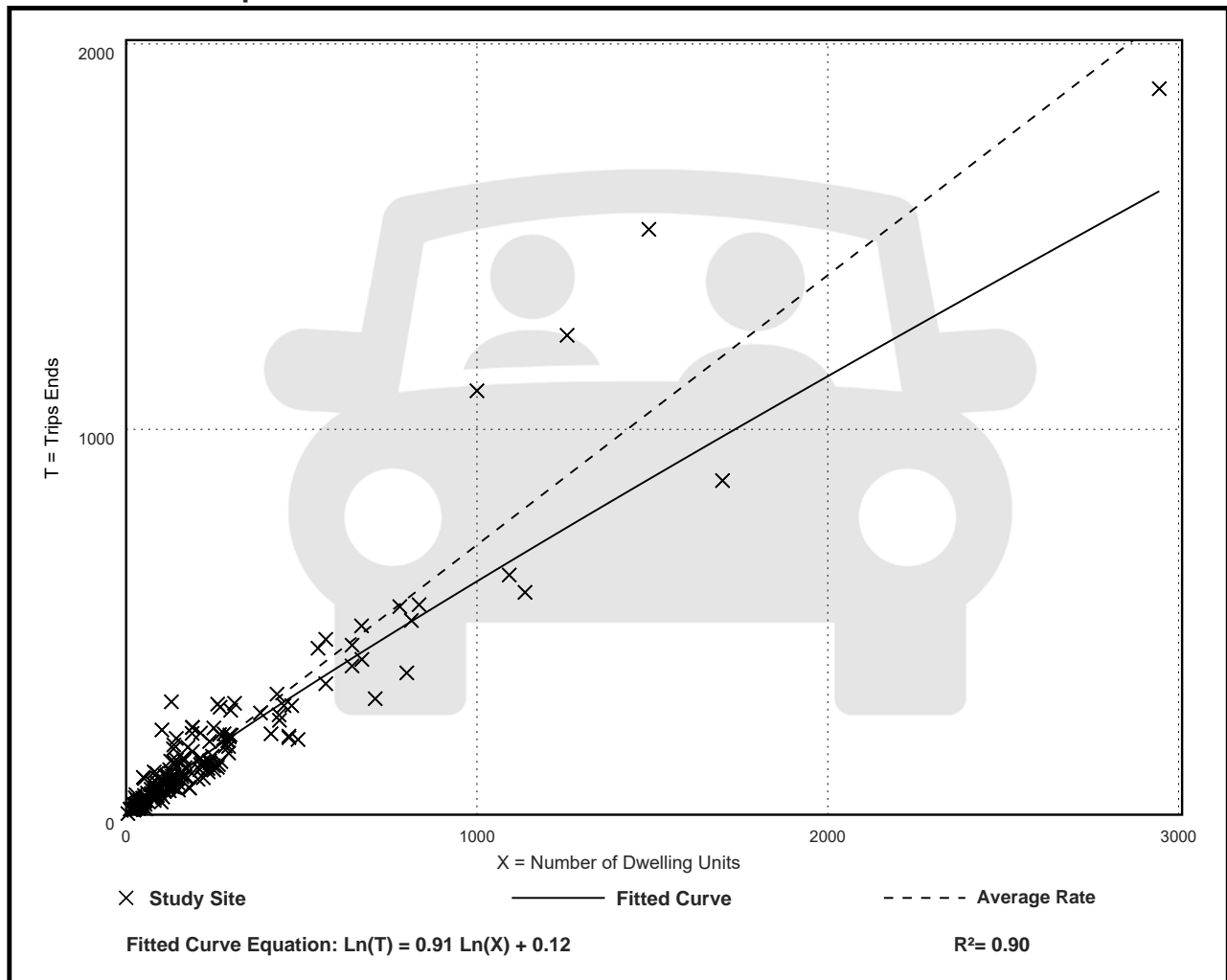
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

## Data Plot and Equation



# Single-Family Detached Housing (210)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

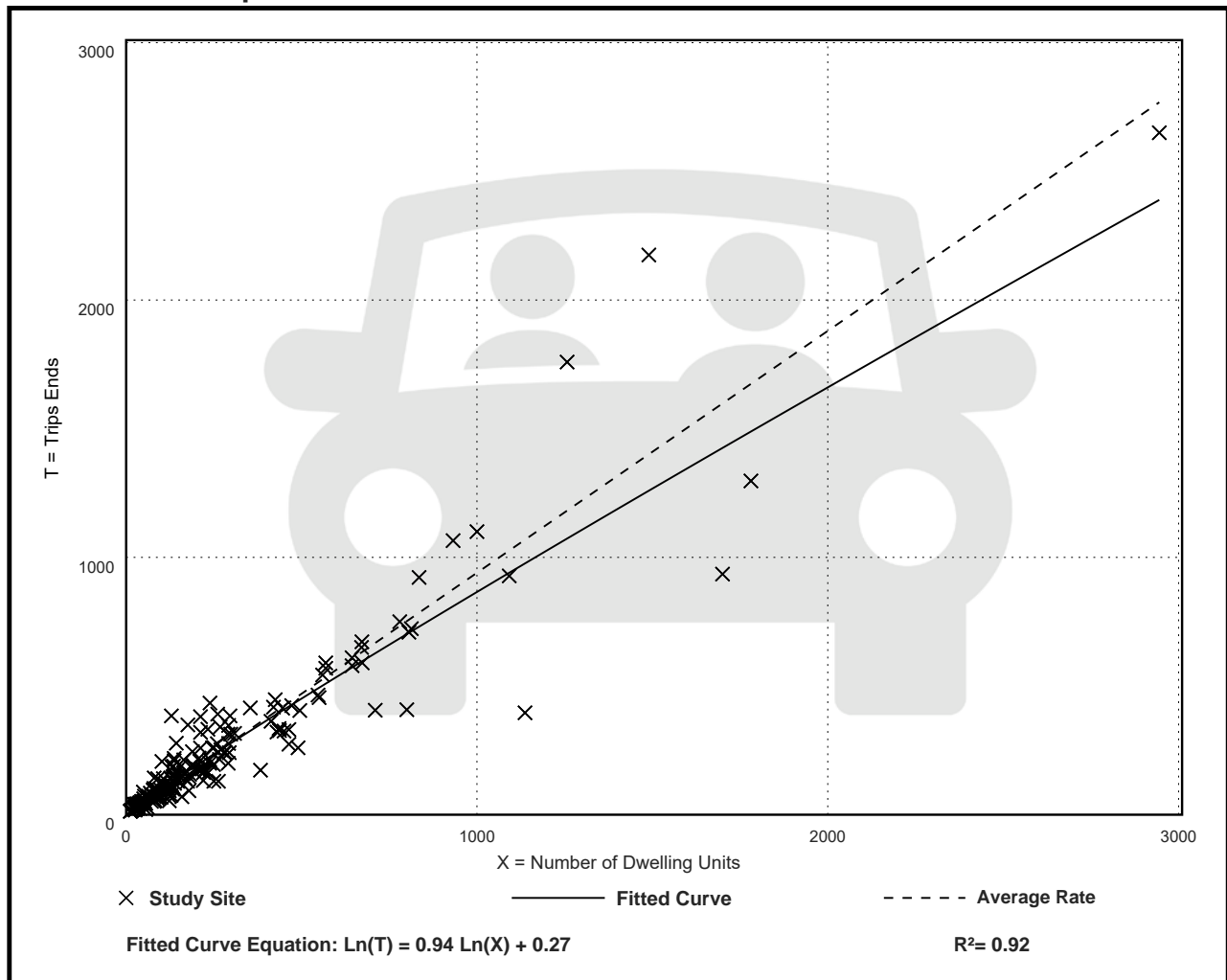
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

## Data Plot and Equation



# Land Use: 215

## Single-Family Attached Housing

---

### Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

### Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

### Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

# Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

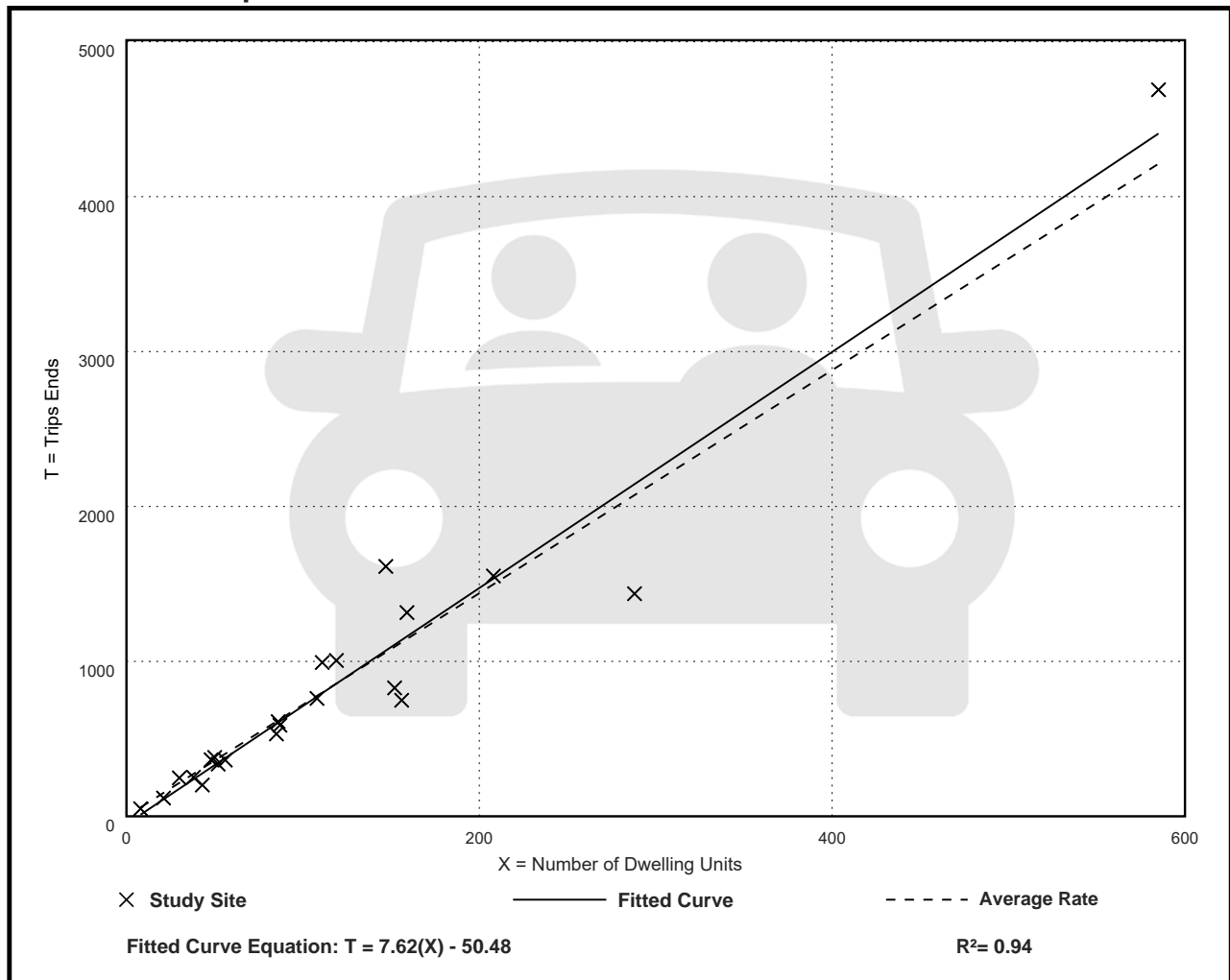
Avg. Num. of Dwelling Units: 120

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

## Data Plot and Equation



# Single-Family Attached Housing (215)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 46

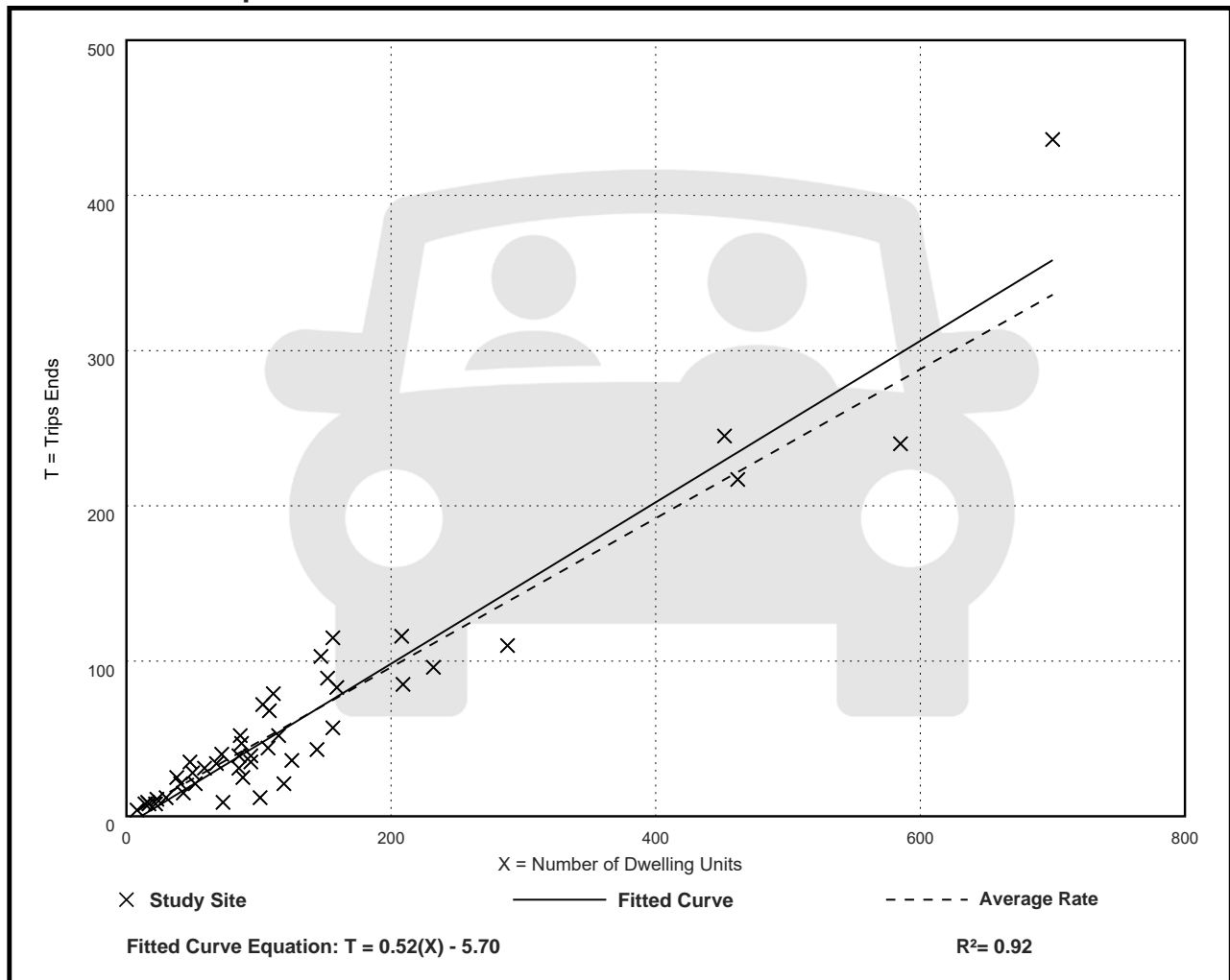
Avg. Num. of Dwelling Units: 135

Directional Distribution: 31% entering, 69% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

## Data Plot and Equation



# Single-Family Attached Housing (215)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

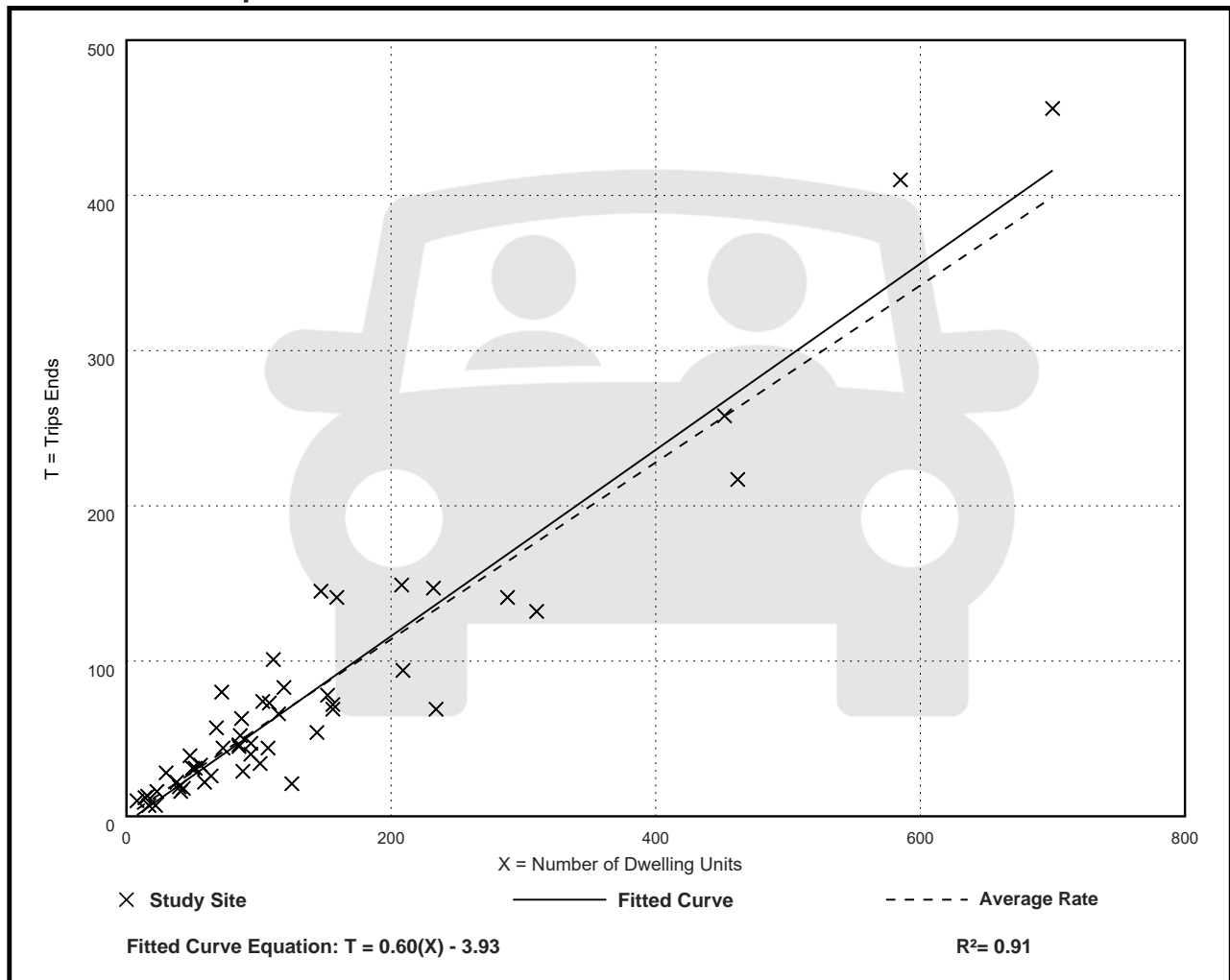
Avg. Num. of Dwelling Units: 136

Directional Distribution: 57% entering, 43% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

## Data Plot and Equation





# Land Use: 948

## Automated Car Wash

---

### **Description**

An automated car wash is a facility that allows for the mechanical cleaning of the exterior of vehicles. Manual cleaning service may also be available at the facility. Self-service car wash (Land Use 947) and car wash and detail center (Land Use 949) are related uses.

### **Additional Data**

The sites were surveyed in the 1990s and the 2000s in New Jersey, New York, and Washington.

### **Source Numbers**

552, 555, 585, 599, 954

# Automated Car Wash (948)

## Vehicle Trip Ends vs: Car Wash Tunnels

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 3

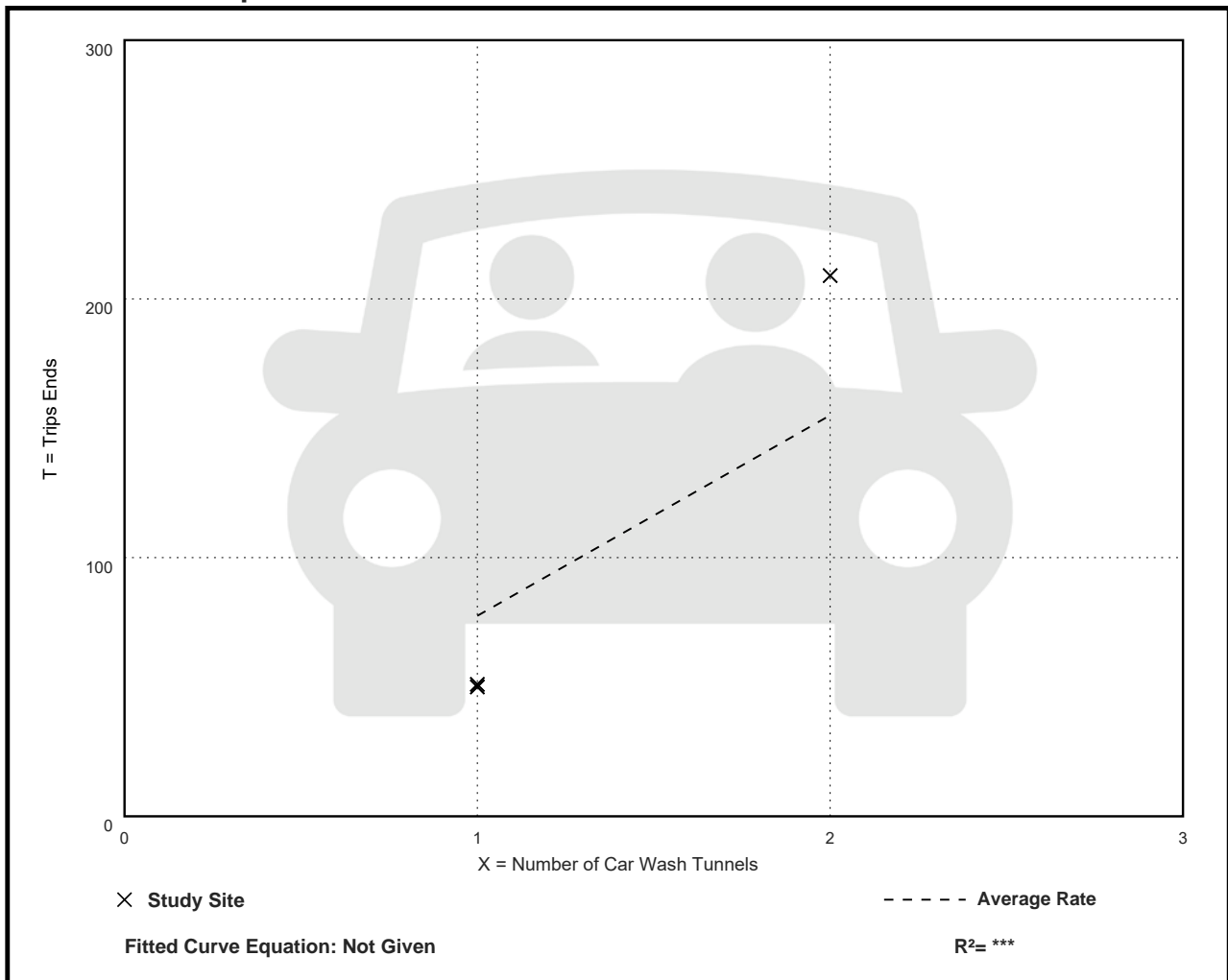
Avg. Num. of Car Wash Tunnels: 1

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Car Wash Tunnel

Average Rate	Range of Rates	Standard Deviation
77.50	50.00 - 104.50	33.07

## Data Plot and Equation



# **ATTACHMENT D**

## **ANALYSIS RESULTS**



HCM 6th Signalized Intersection Summary  
 1: Crest Dr/Glenhaven Dr & Reno Ave

Original T-2914 Glenhaven Dev  
 2030 Future Total PM Pk Hr

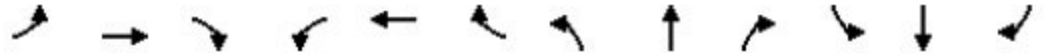


Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↖	↗		↗	↖
Traffic Volume (veh/h)	40	1090	144	14	888	17	77	7	14	23	4	49
Future Volume (veh/h)	40	1090	144	14	888	17	77	7	14	23	4	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	1185	157	15	965	18	84	8	15	25	4	53
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	63	1275	168	31	1376	26	329	31	320	95	15	202
Arrive On Green	0.04	0.40	0.40	0.02	0.39	0.39	0.20	0.20	0.20	0.19	0.19	0.19
Sat Flow, veh/h	1781	3155	417	1781	3569	67	1633	156	1585	504	81	1068
Grp Volume(v), veh/h	43	666	676	15	480	503	92	0	15	82	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1795	1781	1777	1858	1789	0	1585	1653	0	0
Q Serve(g_s), s	2.3	34.2	34.5	0.8	21.8	21.8	4.1	0.0	0.7	4.1	0.0	0.0
Cycle Q Clear(g_c), s	2.3	34.2	34.5	0.8	21.8	21.8	4.1	0.0	0.7	4.1	0.0	0.0
Prop In Lane	1.00		0.23	1.00		0.04	0.91		1.00	0.30		0.65
Lane Grp Cap(c), veh/h	63	718	725	31	685	717	361	0	320	313	0	0
V/C Ratio(X)	0.68	0.93	0.93	0.49	0.70	0.70	0.26	0.00	0.05	0.26	0.00	0.00
Avail Cap(c_a), veh/h	102	733	741	95	726	759	361	0	320	313	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	45.6	27.2	27.3	46.6	24.8	24.8	32.2	0.0	30.8	33.1	0.0	0.0
Incr Delay (d2), s/veh	12.0	17.7	18.4	11.6	2.8	2.7	1.7	0.0	0.3	2.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	17.1	17.5	0.4	9.3	9.7	2.0	0.0	0.3	1.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.6	44.9	45.7	58.2	27.6	27.5	33.9	0.0	31.1	35.1	0.0	0.0
LnGrp LOS	E	D	D	E	C	C	C	A	C	D	A	A
Approach Vol, veh/h		1385			998			107				82
Approach Delay, s/veh		45.7			28.0			33.5				35.1
Approach LOS		D			C			C				D
Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.8	6.1	43.2		22.6	7.9	41.4				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		19.3	5.1	39.5		18.1	5.5	39.1				
Max Q Clear Time (g_c+I1), s		6.1	2.8	36.5		6.1	4.3	23.8				
Green Ext Time (p_c), s		0.4	0.0	2.2		0.3	0.0	5.5				
<b>Intersection Summary</b>												
HCM 6th Ctrl Delay				38.0								
HCM 6th LOS				D								



HCM 6th Signalized Intersection Summary  
 1: Crest Dr/Glenhaven Dr & Reno Ave

T-2914 Glenhaven Dev  
 REV 2030 Future Total PM Pk Hr



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	65	1090	144	14	888	28	77	7	14	34	4	75
Future Volume (veh/h)	65	1090	144	14	888	28	77	7	14	34	4	75
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	71	1185	157	15	965	30	84	8	15	37	4	82
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	91	1275	168	31	1302	40	329	31	320	94	10	208
Arrive On Green	0.05	0.40	0.40	0.02	0.37	0.37	0.20	0.20	0.20	0.19	0.19	0.19
Sat Flow, veh/h	1781	3155	417	1781	3518	109	1633	156	1585	496	54	1099
Grp Volume(v), veh/h	71	666	676	15	487	508	92	0	15	123	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1795	1781	1777	1851	1789	0	1585	1648	0	0
Q Serve(g_s), s	3.8	34.2	34.5	0.8	22.8	22.8	4.1	0.0	0.7	6.3	0.0	0.0
Cycle Q Clear(g_c), s	3.8	34.2	34.5	0.8	22.8	22.8	4.1	0.0	0.7	6.3	0.0	0.0
Prop In Lane	1.00		0.23	1.00		0.06	0.91		1.00	0.30		0.67
Lane Grp Cap(c), veh/h	91	718	725	31	658	685	361	0	320	312	0	0
V/C Ratio(X)	0.78	0.93	0.93	0.49	0.74	0.74	0.26	0.00	0.05	0.39	0.00	0.00
Avail Cap(c_a), veh/h	102	733	741	95	726	756	361	0	320	312	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	44.9	27.2	27.3	46.6	26.2	26.2	32.2	0.0	30.8	34.0	0.0	0.0
Incr Delay (d2), s/veh	28.2	17.7	18.4	11.6	3.7	3.5	1.7	0.0	0.3	3.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	17.1	17.5	0.4	9.8	10.2	2.0	0.0	0.3	2.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	73.1	44.9	45.7	58.2	29.9	29.7	33.9	0.0	31.1	37.7	0.0	0.0
LnGrp LOS	E	D	D	E	C	C	C	A	C	D	A	A
Approach Vol, veh/h		1413			1010			107		123		
Approach Delay, s/veh		46.7			30.2			33.5		37.7		
Approach LOS		D			C			C		D		
Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.8	6.1	43.2		22.6	9.4	39.9				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		19.3	5.1	39.5		18.1	5.5	39.1				
Max Q Clear Time (g_c+l1), s		6.1	2.8	36.5		8.3	5.8	24.8				
Green Ext Time (p_c), s		0.4	0.0	2.2		0.4	0.0	5.4				
<b>Intersection Summary</b>												
HCM 6th Ctrl Delay					39.5							
HCM 6th LOS					D							

Increase of 15.5 sec/veh

73.1

Increase of 2.3 sec/veh

30.2

Increase of 2.2 sec/veh

Increase of 2.6 sec/veh

37.7

Increase of 2.6 sec/veh

Increase of 1.0 sec/veh

46.7

Increase of 1.5 sec/veh

39.5

2 RESOLUTION NO. \_\_\_\_\_

3 A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICA-  
4 TION FROM OR, OFFICE/RETAIL TO COM, COMMERCIAL FOR THE PROPERTY  
5 DESCRIBED IN THE RESOLUTION WITHIN THE CITY OF MIDWEST CITY, OK-  
LAHOMA.

6 WHEREAS, currently the Comprehensive Plan Map of Midwest City, Oklahoma shows the fol-  
7 lowing described property identified, for future planning purposes, as OR, Office/Retail:

8  
9 For the property described as a tract of land lying in the Southwest Quarter (SW ¼) of  
10 Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the In-  
11 dian Meridian in Oklahoma County, Oklahoma, being more particularly described as fol-  
12 lows: Commencing at the Southwest corner of said Section 34; Thence N 89°51'43" E  
13 along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36'11" W and  
14 parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Begin-  
15 ning; Thence continuing N 00°36'11" W and parallel to the West line of said SW/4 a di-  
16 stance of 140.70 feet; Thence N 89°23'49" E a distance 147.92 feet; Thence S 45°36'11"  
17 E a distance of 35.36 feet; Thence S 00°36'11" E and a distance of 115.70 feet; Thence S  
18 89°23'49" W a distance of 172.92 feet to the POINT OF BEGINNING.

19 WHEREAS, it is the desire of the applicant to amend the future planning classification of the  
20 above referenced property from OR, Office/Retail to COM, Commercial.

21 WHEREAS, with the applicant's request the change in future planning classification complies  
22 with the City's Comprehensive Plan.

23 WHEREAS, the applicant has met both state and local notification requirements.

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

26 That the classification of above described property located in Midwest City, Oklahoma is hereby  
27 changed from OR, Office/Retail to COM, Commercial on the Comprehensive Plan Map.

28 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Okla-  
29 homa, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

30 THE CITY OF MIDWEST CITY, OKLAHOMA

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

33 ATTEST:

34 \_\_\_\_\_  
35 SARA HANCOCK, City Clerk

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

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



1 **PC-2145**

2 **ORDINANCE NO. \_\_\_\_\_**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**  
4 **DESCRIBED IN THIS ORDINANCE FROM PUD, PLANNED UNIT DEVELOPMENT**  
5 **GOVERNED BY R-MD, MEDIUM DENSITY RESIDENTIAL TO C-3, COMMUNITY**  
6 **COMMERCIAL DISTRICT, AND DIRECTING AMENDMENT OF THE OFFICIAL**  
7 **ZONING DISTRICT MAP TO REFLECT THE RECLASSIFICATION OF THE PROP-**  
8 **ERTY’S ZONING DISTRICT; AND PROVIDING FOR REPEALER AND SEVERABIL-**  
9 **ITY**

10 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

11 **ORDINANCE**

12 **SECTION 1.** That the zoning district of the following described property is hereby reclassified  
13 from PUD, Planned Unit Development governed by R-MD, Medium Density Residential to C-3,  
14 Community Commercial District subject to the conditions contained in the PC-2145 file, and that  
15 the official Zoning District Map shall be amended to reflect the reclassification of the property’s  
16 zoning district as specified in this ordinance:

17 For the property described as a tract of land lying in the Southwest Quarter (SW ¼) of Sec-  
18 tion Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Me-  
19 ridian in Oklahoma County, Oklahoma, being more particularly described as follows: Com-  
20 mencing at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South  
21 line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the  
22 West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continu-  
23 ing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet;  
24 Thence N 89°23’49” E a distance 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet;  
25 Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of  
26 172.92 feet to the POINT OF BEGINNING.

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

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

32 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,  
33 on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

34 THE CITY OF MIDWEST CITY, OKLA-  
35 HOMA

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

ATTEST:

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

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

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DONALD MAISCH, City Attorney

**To:** Honorable Mayor and Council  
**From:** Emily Richey, Current Planning Manager  
**Date:** September 26, 2023

**Subject:** (PC-2146) Public hearing, discussion, consideration, and possible action of approval of the Preliminary Plat of Glenhaven described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51'43" E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36'11" W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36'11" W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence 89°23'49" E a distance N 147.92 feet; Thence S 45°36'11" E a distance of 35.36 feet; Thence S 00°36'11" E and a distance of 115.70 feet; Thence S 89°23'49" W a distance of 172.92 feet to the POINT OF BEGINNING.

**Executive Summary:** This item is a request to a preliminary plat for one (1) parcel for the development of one (1) commercial lot. This item is in conjunction with the simultaneous application (PC-2145) request to rezone the tract to Community Commercial District ("C-3"), and is contingent upon the preceding case's approval.

This case was originally published to be heard at the July 25, 2023 Council Meeting, and was withdrawn by applicant prior to start of meeting.

The proposed lot has frontage on E. Reno Avenue.

The applicant is to submit easement vacation before final plat can be approved.

At the time of this writing, there has been one surrounding property owner in opposition to the preliminary plat due to drainage issues he says have been affecting his property.

The applicant's legal representation was present at Planning Commission and addressed the Commission.

Both state and local public notification requirements were met.

Planning Commission recommended approval of this item. Action is at the discretion of the Council

**Dates of Hearing:**

Planning Commission- July 5, 2023

City Council- July 25, 2023 (withdrawn by applicant)

September 26, 2023



**Date of Pre-Development Meeting:**

May 9, 2023

**Council Ward:** Ward 4, Sean Reed

**Owner:** Bentwood Investments, LLC.

**Applicant:** Grubbs Consulting, on behalf of owner

**Proposed Use:** Carwash

**Preliminary Plat Expiration:** If approved, expiration of preliminary plat will be 2 years from date of approval in accordance with Section 38.18.8. of the City of Midwest City's Subdivision Regulations.

**Size:** The subject property has a frontage of 115 feet along E. Reno Avenue, and a depth of 172 feet, and contains an area of 24,017 square feet, more or less.

**Development Proposed by Comprehensive Plan:**

Area of Request\*: Office/Retail ("OR")

\*At time of writing; if PC-2145 is approved, the Area of Request is now Commercial ("COM").

North- Single-Family Detached Residential ("SFD")

South- Office/Retail ("OR")

East- Office/Retail ("OR")

West- Office/Retail ("OR")

**Zoning Districts:**

Area of Request\*- Planned Unit Development ("PUD") governed by Medium Density Residential District ("R-MD")

\*At time of writing; if PC-2145 is approved, the Area of Request is now Community Commercial District ("C-3")

North- Planned Unit Development ("PUD") governed by Medium Density Residential District ("R-MD")

South- Community Commercial District ("C-3")

East- Community Commercial District ("C-3")

West- Community Commercial District ("C-3")

**Land Use:**

Area of Request- Vacant

North- Residential

South- House of Dank

East- Residential

West- Town and Country Shopping Center

**Comprehensive Plan Citation:**

The future zoning land use for the subject lot is Office/Retail ("OR").

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.

**History:**

1. (PC-2099) December 2021- Northern portion of subject property was included in rezone from Community Commercial District (“C-3”) to Planned Unit Development (“PUD”) governed by Medium Density Residential (“R-MD”).
2. (PC-2124) September 2022- Northern portion of subject property was rezoned back to Community Commercial District (“C-3”).

**Next Steps:**

If Council approves this preliminary plat, the applicant will then proceed with the final plat process if all conditions that are imposed at the time of approval of the preliminary plat, as applicable, have been satisfied.

**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 running along the east side of North Glenhaven Drive. 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 adjacent to but not bordering the proposed parcel, and eight (8) inch line is approximately forty feet south from the southeast corner of the property. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from North Glenhaven Drive. North Glenhaven 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.

**Fire Marshal’s Comments:**

- There are no fire code violations currently noted for the address listed
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

**Public Works’ Comments:**

Line Maintenance

Water

- Any required water main extension shall be a designed lopped system to eliminate dead ends. Fire hydrant locations shall be installed per the City of Midwest City's Code of Ordinances Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in "Green Belt" per City of Midwest City's Code of Ordinances Section 43-54.

Sanitary Sewer

- Existing sewer line relocation detail has not been submitted. Sewer mains shall be install in front of easements.

Sanitation

- No additional comments with this case.

Stormwater

- No additional comments with this case.

**Planning Division:**

Staff met with the applicant May 9, 2023 for a Pre-Development meeting.

The purpose of this preliminary plat is to determine the preliminary layout of the subdivision and ensure that the development plans are following the City of Midwest City's Subdivision Regulations.

If this proposed subdivision is approved, all development will be required to meet the requirements of the governing zone.

Per Subdivision Regulation Code, Article III, Section 38-18.9. Preliminary plat expiration.

(a) *Two-year validity.*

(1) The approval of a preliminary plat shall remain in effect for a period of two (2) years following the date of approval, during which period the applicant shall submit and receive approval for construction plans and a final plat for the land area shown on the preliminary plat.

(2) If construction plans and a final plat application have not been approved within the two-year period, the preliminary plat shall expire.

(b) *Phased developments—Partial construction plans and final plat.* If construction plans and a final plat for only a portion of the land area shown on the preliminary plat are approved by the end of the two-year period, then the preliminary plat for the remainder of the land not included on the construction plans or final plat shall expire on such date.

(c) *Relationship to construction plans.* A preliminary plat shall remain valid for two (2) years or the period of time in which approved construction plans are valid, whichever is greater.

(d) *Action on final plat.* Should a final plat application be submitted within the two-year period, but not be acted upon by the city council within the two-year period, the preliminary plat shall expire unless an extension is granted as provided in section 38-18.9., Preliminary plat extension.

(e) *Void if not extended.* If the preliminary plat is not extended as provided in section 38-18.9., Preliminary plat extension, it shall expire and shall become null and void.

Action is at the discretion of the Council.

**Action Required:**

Approve or reject the Glenhaven Preliminary Plat for the property noted herein, subject to staff comments as found in the September 26, 2023 agenda packet and made part of PC-2146 file.

**Suggested Motion:**

***“To approve the Glenhaven Preliminary Plat for the property noted herein, subject to Staff Comments found in the September 26, 2023 City Council agenda packet and made a part of the PC-2146 file subject to vacation of easement.”***

Please feel free to contact my office at (405) 739-1223 with any questions.



Emily Richey

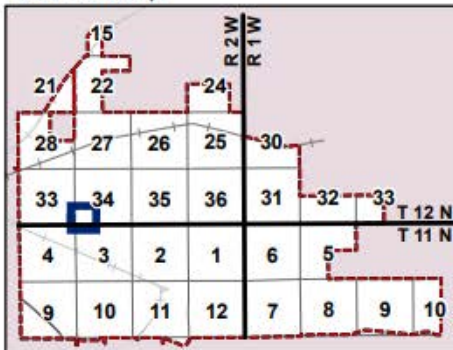
Current Planning Manager



Community Development / Information Technology - GIS



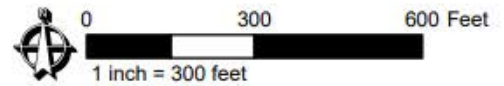
Locator Map



General Map Legend

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

**GENERAL MAP FOR  
PC-2146  
(SW/4, Sec 34, T12N, R2W)**

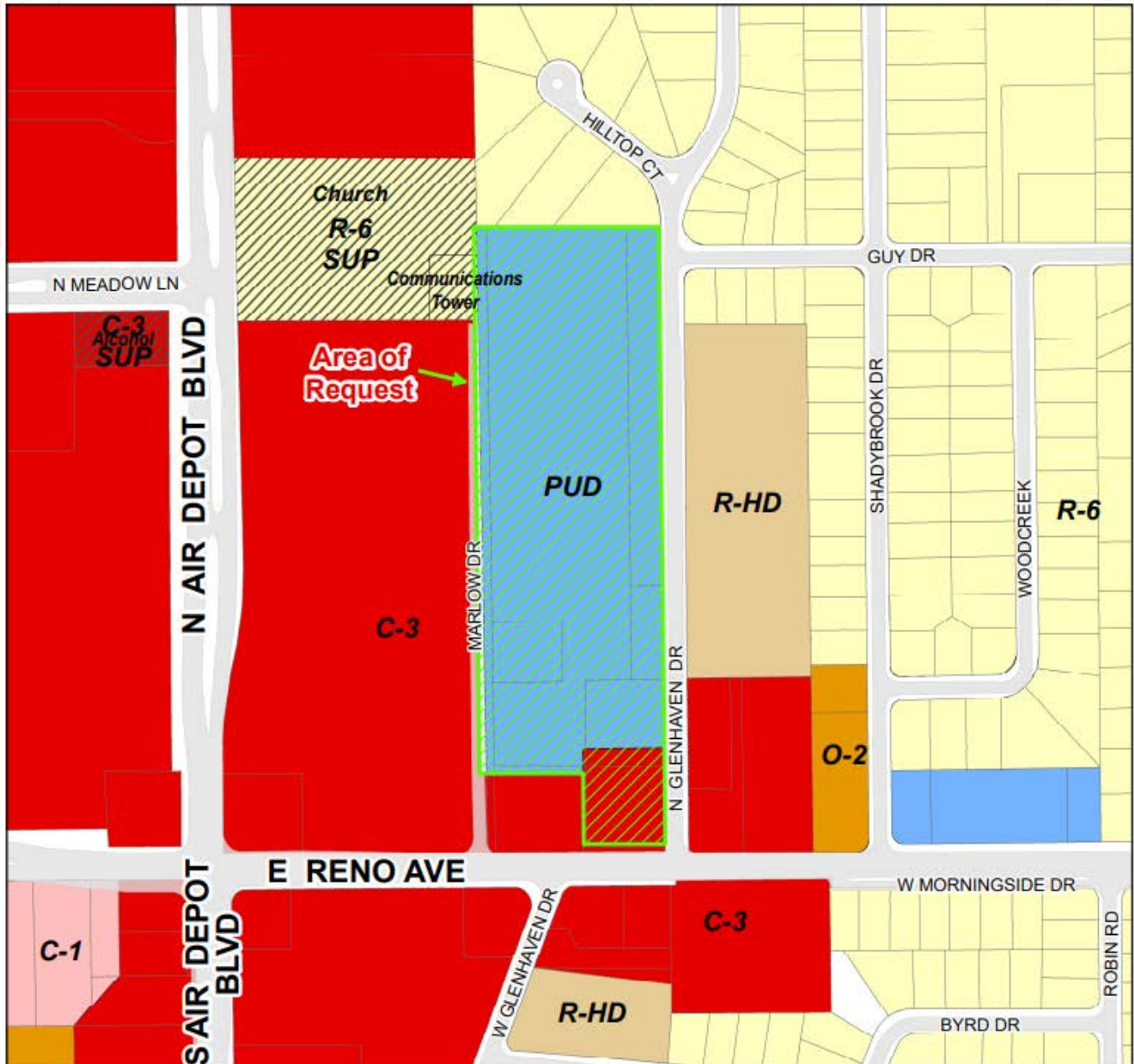


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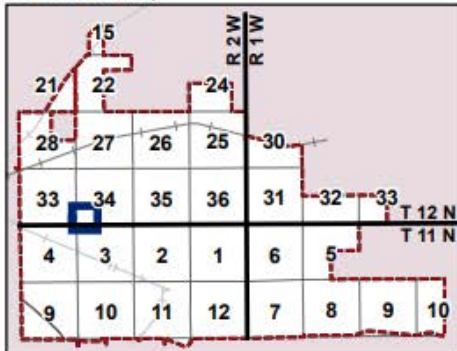




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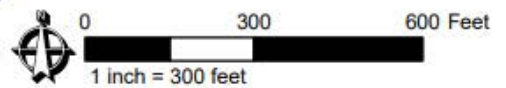
Locator Map



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

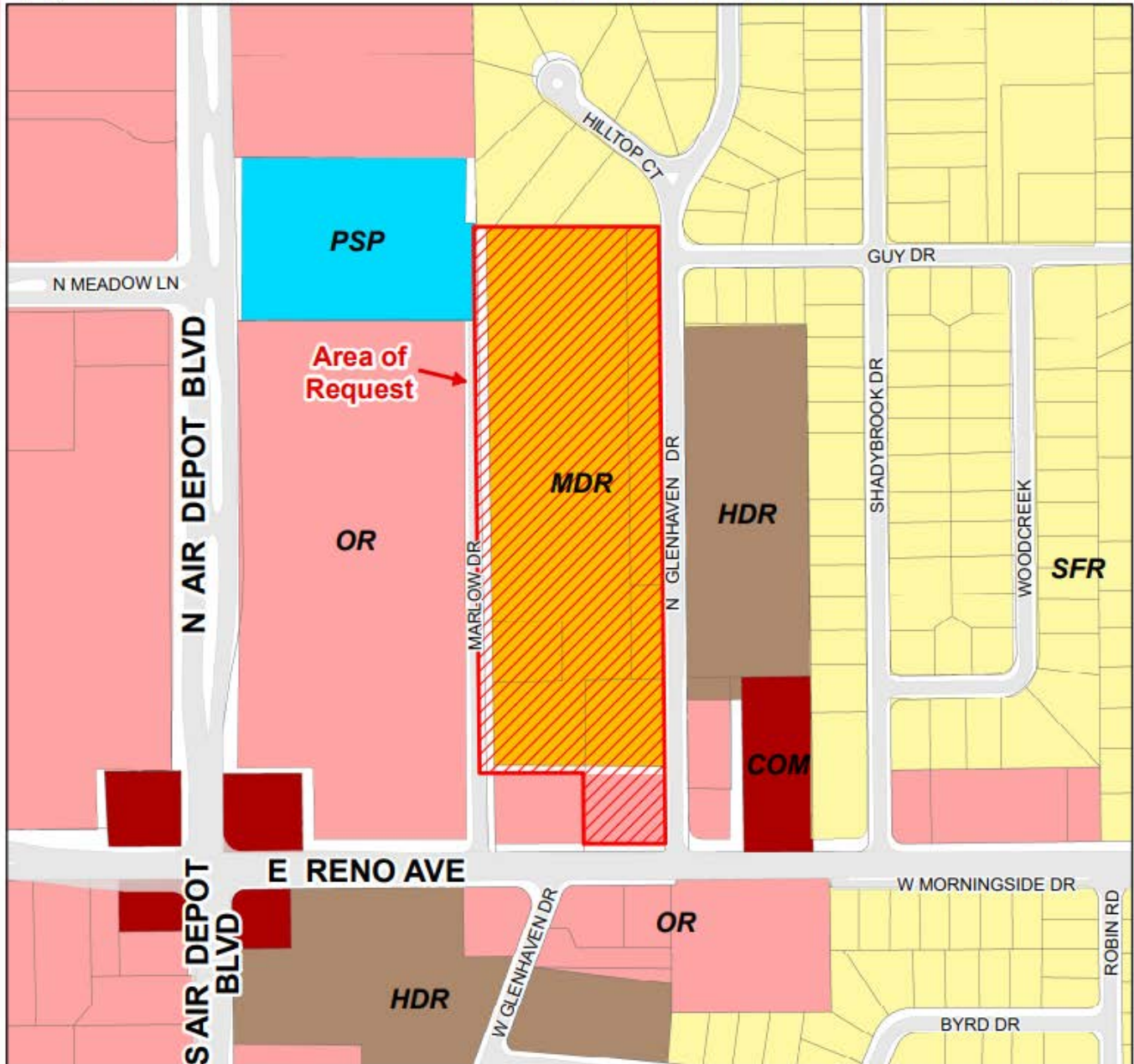
**ZONING MAP FOR  
PC-2146  
(SW/4, Sec 34, T12N, R2W)**



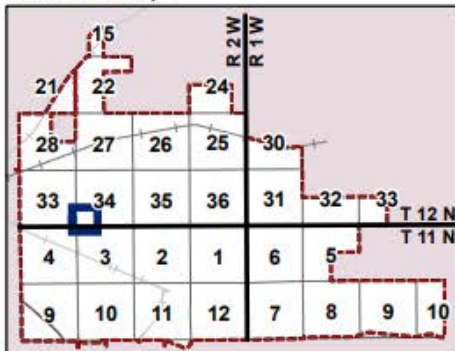
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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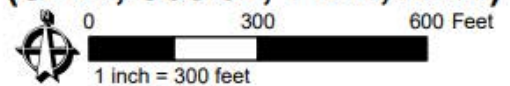
Locator Map



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

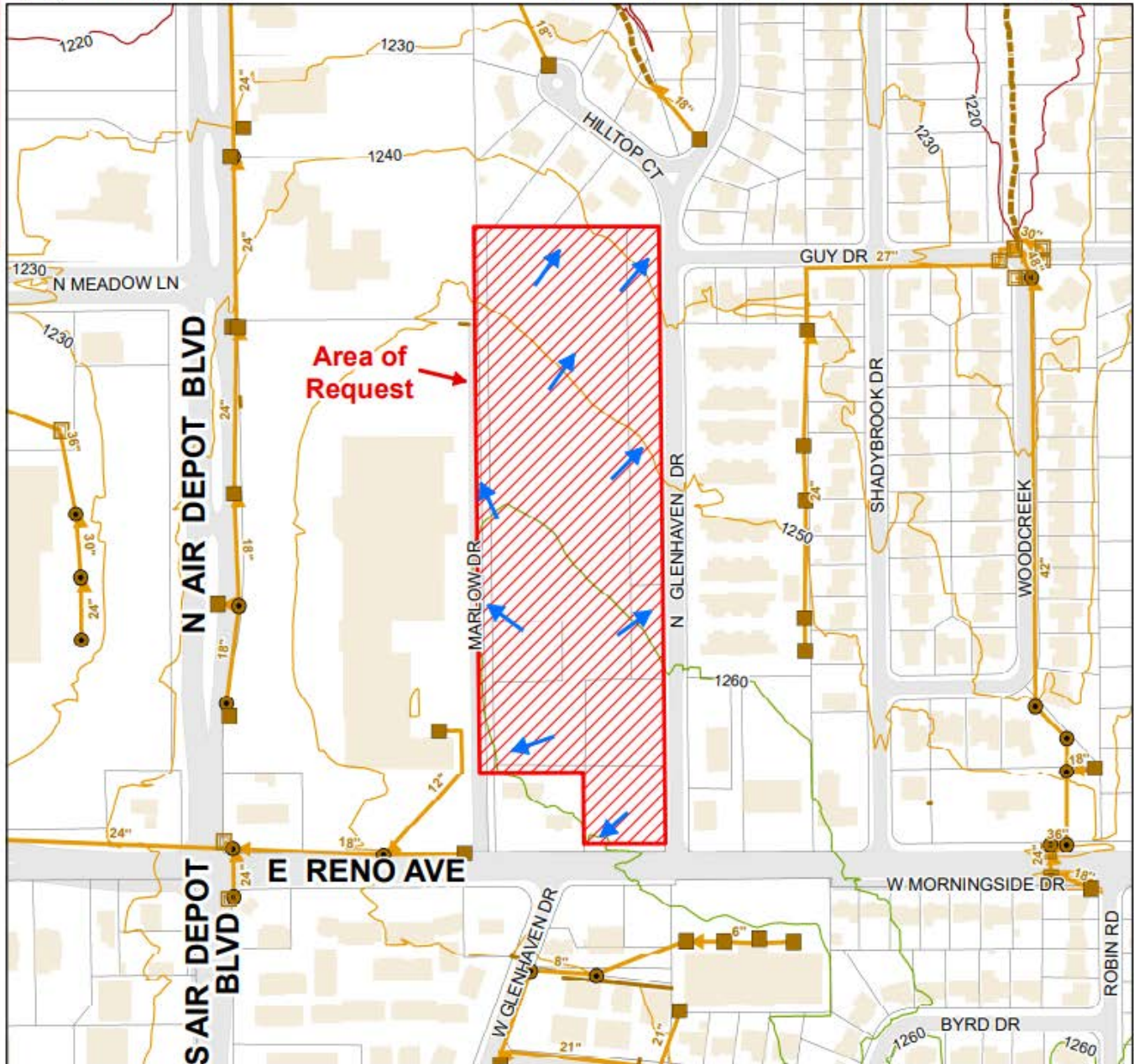
**FUTURE LAND USE  
MAP FOR  
PC-2146  
(SW/4, Sec 34, T12N, R2W)**



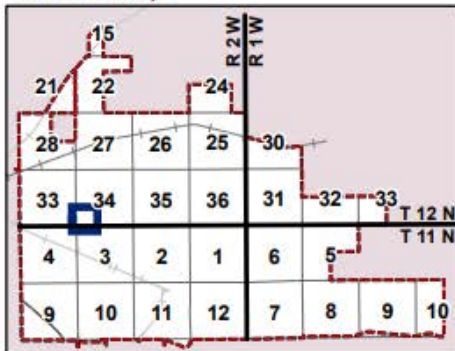
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Locator Map

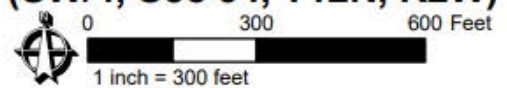


- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

**2009 FEMA Floodplains**

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway

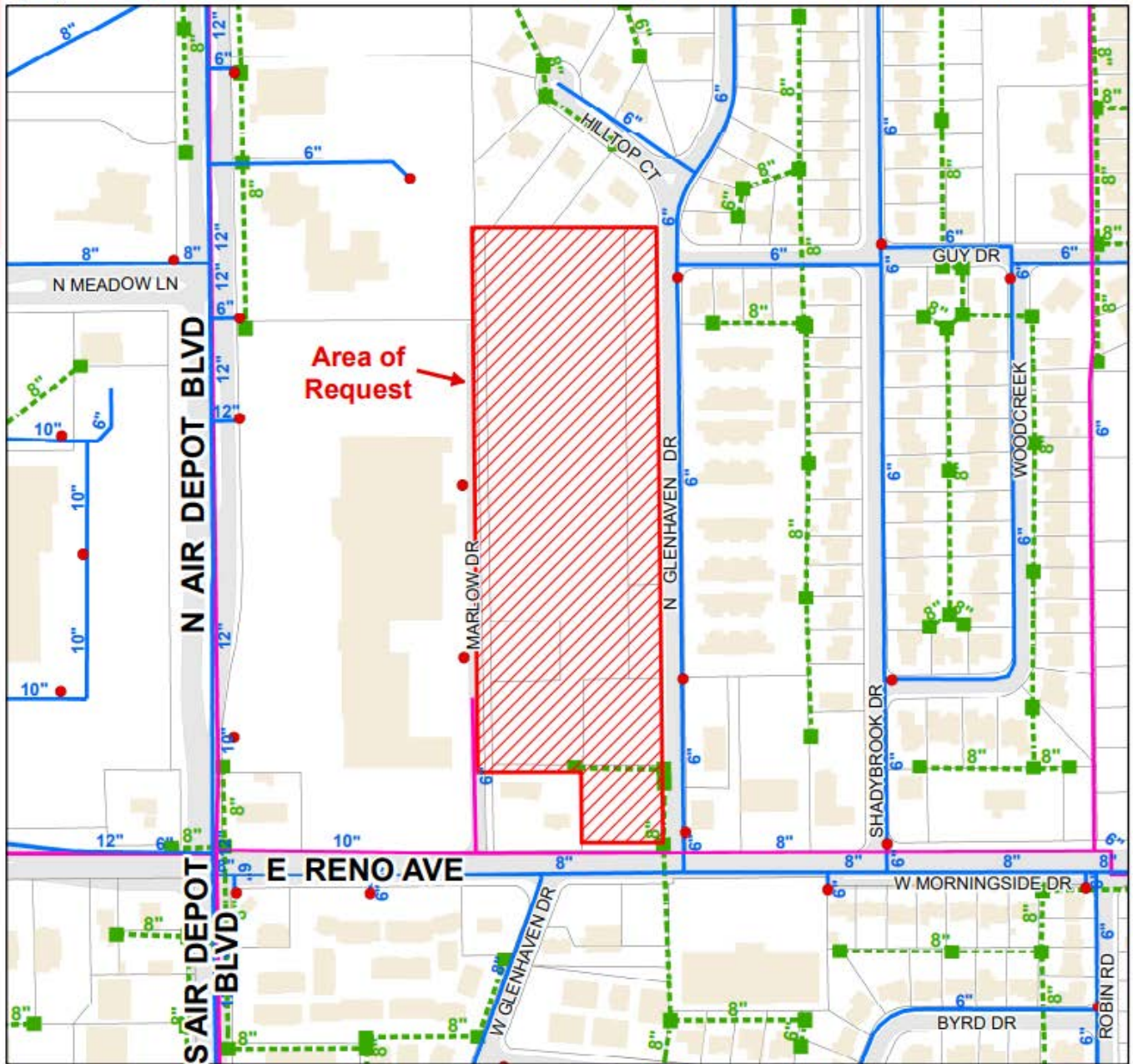
**DRAINAGE  
LOCATION MAP FOR  
PC-2146  
(SW/4, Sec 34, T12N, R2W)**



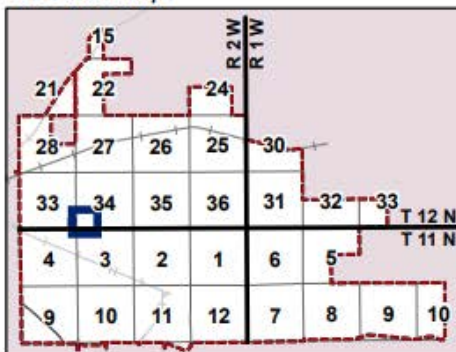
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Community Development / Information Technology - GIS



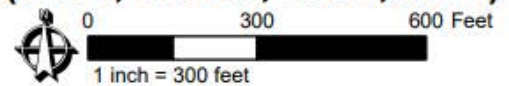
Locator Map



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-2146  
 (SW/4, Sec 34, T12N, R2W)**



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Turn Radius

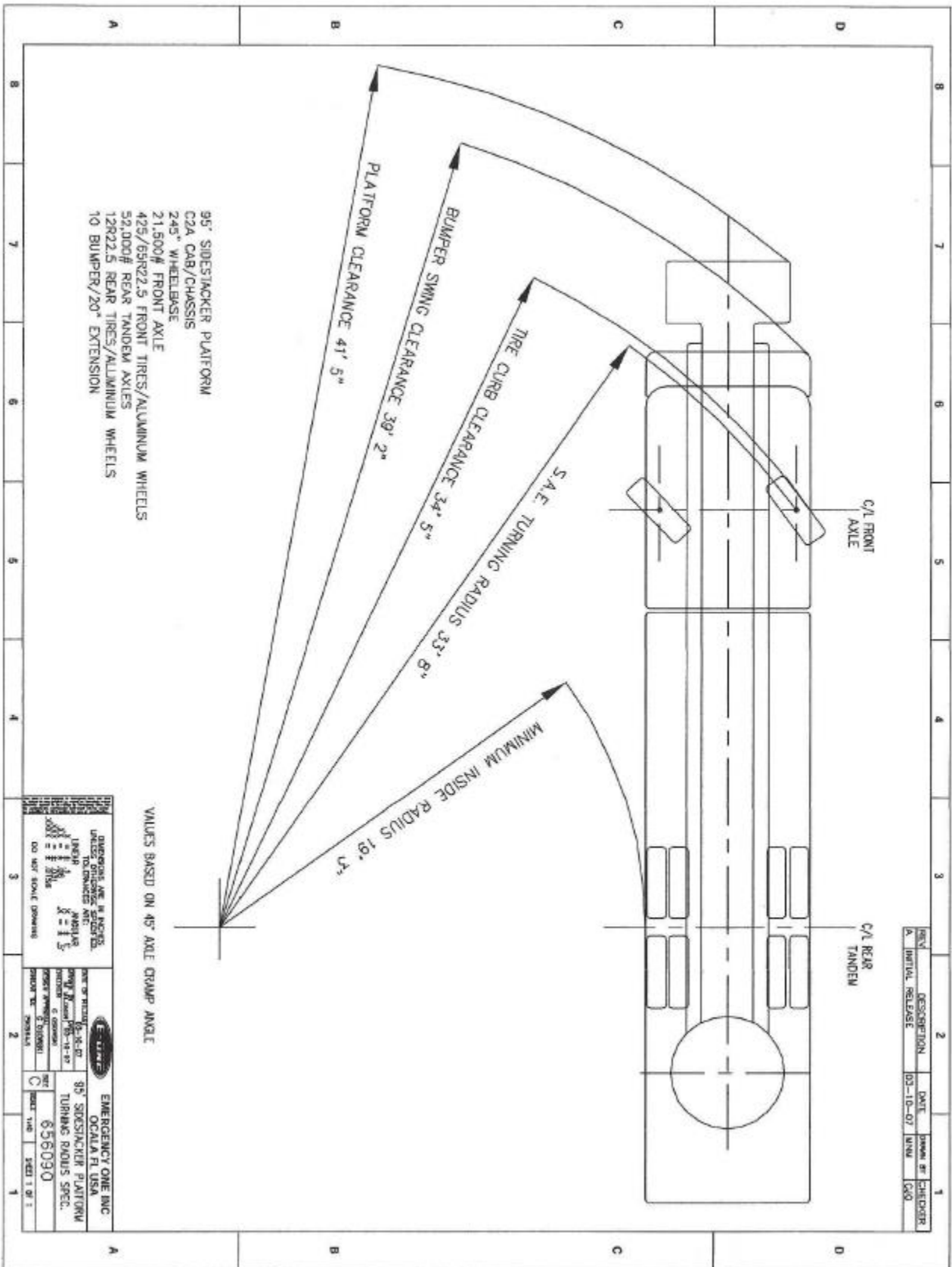
Page 1 of 1



142324

SAE Turning Radius Calculations for Quote No. 78405				
Wheelbase:	245"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	64.36"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.1'	41.8'	45.9'	28'
36	40.2'	40.9'	45'	26.9'
37	39.4'	40'	44.3'	25.9'
38	38.5'	39.2'	43.5'	25'
39	37.8'	38.5'	42.8'	24.1'
40	37'	37.7'	42.2'	23.2'
41	36.3'	37'	41.5'	22.3'
42	35.7'	36.4'	40.9'	21.5'
43	35'	35.7'	40.4'	20.7'
44	34.4'	35.1'	39.8'	20'
45	33.9'	34.5'	39.3'	19.3'
46	33.3'	34'	38.8'	18.6'
47	32.8'	33.5'	38.4'	17.9'
48	32.3'	33'	37.9'	17.2'
49	31.8'	32.5'	37.5'	16.6'
50	31.3'	32'	37.1'	16'
Nominal Cramp Angles:				
Meritor FL941 & FL943 axles: up to and including 425/65R22.5 tires			45 degrees	
Meritor FL941 & FL943 axles: 445/65R22.5 tires			38 degrees	
Dana I220W axle: up to and including 445/65R22.5 tires			42 degrees	
Reyco IFS: up to and including 385/65R22.5 tires			48 degrees	
Reyco IFS: 425/65R22.5 tires			45 degrees	
Reyco IFS: 445/65R22.5 tires without front intake			42 degrees	
Meritor Front Drive Axle: up to and including 425/65R22.5 tires			37 degrees	
Marmon Herrington Front Drive Axle: up to and including 425/65R22.5 tires			42 degrees	
<b>This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.</b>				

GENERIC BY MODEL





The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

## Development Inquiry/Pre-Development Meeting Form

This Development Inquiry Form is intended to provide a written assessment of a proposed development for a particular parcel of land. This non-binding document is not a formal review or approval of any development proposal. The information is provided in order to inform the customer of development requirements and application process required by The City of Midwest City. A copy of this form will be given to the customer and the original will remain on file in the Community Development Office.

Date of Contact: 5/9/23

Staff Present: Emily Richey, Robert Coleman, Brandon Bundy, Patrick Menefee

Property Owner: Perkins Family, LLC

Developer/Applicant: Mark Grubbs; Grubbs Consulting, LLC

Contact number(s) for Applicant: 405-265-0641 ext. 101

Applicant's e-mail address: mark.grubbs@gc-okc.com

### Land Use Information:

Site address or legal description: 7121 E. Reno (for proposed rezone)

Existing Zoning: PUD

Proposed Zoning: C-3

Existing Land Use: Vacant

Requested Future Land Use: Carwash

Water Location/Size: East/ 6" line

Sewer Location: \_\_\_\_\_



The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

Street Type: Local

Drainage Channels Present: Applicant proposed detention and drainage improvements.

Drainage Flow: \_\_\_\_\_

Drainage Improvements Present: No

Flood Plain Present: No

### Zoning

#### Subdivision – Planning

- Minor Plat
- Preliminary Plat
- Final Plat
- Amending Plat
- Replat

#### Subdivision – Engineering

Water improvement requirements: Applicant plans to extend water to site.

Sewer improvement requirements: Extend to properties.

Street improvement requirements: Yes

Drainage/detention requirements: Yes

Floodplain requirements: No

Right-of-way/easement requirements: Yes





The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

### Fire Department Requirements:

Fire Hydrant required: Shall comply w/ Sec 15-22 of MWC Ordinance

### Additional Notes

\*This Pre-Development meeting fulfills the requirement for the C-3 Rezone request as well as Preliminary Plat.

- The two applications can be submitted simultaneously. Applicant's choice if the easement vacation is submitted with the above mentioned applications or separately.

\*Sewer relocation- determine if it's considered minor or major change for ODEQ.

\*New easement will need to provide access to Reno.

\*Staff recommended to exclude the proposed commercial tract from HOA covenants; applicant made the recommendation of having the parcels labeled by sections and can exclude that way (staff is good with the suggestion).



The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

**PLAT APPLICATION**

**Property Information**


Addition Name: GLENHAVEN		Address/Location: Northwest Corner of Reno Avenue & Glenhaven Drive	
Lot(s): Part of the SW/4, Sec 34, T12N, R2W	Block:	Current Zoning: PUD,RMD,C	Proposed Zoning: C-3 on a portion
# of Acres: 11.03		# of Lots: 42	# of Units: 70

**Applicant Information**

Name: Bentwood Investments, LLC		Company:	
Mailing Address: 3117 N. Sooner Rd , Suite 150			
City: Edmond, OK 73034		State:	Zip:
Phone: 405-600-4914	Fax:	Email:	

**Owner Information**

Name: Bentwood Investments, LLC		Company:	
Mailing Address: 3117 N. Sooner Rd , Suite 150			
City: Edmond, OK 73034		State:	Zip:
Phone:	Fax:	Email:	

  
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

**FOR OFFICE USE ONLY**

Type of Plat	Fee	Required Meetings:	Date:
<b>Preliminary Plat</b> 0-10 acres - \$300.00 plus \$2.00 per lot 10-40 acres - \$400.00 plus \$2.00 per lot 40 acres or more - \$500.00 plus \$2.00 per lot		Pre Application Meeting:	
		Parkland Review Committee:	
		Planning Commission Meeting:	
<b>Final Plat</b>	\$300.00	City Council Meeting:	
<b>Minor Plat</b>	\$100.00		
<b>Replat</b>	\$300.00		
<b>Amending Plat</b>	\$150.00	Reviewed by:	

**"EXHIBIT A"**

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, being more particularly described as follows:

Commencing at the Southwest corner of the SW/4 of said Section 34; Thence N 89°51'43" E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36'11" W and parallel with the West line of said SW/4 a distance of 50.00 feet to the Point of Beginning; Thence continuing N 00°36'11" W and parallel to the West line of said SW/4 a distance of 150.00 feet; Thence S 89°51'43" W a distance of 219.38 feet; Thence N 00°36'11" W a distance of 1158.47 feet; Thence N 89°54'15" E a distance of 392.31 feet; Thence S 00°36'11" E and a distance of 1308.18 feet to a point on the North Right-of-Way line of E Reno Avenue; Thence along said Right-of-Way line S 89°51'43" W a distance of 172.93 feet to the POINT OF BEGINNING.

2022041401056973 B: 15123 P: 1805  
04/14/2022 11:31:31 AM Pgs: 3  
Fee: \$22.00 Doc Stamp: \$1012.50  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



Return To:  
Bentwood Investments, LLC  
39004 West MacArthur, Suite 100  
Shawnee, OK 74804

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Tax ID #: 2535-15-040-7235

Doc Stamps: **825.00**  
Filed/insured by: First American Title Insurance Company  
File No.: **2695150-OK15 (MM)**

That **Perkins Family, LLC, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Bentwood Investments, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

**TRACT I: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Beginning 898.5 feet east and 397 feet north of the southwest corner; Thence north 760 feet; Thence east 96.31 feet; Thence south 760 feet; Thence west 96.31 feet to the point of beginning. EXCEPT the east 25 feet thereof; AND**

**TRACT II: 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 County, Oklahoma, being more particularly described as follows: Beginning at a point 898.50 feet east and 397.00 feet north of the southwest corner of said Section 34; Thence north 200.00 feet; Thence east a distance of 96.31 feet; Thence south a distance of 200.00 feet; Thence west a distance of 96.31 feet to the point of beginning; AND**

**TRACT III: 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 County, Oklahoma, more particularly described as beginning at a point 798.5 feet east and 197 feet north of the southwest corner of the SW/4; Thence north 200 feet; Thence east 171.31 feet; Thence south 200 feet; Thence west 171.31 feet to the point or place of beginning, according to the government survey thereof; AND**

**TRACT IV: The Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 1357 feet; Thence east and parallel with the south line of said SW/4 a distance of 321 feet; Thence south and parallel with the west line of said SW/4 a distance of 960 feet; Thence west and parallel with the south line of said SW/4 a distance of 100 feet; Thence south and parallel with the west line of said SW/4 a distance of 364 feet; Thence west and parallel with the south line of said SW/4 a distance of 221 feet to the point or place of beginning; LESS AND EXCEPT the following described property: Part of the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 2 West of the I.M., more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 180 feet; Thence east and parallel with the south line of said SW/4 a distance of 170 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning;**

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**AND LESS AND EXCEPT**

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, more particularly described as follows to-wit; Beginning at a point on the South line of said SW/4 577 1/2 feet East of the Southwest corner thereof; Thence North and parallel to the West line of said SW/4 200 feet; Thence East and parallel to the South line of said quarter section 221 feet; Thence South and parallel to the West line of said SW/4 200 feet to the South line thereof; Thence West along said South line of said quarter section 221 feet to the Point of Beginning; AND

**TRACT V:** Part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 130 feet; Thence east and parallel with the south line of said SW/4 a distance of 170 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning.

**TRACT VI:** 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 County, Oklahoma, according to the government survey thereof, and more particularly described as follows, to-wit: Beginning at a point on the south line of said SW/4 798.5 feet east of the southwest corner of said SW/4; Thence north parallel to the west line of said SW/4 a distance of 197 feet; Thence east parallel to the south line of said SW/4 a distance of 171.31 feet; Thence south a distance of 197 feet; Thence west along the south line of said SW/4 a distance of 171.31 feet to the point or place of beginning.


Property Address: **PT SW4 34-12N-2W, Midwest City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **April 13, 2022**.

Perkins Family, LLC, an Oklahoma limited liability company

By:   
Name: Cy Perkins  
Title: Manager





**CERTIFICATE**

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property abutting the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 4th day of May, 2023.

AMERICAN EAGLE TITLE INSURANCE COMPANY

  
JESSICA LOUK  
ABSTRACT MANAGER

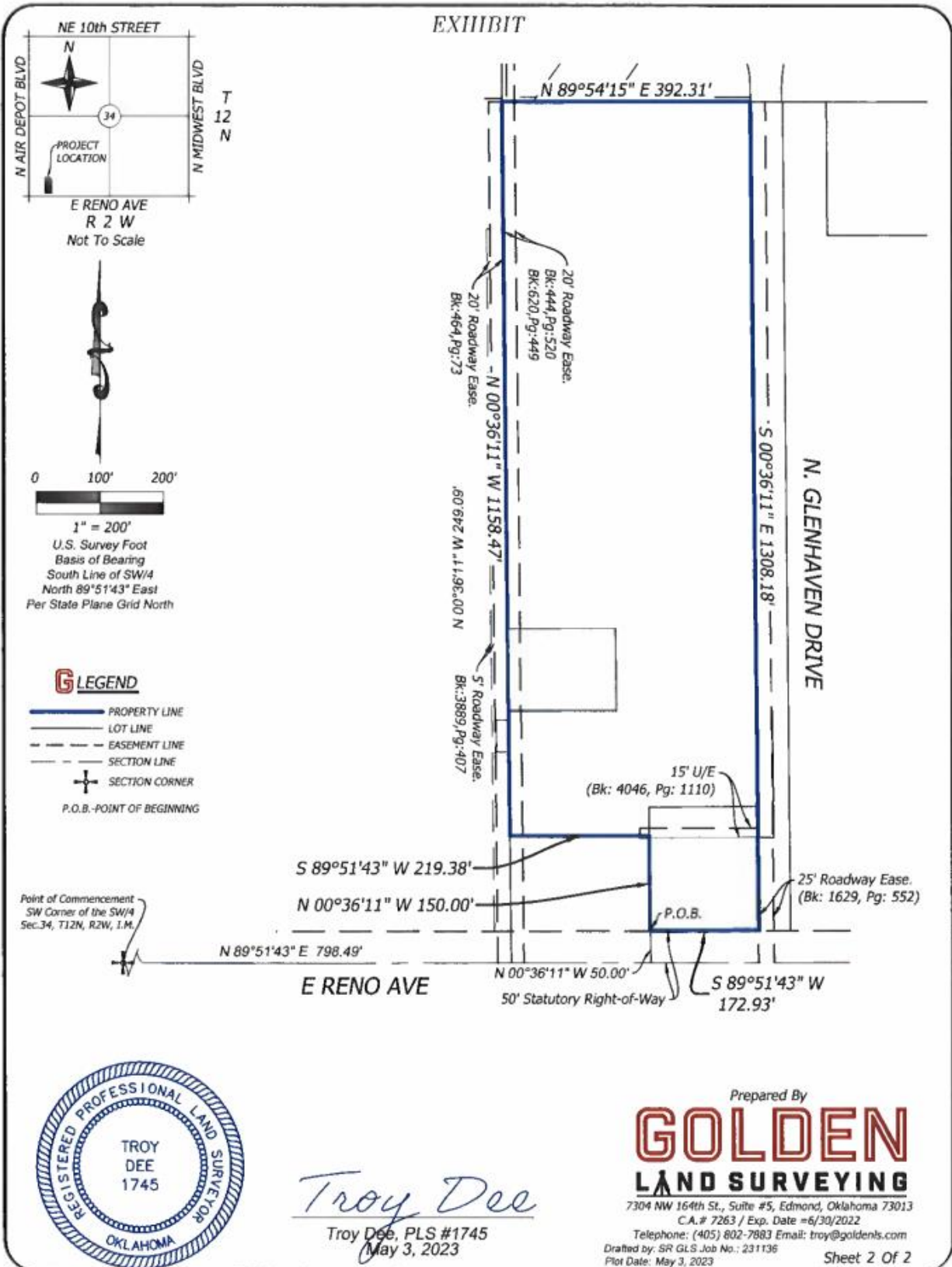
State of Oklahoma    )  
                                  ) ss.  
County of Oklahoma    )

This instrument was acknowledged before me on May 11, 2023, by Jessica Louk, Abstract Manager.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:  
Order No.: 2305-0052-20









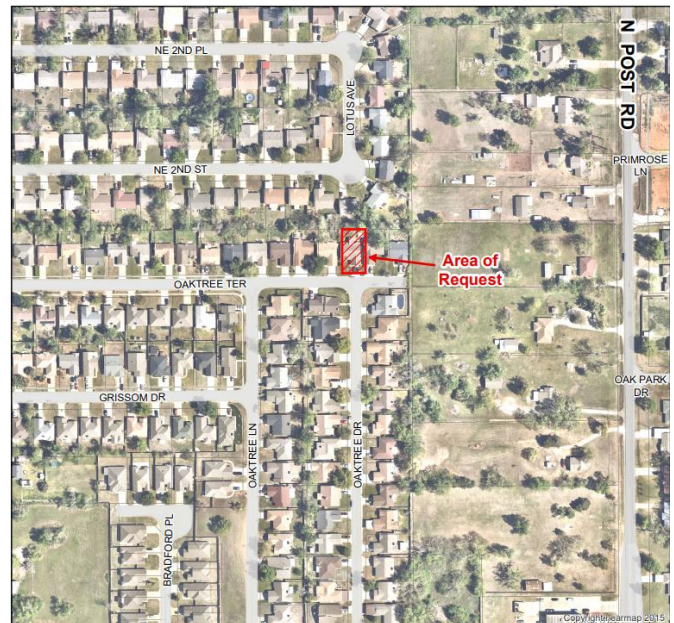
**To:** Honorable Mayor and Council  
**From:** Emily Richey, Current Planning Manager  
**Date:** September 26, 2023

**Subject:** (PC-2152) Public hearing, discussion, consideration, and possible action of approving a resolution for a Special Use Permit (SUP) to allow the use of a Group Care Facility in the (R-6) Single-Family Detached Residential District for the property described as a part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Twelve (12) North, Range Two (2) West, located at 9737 Oak Tree Terrace, Midwest City, Oklahoma.

**Executive Summary:** Ms. Tyrica Jones, the applicant, is requesting a Special Use Permit for the subject property to operate an in-home private care facility.

Applicant’s intent is to operate a small private care facility with ten (10) or fewer geriatric residents. The provided services would include: personal care, assistance with daily living activities, meal preparation, medication administration, with potential nursing and medical care provided on site by a Registered Nurse.

Ms. Jones provided a parking mitigation plan that includes time slotted visits with two (2) visitors at a time. Family is to provide transportation to and from appointments, but for any reason they are unable to provide transportation, other options will be considered such as home visits from the service providers.



In regards to medical waste disposal, Ms. Jones indicated in her Development Intent Statement that *Steer Cycle* will be providing sharps containers. If the SUP is approved, Line Maintenance will require a Sewer Use Survey to address types of wastewater produced and method(s) of wastewater disposal.

The applicant’s proposal falls under the zoning use unit classification 4.3.14. *Group Care Facility*. This use is permitted within the R-6 zoning district with Council approval of a Special Use Permit.

Staff from the Engineering and Construction Services, Fire Marhsal’s Office, Planning & Zoning, and Line Maintenance performed a General Walk-Through Inspection per request of the Applicant on July 13, 2023. Staff gave preliminary notes, but advised a floor plan would be needed as well as formal review if request is approved.

Per Chief Building Official’s calculation of the floor plan of the home, there is enough square footage for eight (8) people.

Public notice requirements were fulfilled but no comments have been received from anyone for or against the proposal at the time of this report.

If approved, staff recommends Council imposing certain conditions with issuance of the Special Use Permit to ensure harmony and compatibility with the surrounding area.

Staff recommends approval of this request with the following conditions:

- Commercial utility rates are established (water, trash, & sewer).
- Parking mitigation plan.
- Property subject to periodic inspections as deemed necessary by City staff.
- The Applicant shall provide staff with a copy of any certification(s) and/or licenses from the State of Oklahoma regarding the operation of a group care facility at this site prior to the site being used as a group care facility.
- The property be required to meet and maintain the requirements of Midwest City Ordinances as noted in the Staff Report, as well as others deemed necessary by pertinent City staff.

The Applicant was present at Planning Commission and addressed the Commission. Concerns voiced by the Commissioners were; parking, location, the number of residents approved for, and level of care to the residents receiving the in-home care. Ms. Jones stated her credentials as a Registered Nurse as well as her education background in medical administration, that the staff to patient ratio is 1-4, and is aware of staff's comments to get the residence into compliance for her proposed use.

This item was a split decision with Chairman Smith and Commissioner Collins recommending denial of the item, and Commissioner Huskey and Commissioner Smith recommending approval of the item.

Action is at the discretion of the Council.

**Dates of Hearings:**

Planning Commission- September 5, 2023

City Council- September 26, 2023

**Dates of Pre-Development Meetings:**

February 22, 2023

April 17, 2023

**General Walk-Through Inspection:**

July 13, 2023

**Council Ward:** Ward 3, Rick Dawkins

**Proposed Use:** In-home nursing care facility

**Size:** The subject property has a frontage of 56 feet along Oak Tree Terrace, and a depth of 1,100 feet, and contains an area of 6,142 square feet, more or less.

**Development Proposed by Comprehensive Plan:**

Subject Site: SFD, Single-Family Detached Residential Land Use

North: SFD                      East: SFD

South: SFD                      West: SFD

**Zoning Districts:**

Subject Site: R-6 Single-Family Detached Residential District

North: R-6                      East: R-6

South: R-6                      West: R-6

**Land Use:**

Subject Site: Single-Family Detached Residential  
North: Single-Family Detached Residential East: Single-Family Detached Residential  
South: Single-Family Detached Residential West: Single-Family Detached Residential

**Comprehensive Plan Citation:**

The future zoning land use for the subject lot is Single-Family Detached Land use. The proposed use does not require an amendment to the Comprehensive Plan.

Single-Family Detached (SFD) Land Use

This use is representative of traditional single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to count for the largest percentage. The areas designated for single-family detached land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential use. The City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

**Municipal Code Citation:**

4.3.14. *Group Care Facility*. Public, quasi-public or private care facilities that because of the nature and scale of their programs are compatible in a residential setting.

Individual residents may occupy the facility on a permanent or temporary basis. Residents may be handicapped, aged, disabled, or undergoing rehabilitation or medical treatment, excluding medical or nonmedical detoxification as these terms are defined pursuant to 43A O.S. § 3-403. Residents may be assigned to facilities by a court, but not as a result of being adjudged criminal, delinquent, or mentally ill.

Typical uses include nursing homes, assisted living centers, group homes for mentally or physically handicapped, convalescent homes, homes for the elderly, and homes for dependent and neglected children, orphanages.

5.9. – Application for Establishment of Private or Quasi-Private Facility

5.9.1. Group Residential and Group Care Facilities. Prior to the establishment of a new private or quasi-public facility as defined by § 4.2.8. Group Residential or § 4.3.14. Group Care Facility or when operations have ceased at existing private or quasi-public or group care facilities for more than twelve (12) consecutive months, in any residential district an application shall be filed with the City.

(A) Application requirements. Such application shall include:

- (1) Legal description of the property and the street address or approximate location of the facility;
- (2) Names and addresses of all those persons or organizations intending to sponsor or operate such facility;
- (3) The maximum number of staff and residents at the facility;
- (4) The location of any other group care facility operated by the applicant; and
- (5) Copy of approved license by the State Department of Health, if applicable.

(B) Notice requirements. Notice and hearing requirements shall conform to the procedure in Section 2.2 of this Zoning Code and, upon submission of the proper permit application, shall be conducted as follows. The City shall send written notice to all real property owners within three hundred (300) feet of the exterior boundary of the property on which the facility is to be located. The notice shall contain:

- (1) Legal description of the property and the street address or approximate location of the facility;

(2) The date and time when the matter will be presented to the Planning Commission and City Council for hearing.

(C) The City Council determination shall take into consideration the recommendations of the Planning Commission. The City Council shall consider the Special Use Permit based upon the following criteria:

- (1) The recommendation of the Planning Commission and matters presented before the Planning Commission at the hearing on the application;
- (2) Whether the facility is physically suitable for the residential area;
- (3) Whether the facility will meet the zoning ordinances of the area;
- (4) Whether the establishment of such facility in the residential area would be within good zoning practices.

(D) Separation requirement. Except as allowed in 2.9 R-MD, Medium Density Residential District and 2.10 R-HD, High Density Residential District, no private or quasi-public facility shall be located nearer than one thousand two hundred (1,200) feet to another facility or similar community residential facilities serving persons in drug, alcohol, juvenile, child, parole, and other programs of treatment, care, supervision or rehabilitation in a community setting.

(E) Notification fee. Refer to the adopted Zoning Ordinance Fee Schedule for fees.

**History:**

1. This property is part of the Oaktree North Addition Plat, approved in 1981.
2. The property is served by a 5/8" water meter.

**Next Steps:**

If Council approves this Special Use Permit, the applicant will then proceed with the application process for establishment of private or quasi-private facility.



## Google Earth Image of Property

### Staff Comments-

*There are numerous 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. This is a Special Use Permit application and the references are provided to make the applicant for this request aware of the applicability of various codes as they relate to the request and further requirements after the Special Use Permit is approved.*

### **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 running along the north side of Oak Tree Terrace. 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 north side boundary. 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 Oak Tree Terrace using an existing drive. Oak Tree Terrace 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 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 occupancy must adhere to the requirements of International Fire Code (2018).
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

#### **Occupancy Classification: I-2 Condition 1**

- Institutional Group I-2: Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are not capable of self-preservation. This group shall include, but not limited to, the following: foster care facilities, detoxification facilities, hospitals, nursing homes, psychiatric hospitals.
- Condition 1: This occupancy condition shall include facilities that provide nursing and medical care but do not provide emergency care, surgery, obstetrics, or in-patient stabilization units for psychiatric or detoxification, including, but not limited to, nursing homes and foster care facilities.

**Automatic Sprinkler System Requirements:**

- Section 903.2.6 Group I: An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

**Fire Alarm Detection System Requirements:**

- Section 907.2.6 Group I: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group I occupancies. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be provided in accordance with Sections 907.2.6.1, 907.2.6.2 and 907.2.6.3.3.

o Exceptions

1. Manual fire alarm boxes in sleeping units of Group I-1 and I-2 occupancies shall not be required at exits if located at all care providers' control stations or other constantly attended staff locations, provided that such manual fire alarm system boxes are visible and provided with ready access, and the distances of travel required in Section 907.4.2.1 are not exceeded.
2. Occupant notification systems are not required to be activated where private mode signaling installed in accordance with NFPA 72 is approved by the fire code official and staff evacuation responsibilities are included in the fire safety and evacuation plan required by Section 404.

- Section 907.2.6.2 Group I-2: An Automatic smoke detection systems shall be installed in corridors in Group I-2, Condition 1 facilities and spaces permitted to be open to the corridors by Section 407.2 of the International Building Code. The system shall be activated in accordance with Section 907.4. Group I-2, Condition 2 occupancies shall be equipped with an automatic smoke detection system as required in Section 407 of the International Building Code.

o Exceptions

1. Corridor smoke detection is not required in smoke compartments that contain sleeping units where such units are provided with smoke detectors that comply with UL 268. Such detectors shall provide a visual display on the corridor side of each sleeping unit and shall provide an audible and casual alarm at the care providers' station attending each unit.
2. Corridor smoke detection is not required in smoke compartments that contain sleeping units where sleeping unit doors are equipped with automatic door closing devices with integral smoke detectors on the unit sides installed in accordance with their listing, provided that the integral detectors perform the required alerting function.

**Alternative Automatic Fire-Extinguishing System Requirements:**

- Section 904.13 Domestic Cooking Systems: Cooktops and ranges installed in the following occupancies shall be protected in accordance with Section 904.13.1:
  1. In Group I-2, Condition 1 occupancies where domestic cooking facilities are installed in accordance with Section 407.2.6 of the International Building Code.
- Section 904.13.1 Protection from Fire: Cooktops and ranges shall be protected in accordance with Section 904.13.1.1 or 904.13.1.2.

**Public Works' Comments:**

Line Maintenance

- If approved, the property may be subject to regulations outlined in Midwest City Municipal Code Chapter 43, Division 6.
- If approved, a City provided Sewer Use Survey will be required to be submitted by applicant to address types of wastewater produced and method(s) of wastewater disposal.

Sanitation

- Sharps containers will be provided by Steer Cycle as indicated in the Applicant's Development Intent Statement.

Stormwater

- No comments.

**Planning Division:**

Staff met with the applicant February 7, 2023 and again on April 17, 2023 for a pre-development meeting. A General Walk-Through Inspection was conducted July 13, 2023.

The applicant's proposal falls under the zoning use unit classification 4.3.14. *Group Care Facility*. This use is permitted within the R-6 zoning district with Council approval of a Special Use Permit. Ms. Richey recommended the applicant speak with neighbors and surrounding property owners prior to case hearing, a parking mitigation plan, and to be able to justify the criteria outlined in Midwest City Municipal Code Section 7.6.3.

Though it can be allowed, if approved, staff recommends Council imposing certain conditions with issuance of the Special Use Permit to ensure harmony and compatibility with the surrounding area.

Staff recommends approval of this request with the following conditions:

- Commercial utility rates are established (water, trash, & sewer).
- Parking mitigation plan.
- Property subject to periodic inspections as deemed necessary by City staff.
- The Applicant shall provide staff with a copy of any certification(s) and/or licenses from the State of Oklahoma regarding the operation of a group care facility at this site prior to the site being used as a group care facility.
- The property be required to meet and maintain the requirements of Midwest City Ordinances as noted in the Staff Report, as well as others deemed necessary by pertinent City staff.

Action is at the discretion of the Council.

**Action Required:**

Approve or reject a Special Use Permit (SUP) to allow the use of a Group Care Facility in the (R-6) Single-Family Detached Residential District for the property noted herein, subject to staff comments as found in the September 26, 2023 agenda packet and made part of PC-2152 file.

**Suggested Motion:**

*“To approve the resolution for a Special Use Permit for 9737 Oak Tree Terrace contingent upon above mentioned conditions being met and all applicable licenses and inspections are obtained and approved, including, but not limited to, the State Department of Health, Engineering & Construction Services, Fire Marshal's Office, Planning & Zoning, and Utilities as outlined in Staff Comments found in the September 26, 2023 Council agenda packet and made a part of the PC-2152 file.”*

Please feel free to contact my office at (405) 739-1223 with any questions.



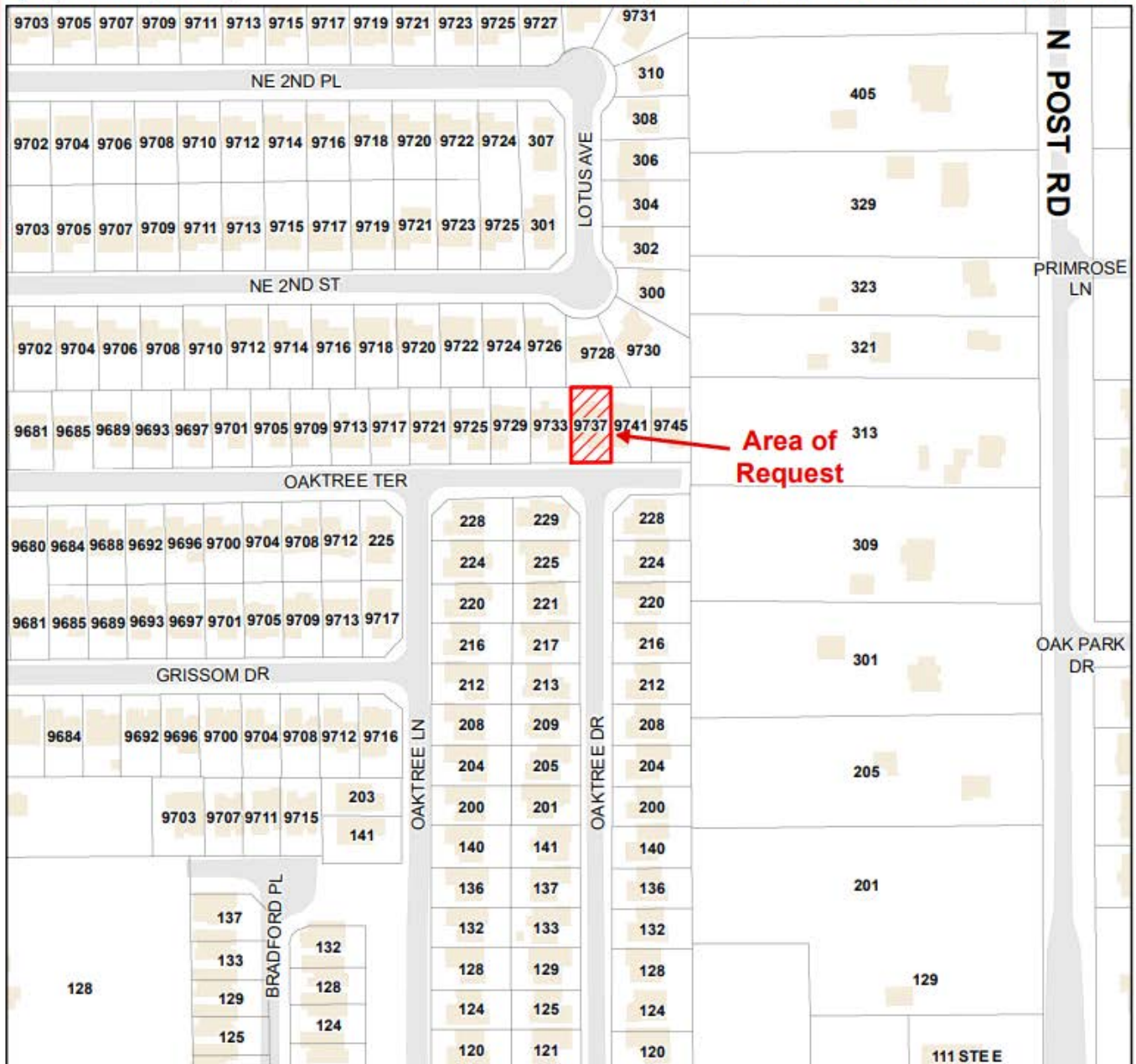
A handwritten signature in blue ink that reads "Emily Richey". The signature is written in a cursive style with a large initial 'E' and a stylized 'R'.

Emily Richey

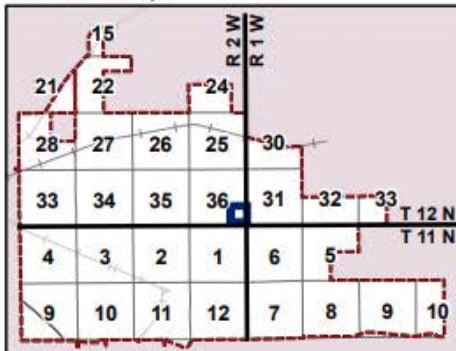
Current Planning Manager



Community Development / Information Technology - GIS



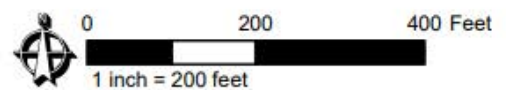
Locator Map



General Map Legend

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

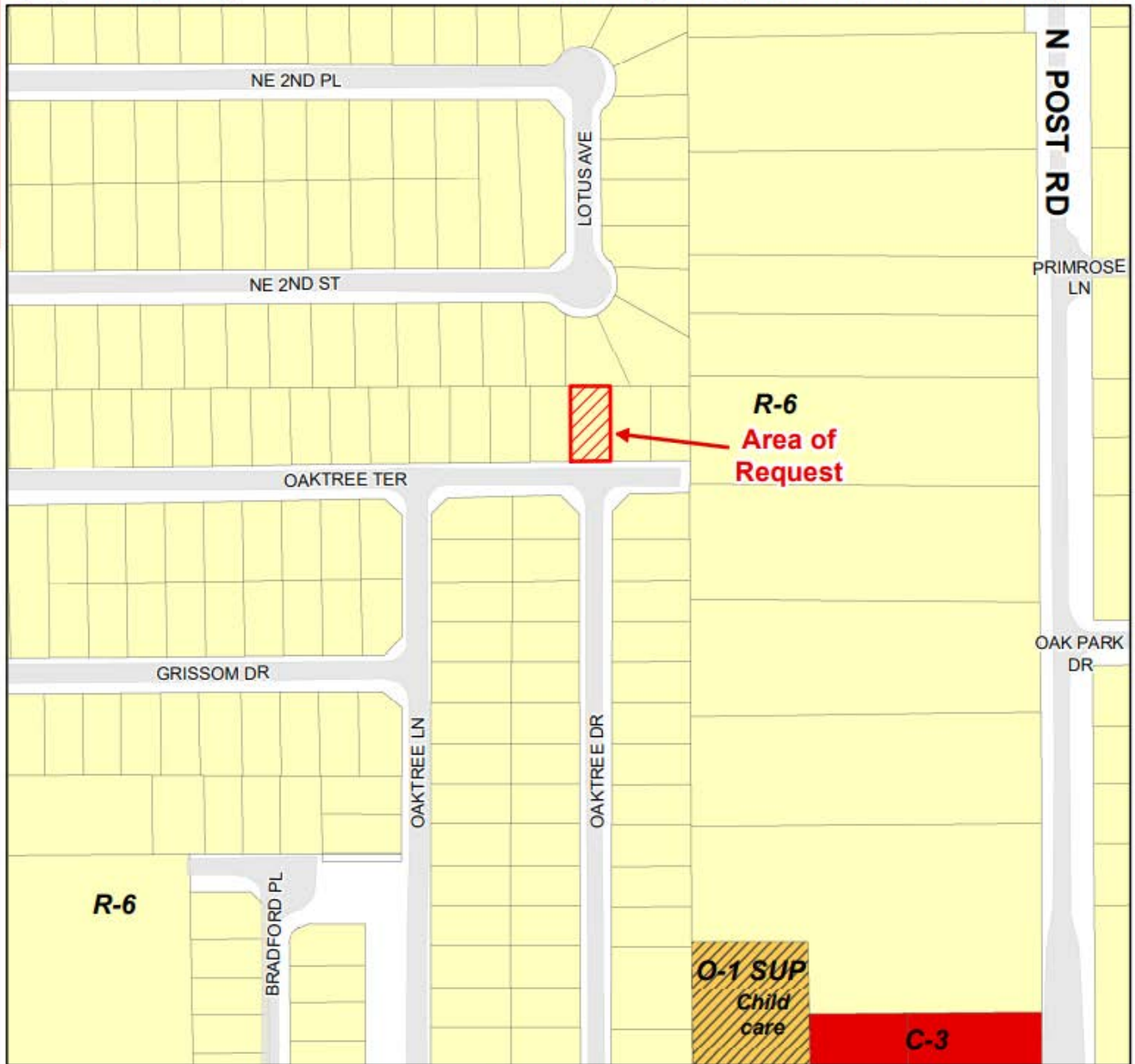
**GENERAL MAP FOR  
PC-2152  
(SE/4, Sec 36, T12N, R2W)**



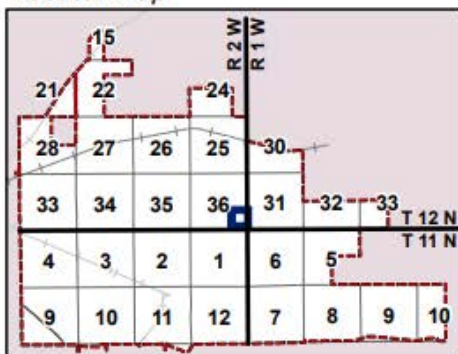
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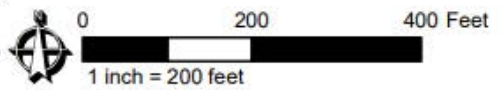
Locator Map



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  
 PC-2152  
 (SE/4, Sec 36, T12N, R2W)**



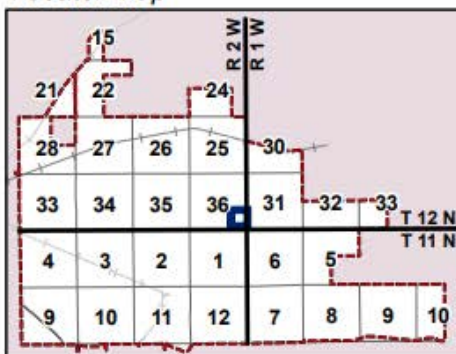
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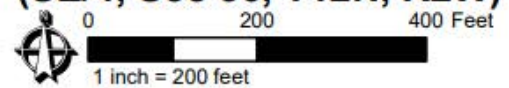
Locator Map



**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

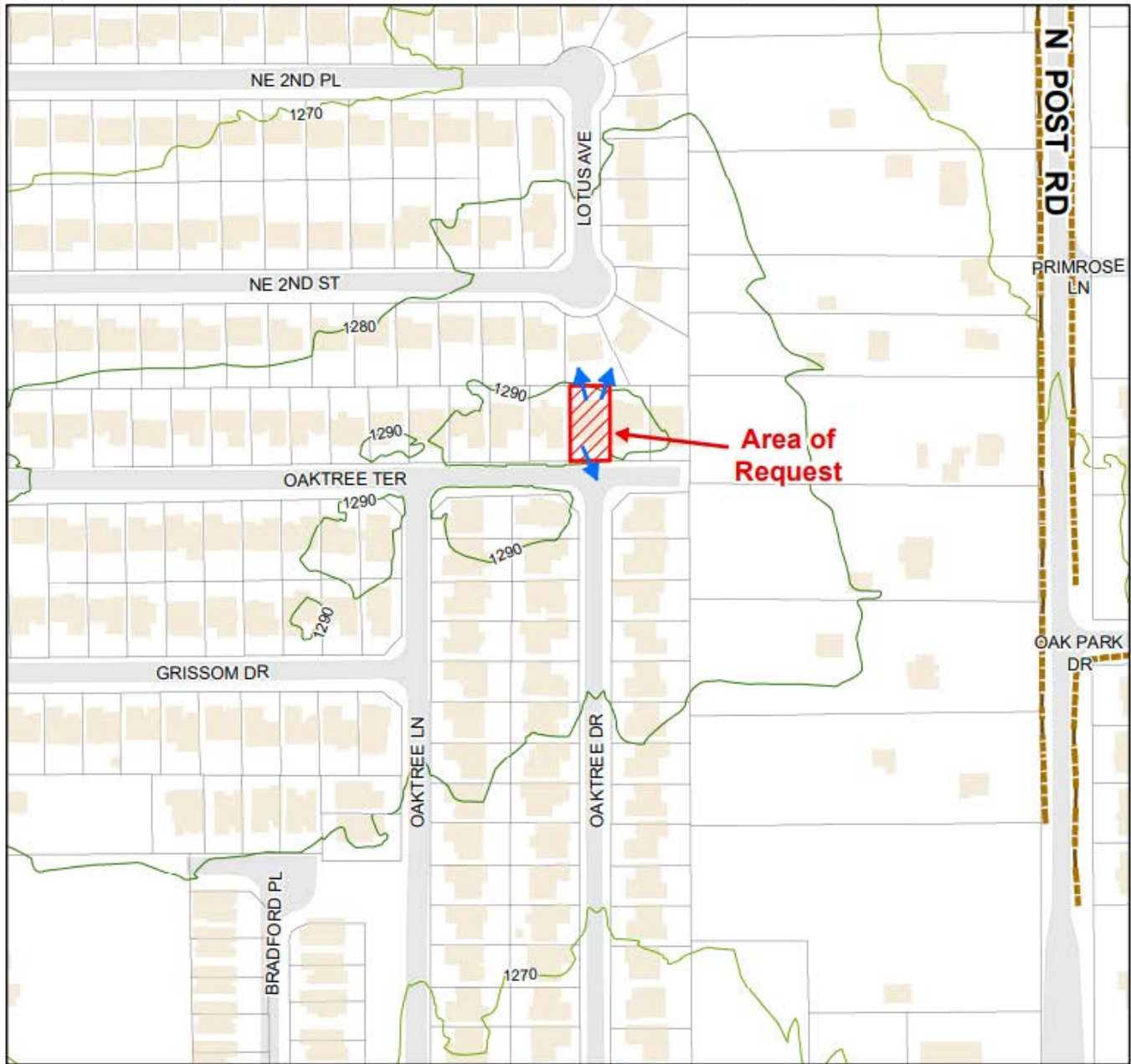
**FUTURE LAND USE  
 MAP FOR  
 PC-2152  
 (SE/4, Sec 36, T12N, R2W)**



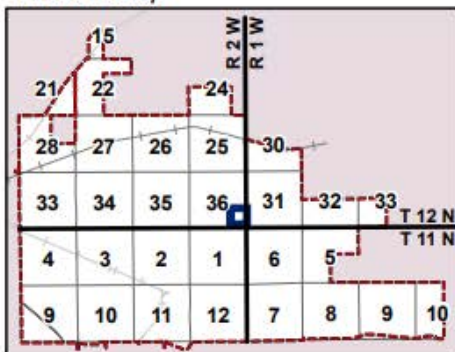
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Locator Map



- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

**2009 FEMA Floodplains**

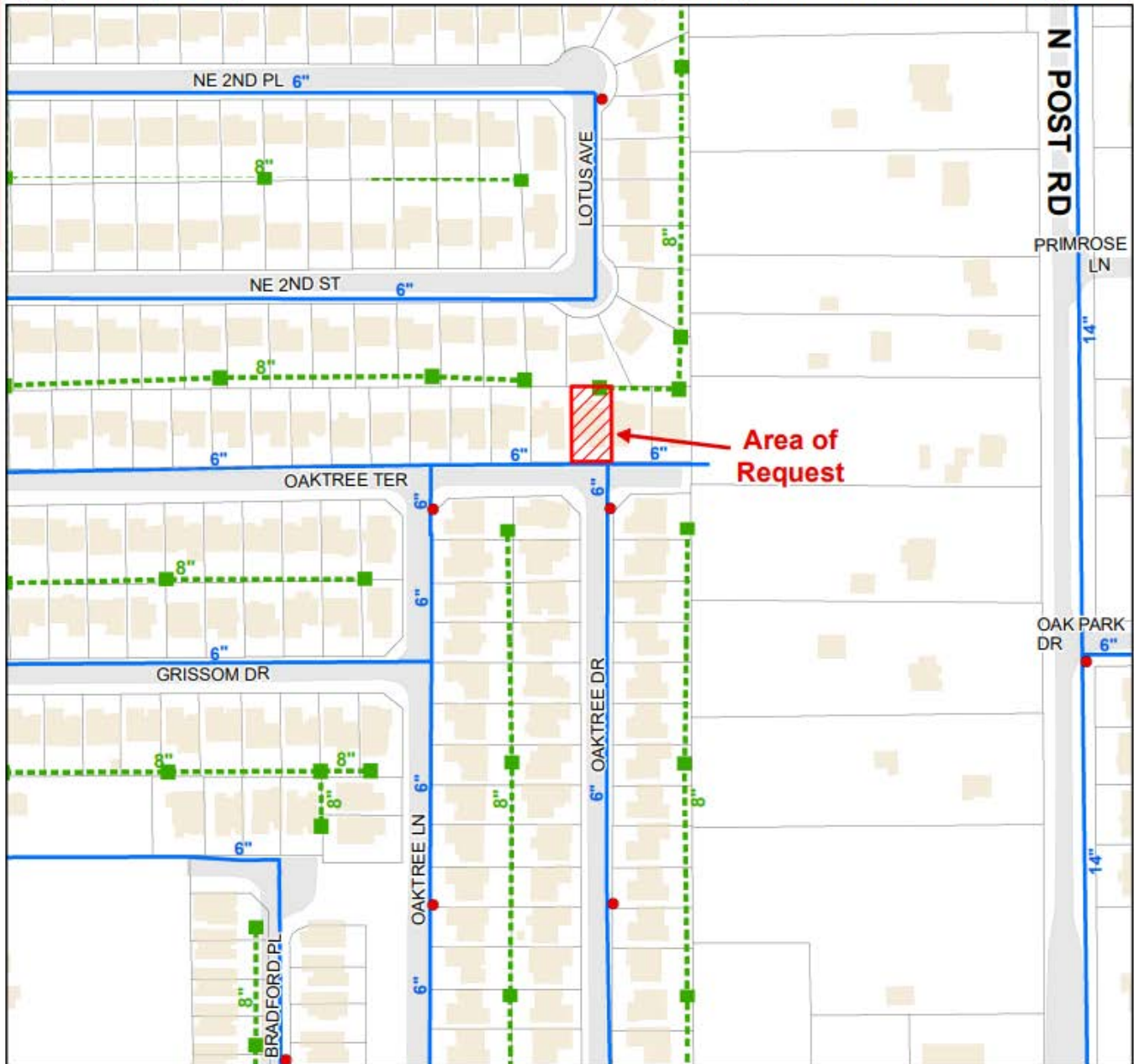
- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway
- FLOODWAY

**DRAINAGE LOCATION MAP FOR PC-2152 (SE/4, Sec 36, T12N, R2W)**

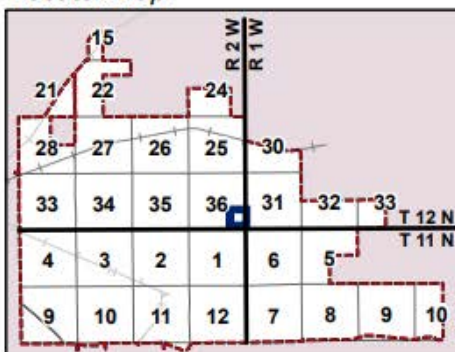
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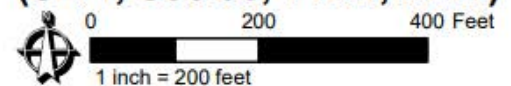
Locator Map



**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-2152  
 (SE/4, Sec 36, T12N, R2W)**



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Emily Richey, Current Planning Manager

**To:** Ms. Tyrica Jones  
**From:** Emily Richey, Current Planning Manager  
**Date:** July 13, 2023  
**Subject:** General Walk-Through Inspection for 9737 Oaktree Terrace.

Ms. Jones,

Provided are notes from the Current Planning Division's portion of the General Walk-Through Inspection conducted at the subject property.

Current zoning: Single-Family Detached Residential ("R-6"). The current zoning does not allow for the proposed intended use which qualifies as zoning use classification 4.1.14. *Group Care Facility*, therefore, a Special Use Permit (SUP) is required.

4.3. – Public and Quasi-Public Use Unit Classifications and Regulations

4.3.14. *Group Care Facility*. Public, quasi-public or private care facilities that because of the nature and scale of their programs are compatible in a residential setting.

Individual residents may occupy the facility on a permanent or temporary basis. Residents may be handicapped, aged, disabled, or undergoing rehabilitation or medical treatment, excluding medical or nonmedical detoxification as these terms are defined pursuant to 43A O.S. § 3-403. Residents may be assigned to facilities by a court, but not as a result of being adjudged criminal, delinquent, or mentally ill.

Typical uses include nursing homes, assisted living centers, group homes for mentally or physically handicapped, convalescent homes, homes for the elderly, and homes for dependent and neglected children, orphanages.

7.6. – Special Use Permit 7.6.1. *General Description and Authorization*. The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

(A) *Consideration for compatibility*. With consideration given to setting, physical features, compatibility with surrounding land uses, traffic, and aesthetics, certain uses may be located in an area where they will be compatible with existing or planned land uses.

(B) *Review and approval*. The Planning Commission shall review each case on its own merit, apply the criteria established herein, and recommend either approval or denial of the special use permit to the City Council. Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.

(C) Use identified by individual zoning district. If a special use permit is granted it shall be for all the uses permitted in the specified district plus the special use permit requested.

Page 2

June 13, 2023

7.6.2. *Application.* Application and public hearing procedures for a special use permit shall be completed in the same manner as an application for rezoning. A site plan shall be included with the application as outlined in 7.5 Site Plan (Page 183).

7.6.3. *Criteria for Special Permit Approval.*

(A) *Special use permit criteria.* The City Council shall use the following criteria to evaluate a special use permit:

- (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
- (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
- (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.

(B) *Specific conditions.* The City Council may impose specific conditions regarding location, design, operation, and screening to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

7.6.4. *Status of Special Use Permits.* Once a special use permit has been granted for a lot, said special use permit may not be expanded to another lot without application for a new special use permit. Provided, however, churches may expand if the property on which said church will be located is owned, as reflected by official records kept by the Registrar of Deeds for Oklahoma County, Oklahoma, on or prior to June 22, 1982.

7.6.5. *Expiration of Special Use Permits.* All special use permits shall expire by default:

(A) *Non-establishment.*

- (1) If the use is not established within twelve (12) months and no extension is approved.
- (2) When a building permit has not been issued for construction within twelve (12) months of City Council approval the applicant or owner may request a hearing for an extension of the initial special use permit approval.
- (3) Good cause for an extension shall mean that the owner shows evidence that he has contractors or applications for continual development within the next year following the original approval.

(B) *Discontinuance.* If the use once established has been discontinued for a period of twelve (12) months or abandoned.

(C) *Lack of substantial compliance.* Whenever the Community Development Director finds that any proposed construction or occupancy will not, in his opinion, substantially comply with the special use permit, he shall refer the question to the City Council for its review.

(D) *Amendment.* When the holder of a special use permit determines that an extension of time or modification of the use is necessary, he may apply for amendment in the same manner as the original application. The amendment shall be processed in the same manner as an original application.

Please be advised that the other departments involved have different use classifications and that your proposed operation will require to abide by their governing codes. The underlying governing zone for the property would



Page 3

June 13, 2023

still be considered residential for zoning ordinance, but considered some level of commercial use type for others.

Recommendations:

- Talk to neighbors/surrounding property owners prior to case being heard at Planning Commission/Council.
- Some type of parking mitigation plan (picking up visitors, limiting visiting hours, maximum number of visitors at a time).
- Be able to justify the criteria outlined in 7.6.3.

This property must be your primary residence.

*\* Please be advised the application deadline to be heard at September Planning Commission (9/5/23) and Council (9/26/23), is July 27<sup>th</sup>.*

***These notes are intended to provide a written assessment of a proposed Special Use Permit for a particular location. This non-binding document is not a formal review or approval of any Special Use Permit proposal. The information is provided to inform the applicant of occupancy requirements for the City of Midwest City.***

Respectfully,



Emily Richey  
Current Planning Manager

July 13, 2023

To The City of Midwest City  
Community Development Department  
ATTN: Current Planning Division

RE: Louis C. Burden III ,9737 Oak Tree Terrace

Dear Permit Division,

I Louis Burden III, hereby consent to the Use of a Special Permit for a Group Care Facility, Living Gardens of Eden, at the address listed above to Owner, Tyrica Jones, as of July 13, 2023.

If you have any questions regarding this correspondence, please feel free to contact me at:

Louis Burden III  
9737n Oak Tree Terrace  
Midwest City, Ok, 73130  
(405)-998-1509  
Lburden88@gmail.com

Sincerely,

Louis Burden III



This foregoing instrument was acknowledged before me this 25 day of July 2023  
By Louis Burden III  
My Commission Expires 08/05/2026  
Notary Public Jessica Whitmus  
Oklahoma County, Okla.



## Development Intent Statement

Tyrica Jones

405-473-6821 and livinggardensofeden@gmail.com

9737 Oak Tree Terrace  
MWC, Ok 73130

**Residential care facility or group home will be a small private care facility, usually with 10 or fewer residents, geriatrics. Residents will have the option to age in place.**

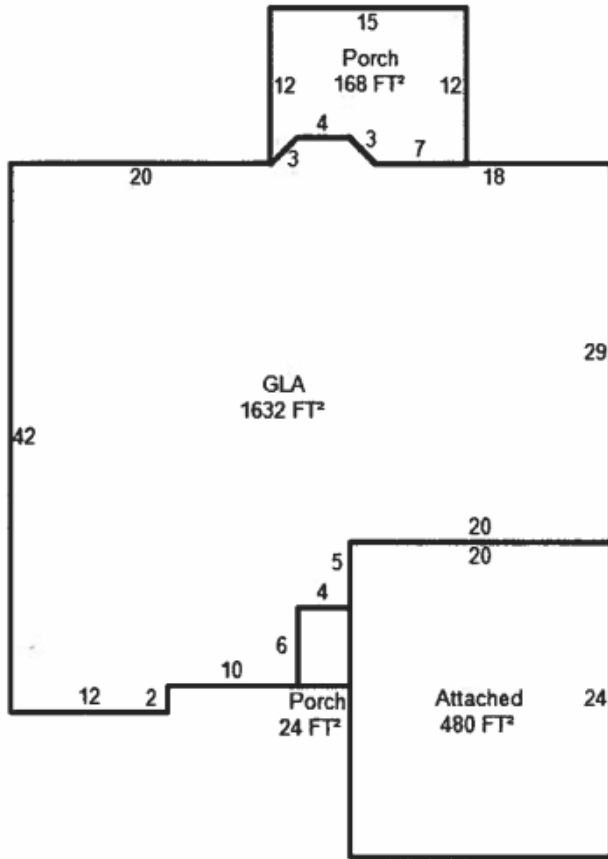
**Rooms may be private or semi-private. The home will meet ADA requirements.**

**Services Provided: Residents will receive personal care, assistance with Activities of Daily Living, activities, meal preparation, medication administration, and 24/7 trained staff. Nursing and medical care maybe provided on site, with an RN employed. Sharps containers will be provided by Steer Cycle. Bothe the sharps container and medication will be in a locked area.**

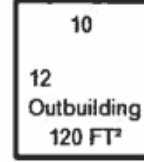
**A Registered Nurse, dietitian, pharmacist and administrator will be consulted monthly and or quarterly throughout the operation of the group home.**

**Parking (Includes Holiday Parking): The home has a 2 car garage, with 2 car parking space in front of the garage as well as in front of the home (Include Pictures) . The goal is to have visitors sign up for visit slots in 2 hour increments, 2 visitors at a time.**

**Transportation: Family will provide transportation to and from appointments. At any time family can no longer provide transportation, other options will be discussed at that time, such as home visits from the physician, podiatrist, or beautician.**



YEAR BUILT 2017



1. Kitchen: 84 ft
2. Dinning Room: 100
3. Pantry: 5ft
4. Front Door: 44 ft
5. Living Room: 336
6. Living Room Hallway: 24 ft
7. Hallway: 24 ft
8. Master Room: 280 ft
9. Master Closet: 60
10. Master Bathroom:20 ft
11. Laundry Room:42 ft
12. Room 2: 130 ft
13. Closet:14 ft
14. Guest Bathroom: 21 ft
15. Room 3:110 ft
16. Room 3 Closet:10 ft
17. Garage: 414 ft

2 RESOLUTION NO. \_\_\_\_\_

3 A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW GROUP CARE  
4 FACILITY (ZONING USE UNIT CLASSIFICATION 4.3.14) AND DIRECTING  
5 AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE RE-  
6 CLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT; AND PROVIDING  
7 FOR REPEALER AND SEVERABILITY

8 WHEREAS, the Zoning Map of Midwest City, Oklahoma, 2010, shows the following  
described property with a classification of Single-Family Detached Residential (R-6):

9 Property described as a part of the Southeast Quarter (SE/4) of Section Thirty-Six (36),  
10 Township Twelve (12) North, Range Two (2) West, located at 9737 Oak Tree Terrace,  
Midwest City, Oklahoma.

11 WHEREAS, it is the desire of the City of Midwest City Council to grant a Special Use  
12 Permit for said property.

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

14 That the above described property located in Midwest City, Oklahoma, be hereby granted a Spe-  
15 cial Use Permit to allow the use of a Group Care Facility (Zoning Use Unit Classification  
4.3.14).

16 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City,  
17 Oklahoma, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

18 THE CITY OF MIDWEST CITY, OKLA-  
19 HOMA

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

22 ATTEST:

23 \_\_\_\_\_  
24 SARA HANCOCK, City Clerk

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

26 \_\_\_\_\_  
27 DONALD MAISCH, City Attorney  
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36



Εγγινεερινγ ανδ  
Χονστρυχτιον Σερπιχεσ  
100 N Μιδωεστ Βουλεπαρδ  
Μιδωεστ Χιτψ, OK 73110  
Οφφιχε 405.739.1220

TO: Honorable Mayor and Council  
FROM: Patrick Menefee, P.E., City Engineer  
DATE: September 26th, 2023  
SUBJECT: (TS-453) Discussion, consideration, and possible action of approving the installation of NO U TURN signs at the ends of the new median located on South Douglas Boulevard at Soldier Creek Elementary School.

The attached email request and photos concern the newly constructed South Douglas Boulevard median at Soldier Creek Elementary School. The new median was installed to prohibit left turns into the school that are impeding traffic flow on Douglas Boulevard. Motorists are maneuvering around the median to still make left turns. The request is for NO U TURN signage at the north and south ends of the median.

The signs will help discourage the illegal lefts and will help with enforcement.

Staff is recommending installation of the signs.

Patrick Menefee, P.E.  
City Engineer

**From:** Matt Dukes <mayor@midwestcityok.org>  
**To:** Paul Streets; Brandon Bundy; Patrick Menefee  
**CC:** Tim Lyon; Vaughn Sullivan; 2 Ward  
**Date:** 8/31/2023 11:35 AM  
**Subject:** Traffic control

First off I want to thank all of you fro the expedient manner in which you got the flashing yellow lights installed at SE 23 in the Carl Albert School Zone. I noticed them Monday morning and it already has had an impact on the school zone. I also have received several comments thanking you for facilitating that resolution.

Secondly, I attended the bi-monthly Commanders Meeting Wednesday. A continued topic of discussion is the temporary signal lights installed by ODOT at SE 29th and Hruskocy gate. They are creating quite a mess and serve NO purpose. There has been an increased traffic flow through that gay to avoid the gates on DOuglas due to the construction. I went through there on Wednesday during rush hour. It is a mess because people are blocking SE 29th because the lights are not synced with the lights on 29th. Brad from civil engineering at Tinker is going to engage with ODOT, I ask that we do the same to get those lights taken down.

Lastly, I took the time to sit at SE 15th and Douglas and I agree with Pat and the constituent that wrote in and that is its a mess. People are entering the northeast parking area to drop off their children then, instead of turning right which our median was designed to do, they are proceeding past the median and making a U-Turn to go south onto Douglas.

I would agree that the only solution would be posting No U-Turn signs and have aggressive enforcement. Also I would encourage the school system to put out a letter to parents informing them of the safety issues they are creating by their impatience. Lastly I would like for all of us to meet there some morning, or afternoon to observe the chaos and maybe you gentlemen can come up with another solution.

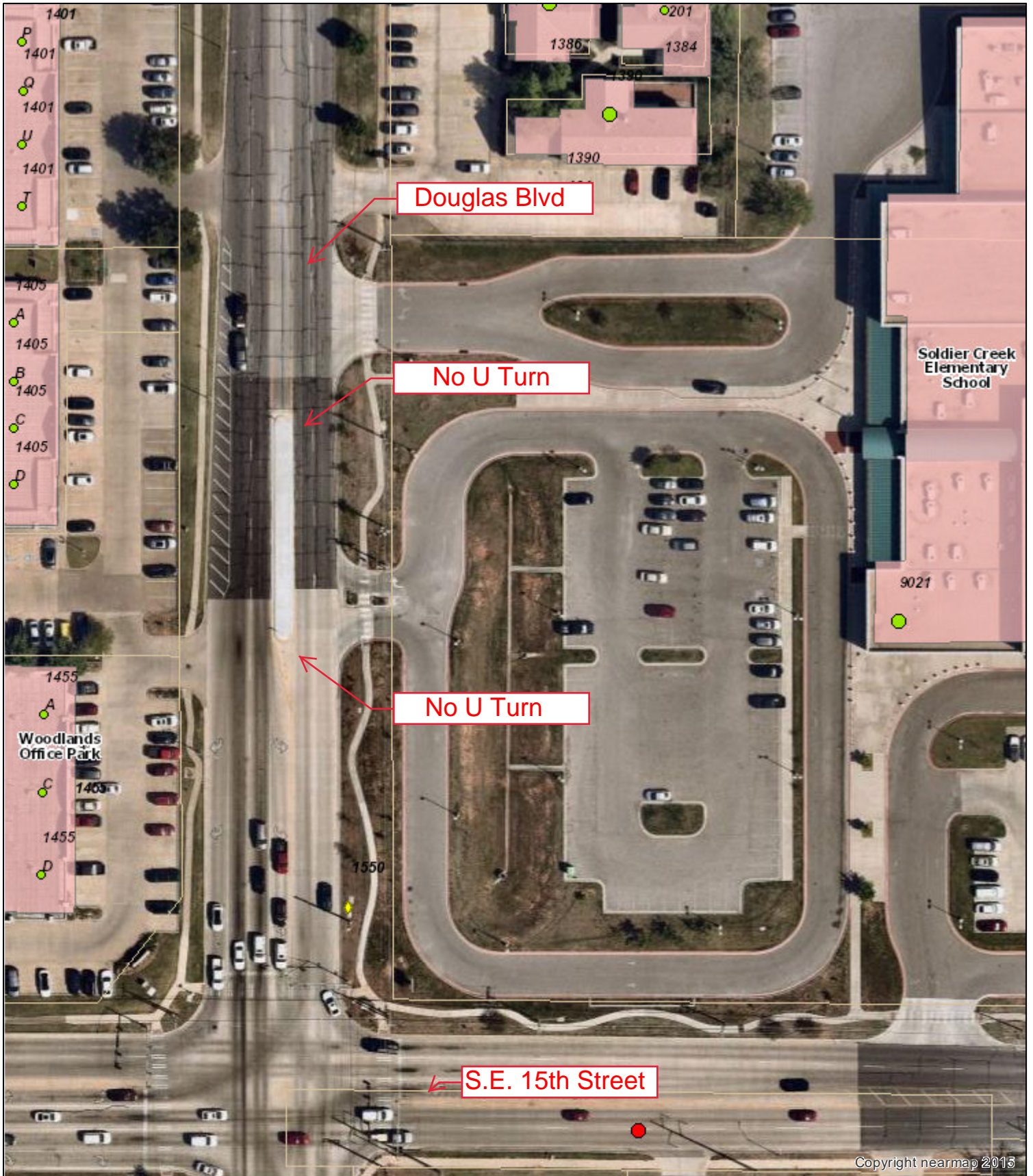
PS. I actually sent this yesterday but email was down all day.

Thank you for all of your hard work.

Matt

Sent from my iPad





Copyright nearmap 2015



**Legend**



**1 in = 94 ft**

when printed actual size  
on 8-1/2"x11" paper

**DISCLAIMER**

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.



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

TO: Honorable Mayor and Council

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

DATE: September 26th, 2023

SUBJECT: (TS-454) Discussion, consideration, and possible action of approving the installation of a DO NOT BLOCK INTERSECTION sign at the intersection of Glenhaven Drive and Reno Avenue.

This request and photo concerns the intersection of Glenhaven Drive and Reno Avenue. The traffic entering and exiting Mark's Drugstore on Glenhaven Drive is causing backups that occasionally block traffic in the area. The new sign will remind motorists to not block the streets around the Pharmacy.

Staff is recommending the installation of the sign.



Patrick Menefee, P.E.  
City Engineer



**Legend**












**Street Names**

Street Names



Special Utility Assessments

**Address Points**

-  Parcel/Primary Address
-  Primary Address
-  Parcel/Secon... Address
-  Secondary Address
-  Parcel/Busin... Address
-  Business Address
-  Parcel/Unit Address
-  Unit Address
-  Cell Tower Address
-  Small Wireless Facility
-  Unit Numbers



**1 in = 94 ft**

when printed actual size on 8-1/2"x11" paper

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

---

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : September 26, 2023

SUBJECT : Discussion, consideration, and possible action of awarding the bid to and entering into a contract with 4M Trenching, LLC for \$2,042,499 to construct the North Side Utilities Sanitary Sewer Project. City Council delegates the Mayor to sign and execute the contract.

---

Bids were received on September 7, 2023 for the above referenced project. Staff recommends award of the bid to 4M Trenching, LLC which submitted the lowest and best bid; meeting specifications. Staff recommends awarding the bid totaling \$2,042,499.


This project will construct a sanitary sewer lift station and associated lines to serve the Centrillum project located on NE 36<sup>th</sup> Street and immediately adjacent to the Water Resources Recovery Facility (WRRF). This is the City's obligation and timely award will assist in getting the project delivered inline with the construction of Centrillum which has already begun.

Location of the new lift station is SE of the Centrillum site; 7210 NE 36<sup>th</sup> St.

Attached are the bid tabulations for the three bids received.

Funding for this project is appropriated as projects #952309 and #9523A3.

*This project is unrelated to the sanitary sewer capacity issues on the eastside of the City and is not in the same basin.*



---

Brandon Bundy, P.E.,  
Director of Engineering and Construction Services

Attachment

# CITY OF MIDWEST CITY CONSTRUCTION PLANS FOR NORTH SIDE UTILITIES SANITARY SEWER PROJECT

# THE CITY OF MIDWEST CITY

**Matt Dukes**  
Mayor

**Susan Eads**  
Ward 1

**Sean Reed**  
Ward 4

**Pat Byrne**  
Ward 2

**Sara Bana**  
Ward 5

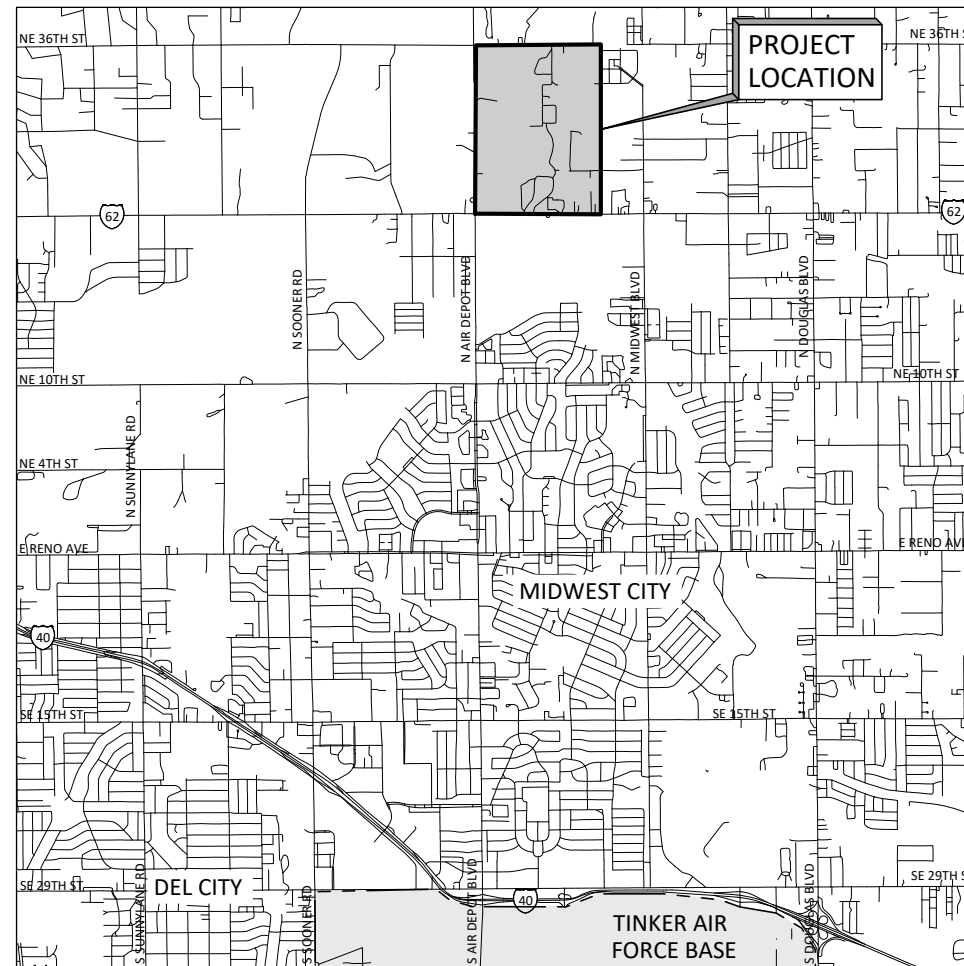
**Rick Dawkins**  
Ward 3


**Rick Favors**  
Ward 6



**Tim Lyon**  
City Manager

**Sara Hancock**  
City Clerk



  
**LOCATION MAP**  
 SCALE: 1"=2000'

INDEX OF SHEETS	
SHEET #	DESCRIPTION
1	Title Sheet
2	Project location Map and Index of Drawings
3	Symbols and Abbreviations
4	City of Midwest City General Notes
5	Additional General Notes I
6	Project Layout, Control Points, and Ownership
7	Bid Quantities
8-10	4" Sanitary Sewer Force Main
11	8" Sanitary Gravity Sewer
12-13	Lift Station Civil Site Work
14	Lift Station Mechanical
15-18	Structural
19-28	Electrical
29-36	Standard Details

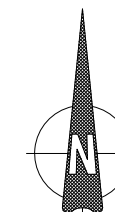
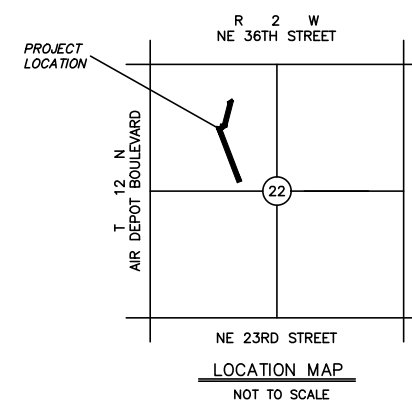
## SEPTEMBER 2023

### BID SET



531 COUCH DR, STE 200 | OKLAHOMA CITY, OK 73102  
405.440.2725 | OKLAHOMA FIRM NO. 1097

PLUMMER PROJECT NO. 3435-003-01

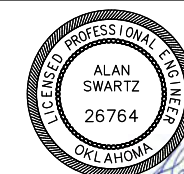


**UTILITY LOCATION NUMBER**  
Contact these numbers and others specified in the plans prior to any and all excavations.



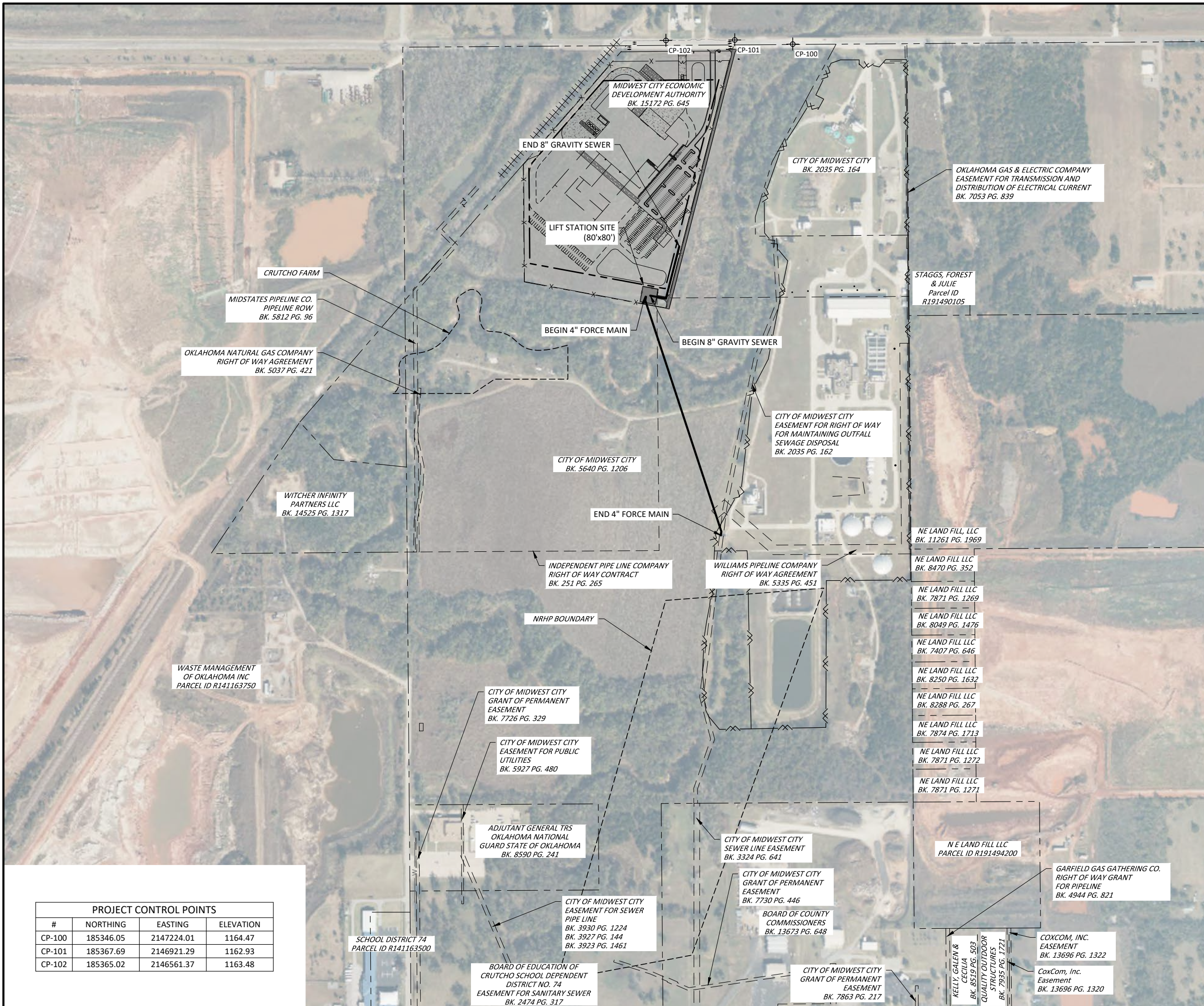
840-5032  
1-800-522-6543

This number is for information on the location of most underground utilities.



CONSTRUCTION INSPECTOR: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_  
RECORD PLANS FILED: **ALAN SWARTZ P.E.**

**ENGINEERING AND CONSTRUCTION  
SERVICES DEPARTMENT**



PROJECT CONTROL POINTS			
#	NORTHING	EASTING	ELEVATION
CP-100	185346.05	2147224.01	1164.47
CP-101	185367.69	2146921.29	1162.93
CP-102	185365.02	2146561.37	1163.48

**PLUMMER**



531 COUCH DR, STE 200 | OKLAHOMA CITY, OK 73102  
405.440.2725 | OKLAHOMA FIRM NO. 1097

NO.	DATE	REVISION	BY

CITY OF MIDWEST CITY  
100 N MIDWEST BOULEVARD, MIDWEST CITY,  
OK 73110

**CITY OF MIDWEST CITY**  
NORTH SIDE UTILITIES SANITARY SEWER PROJECT

GENERAL  
PROJECT LAYOUT, CONTROL POINTS, AND OWNERSHIP



IF THIS BAR DOES NOT MEASURE ONE INCH, DRAWING IS NOT TO LABELED SCALE

DESIGNED R. WEINERT  
DRAWN F. CAVE  
CHECKED G. FARAH  
REVIEWED A. SWARTZ

Seq. 6 of 36  
Dwg. No. **G-006**  
3435-003-01

## North Side Utilities Sanitary Sewer Project

#	Description	Uni	QTY	Engineer's Estimate		4M Trenching		Wynn Construction		Brewer Construction OK	
				Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price
1	4-inch C-900 Fusible PVC (DR 18) Sanitary Sewer Force Main with Fittings (Open Cut)	LF	671	\$ 82.50	\$ 55,357.50	\$ 131.00	\$ 87,901.00	\$ 106.00	\$ 71,126.00	\$ 98.00	\$ 65,758.00
2	4-inch C-900 Fusible PVC (DR 18) Sanitary Sewer Force Main with 8-inch C-900 Fusible PVC (DR 18) Encasement (Horizontal Directional Drill)	LF	620	\$ 225.50	\$ 139,810.00	\$ 228.00	\$ 141,360.00	\$ 172.00	\$ 106,640.00	\$ 181.00	\$ 112,220.00
3	8-inch PVC (SDR 26) Gravity Sewer Main (Open Cut)	LF	385	\$ 165.00	\$ 63,525.00	\$ 126.00	\$ 48,510.00	\$ 95.00	\$ 36,575.00	\$ 114.00	\$ 43,890.00
4	4' Dia. Precast Sanitary Sewer Manhole	EA	3	\$ 16,500.00	\$ 49,500.00	\$ 5,870.00	\$ 17,610.00	\$ 5,700.00	\$ 17,100.00	\$ 8,272.00	\$ 24,816.00
5	Connection to JB-1	LS	1	\$ 22,000.00	\$ 22,000.00	\$ 7,310.00	\$ 7,310.00	\$ 4,500.00	\$ 4,500.00	\$ 26,000.00	\$ 26,000.00
6	175 GPM Firm Capacity Lift Station (Except for Pumps) with Valve, Meter Vault, and Site Work	LS	1	\$ 451,000.00	\$ 451,000.00	\$ 728,282.00	\$ 728,282.00	\$ 620,000.00	\$ 620,000.00	\$ 1,341,061.00	\$ 1,341,061.00
7	Submersible Pump	EA	3	\$ 38,500.00	\$ 115,500.00	\$ 12,600.00	\$ 37,800.00	\$ 139,000.00	\$ 417,000.00	\$ 51,497.00	\$ 154,491.00
8	Lift Station Electrical and Instrumentation (Including Generator and Electrical Building)	LS	1	\$ 638,000.00	\$ 638,000.00	\$ 629,000.00	\$ 629,000.00	\$ 1,090,000.00	\$ 1,090,000.00	\$ 1,013,397.00	\$ 1,013,397.00
9	Utility Dome Marker	EA	4	\$ 110.00	\$ 440.00	\$ 431.00	\$ 1,724.00	\$ 265.00	\$ 1,060.00	\$ 1,300.00	\$ 5,200.00
10	Tracer Wire and Tracer Wire Test Stations	LS	1	\$ 5,500.00	\$ 5,500.00	\$ 8,280.00	\$ 8,280.00	\$ 2,300.00	\$ 2,300.00	\$ 9,880.00	\$ 9,880.00
11	Sediment and Erosion Control	LS	1	\$ 2,200.00	\$ 2,200.00	\$ 9,090.00	\$ 9,090.00	\$ 14,400.00	\$ 14,400.00	\$ 29,900.00	\$ 29,900.00
12	12' Wide Flexible Base Roadway with Lime Stabilization	SY	2400	\$ 33.00	\$ 79,200.00	\$ 46.00	\$ 110,400.00	\$ 108.00	\$ 259,200.00	\$ 140.00	\$ 336,000.00
13	Seeding	LS	1	\$ 7,920.00	\$ 7,920.00	\$ 14,600.00	\$ 14,600.00	\$ 32,500.00	\$ 32,500.00	\$ 6,500.00	\$ 6,500.00
14	Utility Location and Support	LF	1700	\$ 3.30	\$ 5,610.00	\$ 4.75	\$ 8,075.00	\$ 3.43	\$ 5,831.00	\$ 13.00	\$ 22,100.00
15	Trench Safety	LF	1700	\$ 5.50	\$ 9,350.00	\$ 17.00	\$ 28,900.00	\$ 6.85	\$ 11,645.00	\$ 87.00	\$ 147,900.00
16	Testing	LS	1	\$ 11,000.00	\$ 11,000.00	\$ 2,910.00	\$ 2,910.00	\$ 28,200.00	\$ 28,200.00	\$ 33,963.00	\$ 33,963.00
17	Construction Survey	LS	1	\$ 11,000.00	\$ 11,000.00	\$ 7,880.00	\$ 7,880.00	\$ 5,800.00	\$ 5,800.00	\$ 18,200.00	\$ 18,200.00
18	Stormwater Pollution Prevention Plan Documentation and Management	LS	1	\$ 5,500.00	\$ 5,500.00	\$ 10,400.00	\$ 10,400.00	\$ 1,500.00	\$ 1,500.00	\$ 13,130.00	\$ 13,130.00
19	Early Completion Incentive	LS	1	\$ 42,500.00	\$ 42,500.00	\$ 42,500.00	\$ 42,500.00	\$ 42,500.00	\$ 42,500.00	\$ 42,500.00	\$ 42,500.00
20	Mobilization and Demobilization (5%)	LS	1	\$ 86,000.00	\$ 86,000.00	\$ 99,967.00	\$ 99,967.00	\$ 85,000.00	\$ 85,000.00	\$ 177,320.00	\$ 177,320.00
			Bid Total		\$ 1,800,912.50		\$ 2,042,499.00		\$ 2,852,877.00		\$ 3,624,226.00



# PLUMMER

3435-003-01

September 12, 2023

Mr. Brandon Bundy, PE  
Director of Engineering and Construction Services  
City of Midwest City, OK  
100 N. Midwest Blvd.  
Midwest City, OK 73110

RE: North Side Utilities Sanitary Sewer Project  
Bid Recommendation Letter

Dear Mr. Bundy:

On Thursday, September 7, 2023 at 3:00 PM, three bids from general contractors were received, opened, and publicly read at the Midwest City Council Chambers in Midwest City, Oklahoma for the above-referenced project. The bids were as follows:

	<b>Contractor</b>	<b>Base Bid</b>
1.	4M Trenching	\$2,042,499.00
2.	Wynn Construction	\$2,852,877.00
3.	Brewer Construction	\$3,624,266.00

Our final Opinion of Probable Construction Cost (OPCC) was \$1,890,958.13. The low Bid of \$2,042,499.00 was submitted by 4M Trenching, LLC.

4M Trenching has extensive sanitary sewer construction experience in central Oklahoma. Plummer contacted references provided by 4M Trenching and received positive feedback. Their proposal also appears to be in order. Therefore, Plummer recommends that the contract for construction of the North Side Sanitary Sewer Project be awarded to 4M Trenching, LLC, in the amount of \$2,042,499.00.

If you have any questions concerning these bids or our recommendation, please let me know.

Sincerely,

PLUMMER ASSOCIATES, INC.

Alan Swartz, P.E.  
Oklahoma P.E. 26764  
PLUMMER





Communications and Recreation Director, Josh Ryan

100 N. Midwest Boulevard  
Midwest City, OK 73110  
JRyan@midwestcityok.org  
Office: 405.739.1206  
[www.midwestcityok.org](http://www.midwestcityok.org)

## MEMORANDUM

To: Honorable Mayor and Council

From: Josh Ryan, Communications & Recreation Director

Date: September 26, 2023

Subject: Discussion, consideration and possible action to amend Chapter 30, Parks and Recreation, of Midwest City Municipal Code, Article I, In General, by amending Section 30-1, Park hours, posting signs, trespass, disorderly conduct; penalty; and providing for repealer and severability.

---

Ward 1 Councilmember Susan Eads recommended a change in the hours of operation for the improved playgrounds, pavilions and dog park located in W.P. Bill Atkinson Park. This change provides for extended hours of operation, due to earlier sunset times through the Fall, Winter and Spring seasons.

The Park Board heard and discussed this recommendation at their August 21, 2023 meeting. Board members weighed the pros and cons of adjusting the hours of operation, including the park's proximity to the neighborhood and the residual effects of having unattended minors allowed in the park after sunset. They unanimously voted not to extend the hours after requesting staff recommendations. Staff stated that extended hours are not common to parks that are in such close proximity to homes and dawn to dusk hours could help public safety personnel prevent repetitive loitering and additional complaints about unattended minors in the park.

Action is at the discretion of the Council.

Respectfully submitted,

Josh Ryan, Communications & Recreation Director



1 (f) Public use hours shall not restrict special events approved by the City Manager or  
2 designee.

3  
4 **Section 2.** REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby  
5 repealed.

6  
7 **Section 3.** SEVERABILITY. If any section, sentence, clause, or portion of this ordinance is for  
8 any reason held to be invalid, such decision shall not affect the validity of the remaining provisions  
9 of the ordinance.

10  
11 PASSED AND APPROVED by the Mayor and the Council of the City of Midwest City,  
12 Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

13  
14 **THE CITY OF MIDWEST CITY, OKLAHOMA**

15  
16  
17  
18 \_\_\_\_\_  
19 MATTHEW D. DUKES, II, Mayor

20 ATTEST:

21  
22  
23 \_\_\_\_\_  
24 SARA HANCOCK, City Clerk

25  
26  
27 Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

28  
29  
30 \_\_\_\_\_  
31 DONALD D. MAISCH, City Attorney



1 (f) Public use hours shall not restrict special events approved by the City Manager or  
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13  
14 **THE CITY OF MIDWEST CITY, OKLAHOMA**

15  
16  
17  
18 \_\_\_\_\_  
19 MATTHEW D. DUKES, II, Mayor

20 ATTEST:

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22  
23 \_\_\_\_\_  
24 SARA HANCOCK, City Clerk

25  
26  
27 Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

28  
29  
30 \_\_\_\_\_  
31 DONALD D. MAISCH, City Attorney



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

## MEMORANDUM

To: Honorable Mayor and Council

From: Tim Lyon, City Manager

Date: September 26, 2023

Subject: Discussion, consideration, and possible action of approving a resolution opposing the proposed Interstate Forty (I-40) and South Post Road location of the new Oklahoma County Detention Facility near Tinker Air Force Base, the Midwest City Multi-athletic Complex Facility, and certain Mid-Del Public School Campuses.

---

The purpose of this resolution is to reflect the will of the City Council and many residents and merchants of the City of Midwest City who are opposed to this location for the Oklahoma County Detention Facility.

This resolution is before you due to 1) the Midwest City merchant and residential outcry against the proposed location; and 2) due to the historical facts of areas surrounding detention centers including security concerns and extreme negative economic and residential development impact; and 3) out of concern for the sustainability of Tinker Air Force Base remaining in Oklahoma in the years to come if the new Detention Facility were to be built at I-40 and Post Road.

Tim L. Lyon, City Manager

**A RESOLUTION BY THE CITY OF MIDWEST CITY OPPOSING THE PROPOSED INTERSTATE FORTY (I-40) AND SOUTH POST ROAD LOCATION OF THE NEW OKLAHOMA COUNTY DETENTION FACILITY NEAR TINKER AIR FORCE BASE, THE MIDWEST CITY MULTI-ATHLETIC COMPLEX FACILITY, AND CERTAIN MID-DEL PUBLIC SCHOOLS CAMPUSES.**

**WHEREAS**, on August 25, 2023, the Daily Oklahoman reported six (6) locations under consideration for development of the new Oklahoma County Detention Facility (the Detention Facility); and

**WHEREAS**, a 45-acre tract located on the southwest corner of South Post Road and I-40 lying in the Southeast Quarter of Section 13, Township 11 North, Range 2 West of the Indian Meridian, Oklahoma County was described as a potential location (the “Site”); and

**WHEREAS**, the Site lies in the City of Oklahoma City’s (“OKC”) Single-Family Residential (R-1) zoning district, OKC’s most restrictive residential district where single-family residential use is allowed with provisions for related recreational, religious and educational facilities that are normally required to provide the basic elements of a balanced and attractive residential area; and

**WHEREAS**, use of the Site as a detention facility appears to conflict with the Land Use Map contained in OKC’s Comprehensive Plan, PlanOKC, which describes the Site as lying in the Rural Medium Intensity (RM) Land Use Typology where future uses typically includes a variety of low density, large lot housing and services, ranging from small, large-lot subdivisions to large estate and ranch properties; and

**WHEREAS**, the Site also lies under the protection OKC’s Airport Environs Two (AE-2), Overlay District, which was implemented near Tinker Air Force Base (“TAFB”) as a means of protecting the long-term utility of the base and the public investment therein; and

**WHEREAS**, TAFB is a national security concern in addition to being Oklahoma’s largest single-site employer and the provider of an estimated \$4.5 billion dollar annual economic impact to the Oklahoma economy; and

**WHEREAS**, the proposed Site lies within 3,000 feet of TAFB in addition to being within 1,000 feet of the City of Midwest City’s Multi-Athletic Complex facility (MAC), and within 4,000 feet of the Mid-Del Public School’s Carl Albert Middle School and Carl Albert High School campuses; and

**WHEREAS**, use of the Site is potentially detrimental to the MAC facility and the eastern Oklahoma County economy since the MAC hosts many youth sporting events throughout the year, including baseball and softball tournaments with teams traveling to Oklahoma County from as far away as West Virginia and Nevada, filling the hotels, motels, restaurants and retail shops; and

**WHEREAS**, numerous studies conducted over the past 20 years indicate detention facilities negatively impact surrounding areas due to perceived security concerns and factual economic effects; thus, the proposed I-40 and South Post Road location would have likely effect TAFB, its defense and aerospace contractors, and the surrounding communities; so

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, THE MERCHANTS, AND RESIDENTS OF MIDWEST CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA:**

That the City Council, the City, local merchants, and residents through passage of this Resolution, hereby express our opposition to the proposed I-40 and South Post Road location of the Detention Facility. A copy of this Resolution shall be transmitted to each Oklahoma County Commissioner; the Oklahoma County Citizens Oversight Committee via Mr. Stacey Trumbo, the Oklahoma County Engineer; to Hon. State Senator Brenda Stanley; and to Hon. State Representatives Robert Manger and Max Wolfley.

**PASSED AND APPROVED** by the City Council of Midwest City, Oklahoma, on the \_\_\_\_ day of September 2023.

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 September 2023.

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



NEW BUSINESS/  
PUBLIC DISCUSSION







FURTHER INFORMATION





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

TO: Honorable Mayor and City Council  
FROM: Tiatia Cromar, Finance Director/ City Treasurer  
DATE: September 26, 2023  
SUBJECT: Review of the City Manager's Report for the month of August 2023.

The funds in August that experienced a significant change in fund balance from the July report are as follows:

**Risk Management (202)** decreased due to the payments to:  
OK Municipal Assurance Group <\$572,395>  
States Self-Insurers Risk Retention <\$142,470>

**2018 Election G.O. Bond (270)** decreased because of the payments for:  
Various Capital Outlay <\$379,303>

**Northside TIF (354)** was added to record the new TIF transactions.

**MWC Hospital Authority (425)** activities for August:  
Compounded Principal (9010) - unrealized loss on investment <\$913,722>  
Discretionary (9050) - unrealized loss on investment <\$445,741>

*Tiatia Cromar*

Tiatia Cromar  
Finance Director/ City Treasurer

City of Midwest City  
Financial Summary by Fund  
for Period Ending August, 2023  
(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2023 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
9	GENERAL GOVERNMENT SALES TAX	9,839,741	(33,095)	7,099,494	3,097,487	(390,335)	2,707,152	9,806,646
10	GENERAL	13,595,594	(156,286)	15,529,517	8,186,193	(10,276,402)	(2,090,209)	13,439,308
13	STREET AND ALLEY FUND	1,814,276	-	1,905,998	81,685	(173,407)	(91,722)	1,814,276
14	TECHNOLOGY FUND	733,356	-	724,414	54,905	(45,963)	8,942	733,356
15	STREET LIGHT FEE	1,124,536	-	1,171,042	106,293	(152,798)	(46,506)	1,124,536
16	REIMBURSED PROJECTS	1,473,244	(45,773)	1,838,556	121,583	(532,668)	(411,086)	1,427,470
20	MWC POLICE DEPARTMENT	13,932,366	(4,092)	13,184,653	3,509,913	(2,766,293)	743,620	13,928,274
21	POLICE CAPITALIZATION	1,773,474	-	1,514,448	304,490	(45,465)	259,026	1,773,474
25	JUVENILE FUND	103,047	-	95,468	17,286	(9,707)	7,579	103,047
30	POLICE STATE SEIZURES	108,968	-	109,437	696	(1,165)	(469)	108,968
31	SPECIAL POLICE PROJECTS	84,913	-	81,429	3,560	(77)	3,484	84,913
34	POLICE LAB FEE FUND	18,169	-	18,545	268	(643)	(375)	18,169
35	EMPLOYEE ACTIVITY FUND	14,438	-	17,569	235	(3,367)	(3,132)	14,438
36	JAIL	180,547	-	181,401	5,932	(6,786)	(854)	180,547
37	POLICE IMPOUND FEE	105,566	-	104,051	5,773	(4,259)	1,514	105,566
40	MWC FIRE DEPARTMENT	9,259,800	(4)	8,860,897	2,712,696	(2,313,797)	398,900	9,259,796
41	FIRE CAPITALIZATION	2,377,989	-	2,266,633	131,213	(19,856)	111,356	2,377,989
45	MWC WELCOME CENTER	509,498	-	475,662	46,692	(12,856)	33,836	509,498
46	CONV / VISITORS BUREAU	618,664	-	576,761	86,114	(44,210)	41,903	618,664
60	CAPITAL DRAINAGE IMP	449,593	-	444,840	81,893	(77,140)	4,753	449,593
61	STORM WATER QUALITY	1,521,518	-	1,489,045	136,429	(103,956)	32,473	1,521,518
65	STREET TAX FUND	2,445,034	-	2,397,811	114,902	(67,680)	47,222	2,445,034
70	EMERGENCY OPER FUND	1,422,478	-	1,376,402	155,769	(109,693)	46,077	1,422,478
75	PUBLIC WORKS ADMIN	1,096,903	-	1,052,349	226,345	(181,791)	44,554	1,096,903
80	INTERSERVICE FUND	650,138	-	632,994	710,791	(693,647)	17,144	650,138
81	SURPLUS PROPERTY	690,370	(554,209)	127,706	13,846	(5,390)	8,456	136,161
115	ACTIVITY FUND	506,255	(2,760)	478,528	58,483	(33,517)	24,966	503,494
123	PARK & RECREATION	2,268,321	(39,047)	2,585,167	135,759	(491,652)	(355,893)	2,229,273
141	COMM. DEV. BLOCK GRANT	6,029	-	6,029	113,203	(113,203)	-	6,029
142	GRANTS/HOUSING ACTIVITIES	167,615	(3,157)	175,016	8,853	(19,412)	(10,559)	164,458
143	GRANT FUNDS	62,234	(2,234)	60,000	23,839	(23,839)	-	60,000
157	CAPITAL IMPROVEMENTS	3,681,970	-	3,422,471	273,069	(13,569)	259,500	3,681,970
172	CAP. WATER IMP-WALKER	2,771,712	-	3,517,645	99,887	(845,819)	(745,932)	2,771,712

City of Midwest City  
Financial Summary by Fund  
for Period Ending August, 2023

(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2023 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
178	CONST LOAN PAYMENT REV	4,787,889	(25,605)	4,603,401	159,125	(241)	158,884	4,762,285
184	SEWER BACKUP FUND	78,773	-	78,271	502	-	502	78,773
186	SEWER CONSTRUCTION	7,981,899	-	8,051,367	354,662	(424,130)	(69,468)	7,981,900
187	UTILITY SERVICES	904,408	(924)	845,050	228,964	(170,529)	58,435	903,484
188	CAP. SEWER IMP.-STROTH	1,908,605	-	1,783,408	139,915	(14,718)	125,197	1,908,605
189	UTILITIES CAPITAL OUTLAY	2,818,692	(113,585)	2,649,282	83,818	(27,993)	55,825	2,705,107
190	MWC SANITATION DEPARTMENT	6,181,015	-	6,090,716	1,511,959	(1,421,659)	90,300	6,181,015
191	MWC WATER DEPARTMENT	4,931,892	-	4,750,723	1,415,672	(1,234,503)	181,169	4,931,892
192	MWC SEWER DEPARTMENT	5,659,064	(36)	5,573,077	1,453,567	(1,367,616)	85,951	5,659,028
193	MWC UTILITIES AUTHORITY	1,309,306	-	1,035,593	273,713	-	273,713	1,309,306
194	DOWNTOWN REDEVELOPMENT	483,760	(10,645)	470,038	3,077	-	3,077	473,115
195	HOTEL/CONFERENCE CENTER	365,917	(1,058,710)	(772,157)	637,231	(557,867)	79,364	(692,793)
196	HOTEL 4% FF&E	746,742	-	721,137	25,605	-	25,605	746,742
197	JOHN CONRAD REGIONAL GOLF	1,130,944	(296,898)	657,214	420,662	(243,829)	176,833	834,047
201	URBAN RENEWAL AUTHORITY	99,223	-	98,591	632	-	632	99,223
202	RISK MANAGEMENT	(18,945)	(37)	881,634	292,588	(1,193,203)	(900,615)	(18,981)
204	WORKERS COMP	4,066,453	-	4,211,806	180,498	(325,851)	(145,353)	4,066,453
220	ANIMALS BEST FRIEND	81,424	(2,000)	73,232	12,093	(5,901)	6,192	79,424
225	HOTEL MOTEL FUND	-	-	-	146,837	(146,837)	-	-
230	CUSTOMER DEPOSITS	1,575,757	(1,575,757)	-	10,053	(10,053)	-	-
235	MUNICIPAL COURT	89,450	(89,450)	-	616	(616)	-	-
240	L & H BENEFITS	2,605,584	(90,115)	2,570,990	1,669,022	(1,724,543)	(55,521)	2,515,469
250	CAPITAL IMP REV BOND	4,202,139	(39,514,628)	(36,365,089)	2,915,454	(1,862,853)	1,052,601	(35,312,489)
269	2002 G.O. STREET BOND	153,536	-	191,585	1,009	(39,058)	(38,049)	153,536
270	2018 ELECTION G.O. BOND	8,141,994	(28,054)	8,421,966	71,996	(380,023)	(308,027)	8,113,940
271	2018 G.O. BONDS PROPRIETARY	423,602	(121,172)	314,522	2,713	(14,805)	(12,092)	302,430
272	2022 ISSUE G.O. BOND	1,785,022	(172,199)	2,513,068	11,850	(912,094)	(900,244)	1,612,824
310	DISASTER RELIEF	7,528,091	(195,144)	7,293,918	87,250	(48,221)	39,029	7,332,947
340	REVENUE BOND SINKING FUND	-	-	-	1,255,542	(1,255,542)	-	-
350	G. O. DEBT SERVICES	2,965,114	(14,576)	2,981,462	45,181	(76,104)	(30,924)	2,950,539
352	SOONER ROSE TIF	1,285,622	-	1,099,602	189,520	(3,500)	186,020	1,285,622
353	ECONOMIC DEV AUTHORITY	59,814,927	(50,124,264)	9,418,940	379,325	(107,602)	271,722	9,690,662
354	NORTHSIDE TIF	267,942	(267,076)	-	866	-	866	866
425-9010	MWC HOSP AUTH-COMP PRINCIPAL	110,209,977	(18,468)	111,301,846	1,398,649	(2,508,986)	(1,110,337)	110,191,509
425-9050	MWC HOSP AUTH-DISCRETIONARY	24,203,958	(8,130)	22,013,675	2,335,014	(152,860)	2,182,154	24,195,829
425-9060	MWC HOSP IN LIEU OF/ROR/MISC	10,748,877	-	10,858,612	5,033	(114,767)	(109,734)	10,748,878
425-9080	MWC HOSP AUTH GRANTS	650,657	-	93,916	556,741	-	556,741	650,657
	<b>TOTAL</b>	<b>355,577,662</b>	<b>(94,568,127)</b>	<b>258,033,371</b>	<b>38,903,036</b>	<b>(35,926,870)</b>	<b>2,976,167</b>	<b>261,009,537</b>



**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:** September 26, 2023  
**RE:** Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager.

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This item is placed on the agenda at the request of the Council. Attached to this memo is information regarding the current financial condition of the City Employees' Health Benefits Plan for the month of August 2023, which is the second (2) period of the FY 2023/2024.

Troy Bradley, Human Resources Director

<b>FISCAL YEAR 2023-2024</b>	<b>Jul-23</b>	<b>Aug-23</b>	<b>Sep-23</b>	<b>Oct-23</b>	<b>Nov-23</b>	<b>Dec-23</b>	<b>Jan-24</b>	<b>Feb-24</b>	<b>Mar-24</b>	<b>Apr-24</b>	<b>May-24</b>	<b>Jun-24</b>
<b>PLAN INCOME</b>												
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										
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	1,672,640	1,672,640	1,672,640	1,672,640	1,672,640	1,672,640	1,672,640	1,672,640	1,672,640	1,672,640
<b>PLAN CLAIMS/ADMIN COSTS</b>	<b>Jul-23</b>	<b>Aug-23</b>	<b>Sep-23</b>	<b>Oct-23</b>	<b>Nov-23</b>	<b>Dec-23</b>	<b>Jan-24</b>	<b>Feb-24</b>	<b>Mar-24</b>	<b>Apr-24</b>	<b>May-24</b>	<b>Jun-24</b>
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										
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	1,728,699	1,728,699	1,728,699	1,728,699	1,728,699	1,728,699	1,728,699	1,728,699	1,728,699	1,728,699
<b>EXCESS INCOME vs. EXPENDITURES</b>	<b>Jul-23</b>	<b>Aug-23</b>	<b>Sep-23</b>	<b>Oct-23</b>	<b>Nov-23</b>	<b>Dec-23</b>	<b>Jan-24</b>	<b>Feb-24</b>	<b>Mar-24</b>	<b>Apr-24</b>	<b>May-24</b>	<b>Jun-24</b>
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	0	0	0	0	0	0	0	0	0	0
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	-56,059	-56,059	-56,059	-56,059	-56,059	-56,059	-56,059	-56,059	-56,059	-56,059
<b>FISCAL YEAR 2022-2023</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>Jan-23</b>	<b>Feb-23</b>	<b>Mar-23</b>	<b>Apr-23</b>	<b>May-23</b>	<b>Jun-23</b>
<b>PLAN INCOME</b>												
Projected Budgeted (MTD)	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885
Actual (MTD)	790,434	884,482	800,157	807,616	807,917	792,497	798,910	798,616	800,050	821,430	804,100	841,808
Projected Budgeted (YTD)	821,885	1,643,770	2,465,655	3,287,540	4,109,425	4,931,310	5,753,195	6,575,080	7,396,965	8,218,850	9,040,735	9,862,620
Actual (YTD)	790,434	1,674,916	2,475,073	3,282,689	4,090,606	4,883,103	5,682,013	6,480,629	7,280,679	8,102,109	8,906,209	9,748,017
<b>PLAN CLAIMS/ADMIN COSTS</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>Jan-23</b>	<b>Feb-23</b>	<b>Mar-23</b>	<b>Apr-23</b>	<b>May-23</b>	<b>Jun-23</b>
Projected Budgeted (MTD)	744,605	930,756	744,605	930,756	744,605	744,605	930,756	744,605	744,605	744,605	930,756	744,605
Actual (MTD)	801,455	1,114,999	734,533	861,832	864,708	665,891	774,525	842,342	777,097	696,459	884,587	757,408
Projected Budgeted (YTD)	744,605	1,675,361	2,419,966	3,350,722	4,095,327	4,839,932	5,770,688	6,515,293	7,259,898	8,004,503	8,935,259	9,679,864
Actual (YTD)	801,455	1,916,454	2,650,987	3,512,819	4,377,527	5,043,418	5,817,943	6,660,285	7,437,382	8,133,841	9,018,428	9,775,836
<b>EXCESS INCOME vs. EXPENDITURES</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>Jan-23</b>	<b>Feb-23</b>	<b>Mar-23</b>	<b>Apr-23</b>	<b>May-23</b>	<b>Jun-23</b>
Projected Budgeted (MTD)	77,280	-108,871	77,280	-108,871	77,280	77,280	-108,871	77,280	77,280	77,280	-108,871	77,280
Actual (MTD)	-11,021	-230,517	65,624	-54,216	-56,791	126,606	24,385	-43,726	22,953	124,971	-80,487	84,400
Projected Budgeted (YTD)	77,280	-31,591	45,689	-63,182	14,098	91,378	-17,493	59,787	137,067	214,347	105,476	182,756
Actual (YTD)	-11,021	-241,538	-175,914	-230,130	-286,921	-160,315	-135,930	-179,656	-156,703	-31,732	-112,219	-27,819

Aug 2/FY 2024: \$2,509,184  
 Aug 2/FY 2023: \$2,351,523  
 Aug 2/FY 2022: \$1,536,921  
 Aug 2/FY 2021: \$1,371,699

\*\* HAD FIVE MONDAYS WITH REPORTED MEDICAL CLAIMS PAID\*\*



# The City Of Midwest City Neighborhood Services Department

*Code Enforcement • Neighborhood Initiative*  
8726 SE 15<sup>th</sup> Street, Midwest City, OK 73110  
(405)739-1005

**Date:** September 26, 2023  
**To:** Honorable Mayor and City Council  
**From:** Mike S. Stroh, Neighborhood Services Director  
**Subject:** Code Enforcement Report

Code Enforcement report for July and August of 2023.

*Mike S. Stroh*

Mike S. Stroh, Neighborhood Services Director



**The City of Midwest City**  
**Neighborhood Services Department**  
*Code Enforcement - Neighborhood Initiative - Property Maintenance*

Code Enforcement Summary Report - 7/1/2023 to 7/31/2023

**Cases Created by AssignedTo**

BKELTON	1
BWOOD	77
DPATTERSON	210
ECUMMINGS	280
GVANGILDER	2
JCRUTCHER	101
JonesEM	194
SBARNARD	36
<b>Total:</b>	<b>901</b>

**Cases Created by Category**

CE Other Nuisance	245
CE Rubbish	56
CE Structures	105
CE Tall Grass & Weeds	337
CE Trash & Debris	122
CE Vehicles	36
<b>Total:</b>	<b>901</b>

**Cases Created by Ward**

1	224
2	283
3	39
4	100
5	207
6	40
<b>Total:</b>	<b>893</b>

**Reinspections**

BWOOD	38
DPATTERSON	142
ECUMMINGS	242
GVANGILDER	2
JCRUTCHER	49
JonesEM	76
SBARNARD	4
<b>Total:</b>	<b>553</b>

**Citations**

DPATTERSON	3
ECUMMINGS	9
<b>Total:</b>	<b>12</b>



**Cases With Abatement Contracts**

BWOOD	6
DPATTERSON	15
ECUMMINGS	15
GVANGILDER	1
JCRUTCHER	2
JonesEM	20
SBARNARD	1
<b>Total:</b>	<b>60</b>

**Cases "Cleared" (Closed)**

BWOOD	72
DPATTERSON	168
ECUMMINGS	249
GVANGILDER	2
JCRUTCHER	88
JonesEM	135
SBARNARD	18
<b>Total:</b>	<b>732</b>



**The City of Midwest City**  
**Neighborhood Services Department**  
*Code Enforcement - Neighborhood Initiative - Property Maintenance*

Code Enforcement Summary Report - 8/1/2023 to 8/31/2023

**Cases Created by AssignedTo**

	1
BWOOD	119
DPATTERSON	255
ECUMMINGS	313
GVANGILDER	2
JCRUTCHER	54
JonesEM	215
SBARNARD	28
<b>Total:</b>	<b>987</b>

**Cases Created by Category**

CE Other Nuisance	245
CE Rubbish	99
CE Structures	102
CE Tall Grass & Weeds	331
CE Trash & Debris	159
CE Vehicles	51
<b>Total:</b>	<b>987</b>

**Cases Created by Ward**

1	273
2	318
3	72
4	57
5	231
6	27
<b>Total:</b>	<b>978</b>

**Reinspections**

BWOOD	50
DPATTERSON	101
ECUMMINGS	226
GVANGILDER	1
JCRUTCHER	18
JonesEM	92
SBARNARD	2
<b>Total:</b>	<b>490</b>

**Citations**

BWOOD	1
DPATTERSON	1
ECUMMINGS	8
<b>Total:</b>	<b>10</b>

**Cases With Abatement Contracts**

BWOOD	4
DPATTERSON	13
ECUMMINGS	31
GVANGILDER	2
JCRUTCHER	4
JonesEM	10
<b>Total:</b>	<b>64</b>

**Cases "Cleared" (Closed)**

BWOOD	101
DPATTERSON	159
ECUMMINGS	243
GVANGILDER	2
JCRUTCHER	28
JonesEM	117
SBARNARD	4
<b>Total:</b>	<b>654</b>



**The City of Midwest City**  
**Neighborhood Services Department**  
Code Enforcement - Neighborhood Initiative - Property Maintenance

Code Enforcement Summary Report - 1/1/2023 to 8/31/2023

**Cases Created by AssignedTo**

	1
BKELTON	68
BWOOD	846
DPATTERSON	1,546
ECUMMINGS	2,434
GVANGILDER	101
JCRUTCHER	339
JonesEM	1,190
KroutLC	1
MilleBC	18
SBARNARD	451
<b>Total:</b>	<b>6,995</b>

**Cases Created by Category**

CE Other Nuisance	1,242
CE Rubbish	554
CE Structures	1,836
CE Tall Grass & Weeds	1,651
CE Trash & Debris	1,312
CE Vehicles	400
<b>Total:</b>	<b>6,995</b>

**Cases Created by Ward**

1	1,397
2	1,969
3	448
4	628
5	1,978
6	553
<b>Total:</b>	<b>6,973</b>

**Reinspections**

BKELTON	69
BWOOD	563
DPATTERSON	1,075
ECUMMINGS	2,337
GVANGILDER	106
JCRUTCHER	177
JonesEM	983
MilleBC	8
SBARNARD	188
<b>Total:</b>	<b>5,506</b>

**Citations**

BKELTON	1
BWOOD	17
DPATTERSON	28
ECUMMINGS	151
SBARNARD	7
<b>Total:</b>	<b>204</b>

**Cases With Abatement Contracts**

BKELTON	6
BWOOD	32
DPATTERSON	77
ECUMMINGS	121
GVANGILDER	14
JCRUTCHER	10
JonesEM	92
SBARNARD	5
<b>Total:</b>	<b>357</b>

**Cases "Cleared" (Closed)**

BKELTON	63
BWOOD	771
DPATTERSON	1,182
ECUMMINGS	2,160
GVANGILDER	101
JCRUTCHER	288
JonesEM	860
MilleBC	18
SBARNARD	248
<b>Total:</b>	<b>5,691</b>



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

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TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : September 26, 2023

SUBJECT : Monthly Residential and Commercial Building report for August 2023

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Brandon Bundy, P.E.,  
Director of Engineering and Construction Services



100 N Midwest Boulevard - Midwest City, OK 73110

**Building Permits Summary - Issued 8/1/2023 to 8/31/2023**

**Building - Commercial & Industrial**

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
1	Cell Tower New Const Bldg Permit	\$108,000.00
2	Com Driveway Permit	\$0.00
2	Com Fence Permit	\$6,500.00
21	Com General Electrical Permit	\$0.00
10	Com General Mechanical Permit	\$0.00
17	Com General Plumbing Permit	\$0.00
3	Com New Const Bldg Permit	\$14,288,806.00
6	Com New Const Electrical Permit	\$0.00
2	Com New Const Mechanical Permit	\$0.00
8	Com New Const Plumbing Permit	\$0.00
5	Com Remodel Bldg Permit	\$792,250.00
3	Com Roofing Permit	
6	Com Sign Permit	\$23,500.00
<b>Total Value of Building - Commercial &amp; Industrial:</b>		<b>15,219,056.00</b>

**Building - Public & Semi-Public**

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
2	Hospital Remodel Bldg Permit	
<b>Total Value of Building - Public &amp; Semi-Public:</b>		

**Building - Residential**

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
6	Res Accessory Bldg Permit	\$53,184.00
2	Res Carport Permit	\$7,950.00
4	Res Demolition Permit	\$0.00
9	Res Driveway Permit	\$0.00
2	Res Fence Permit	\$2,100.00
81	Res General Electrical Permit	\$0.00
39	Res General Mechanical Permit	\$0.00
61	Res General Plumbing Permit	\$0.00
2	Res Multi-Fam New Const Bldg Permit	\$2,800,000.00
6	Res New Const Electrical Permit	\$0.00
3	Res New Const Mechanical Permit	\$0.00
16	Res New Const Plumbing Permit	\$0.00
42	Res Roofing Permit	\$510,744.00
3	Res Single-Fam Addition Bldg Permit	\$166,123.00
14	Res Single-Fam New Const Bldg Permit	\$3,253,340.00
37	Res Single-Fam Remodel Building Permit	\$1,495,844.48
3	Res Storm Shelter Permit	\$9,900.00
1	Res Swimming Pool / Hot Tub Permit	\$92,000.00
<b>Total Value of Building - Residential:</b>		<b>8,391,185.48</b>

**Grand Total: \$23,610,241.48**



100 N Midwest Boulevard - Midwest City, OK 73110

**Building Permits by Type - Issued 8/1/2023 to 8/31/2023**

**Building - Commercial & Industrial**

**Cell Tower New Const Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/15/23	8730 SE 15TH ST, 73110	Harmoni Towers LLC	B-22-2068	\$108,000.00
				<b>\$108,000.00</b>

**Com Driveway Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/3/23	401 N DOUGLAS BLVD, MIDWEST CITY, OK, 0	SECURE PAVEMENT LLC	B-23-2112	\$0.00
8/31/23	1215 E LOCKHEED DR, 73110	DIAMOND SOLUTIONS	B-23-2495	
				<b>\$0.00</b>

**Com Fence Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/17/23	401 N DOUGLAS BLVD, MIDWEST CITY, OK, 0	Cliff Merrell	B-23-2116	\$3,500.00
8/22/23	9005 NE 10TH ST, MIDWEST CITY, OK, 0	Beautiful horizonz child development center	B-23-2289	\$3,000.00
				<b>\$6,500.00</b>

**Com General Plumbing Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/15/23	10301 SE 29TH ST, 73130	LIZ	B-23-2275	

**Com New Const Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/10/23	7452 NE 23RD ST, OK, 73141	Matthew Weber - ROAM Studio, PLLC	B-23-1772	\$10,000,000.00
8/16/23	9018 NE 10TH ST, 73130	MARK E RAMSEY	B-22-0674	\$250,000.00
8/22/23	8754 SE 15TH ST, OK, 73110	NORTON, BERT	B-22-1754	\$4,038,806.00
				<b>\$14,288,806.00</b>

**Com Remodel Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/1/23	9213 NE 10TH ST, OK, 73130	KIMBERLY RICHARDSON	B-23-1927	\$3,500.00
8/2/23	9910 NE 23RD ST, MWC, OK, 73141	TARA BERES SHARP	B-23-1962	\$7,000.00
8/24/23	1104 N MIDWEST BLVD, MIDWEST CITY, OK, 0	Priscilla Orange	B-23-0290	\$110,000.00
8/24/23	401 N DOUGLAS BLVD, MIDWEST CITY, OK, 0	Stephen Lockeby	B-23-1067	\$31,750.00
8/31/23	6912 E RENO AVE, 73110	Gregory Harding	B-21-1814	\$640,000.00
				<b>\$792,250.00</b>

**Com Roofing Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
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8/1/23	3815 BRADFRED DR, 73110	CHISHOLM TR ROOFING & CONST	B-23-2065
8/15/23	8032 E RENO AVE, 73110	JONES ROOFING & CONSTR	B-23-2206
8/15/23	8032 E RENO AVE, 73110	JONES ROOFING & CONSTR	B-23-2207

### **Com Sign Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/2/23	6123 SE 15TH ST, MIDWEST CITY, OK, 0	Bruce Edwards	B-23-1871	\$0.00
8/2/23	6123 SE 15TH ST, MIDWEST CITY, OK, 0	JON JENKINS	B-23-1871	\$0.00
8/3/23	1403 GATEWAY PLZ, MWC, OK, 73110	Joe Ellison	B-23-1972	\$1,000.00
8/22/23	6123 SE 15TH ST, 73110	Bruce Edwards	B-23-2179	\$3,000.00
8/22/23	6123 SE 15TH ST, 73110	Bruce Edwards	B-23-2178	\$3,000.00
8/24/23	405 S AIR DEPOT BLVD, 73110	Jace Larsen	B-23-2267	\$1,500.00
8/31/23	1740 S SOONER RD, OK, 73110	Michael Hughes	B-23-1088	\$15,000.00
				<b>\$23,500.00</b>

### **Building - Public & Semi-Public**

#### **Hospital Remodel Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/14/23	2825 PARKLAWN DR, 73110	CMS WILLOWBROOK	B-23-2254	
8/14/23	2825 PARKLAWN DR, 73110	CMS WILLOWBROOK	B-23-2258	

### **Building - Residential**

#### **Res Accessory Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/1/23	633 CRESCENT CIR, MWC, OK, 73110	Willis U. Alexander Jr	B-23-1974	\$1,500.00
8/8/23	11100 ROEFAN RD, MIDWEST CITY, OK, 0	Kate Carson	B-23-1835	\$10,000.00
8/14/23	10505 RICKY LN, MWC, OK, 73130	Darren Ogee	B-23-2192	\$6,200.00
8/15/23	10800 SE 9TH ST, 73130	Eric Turner	B-23-2125	\$25,000.00
8/24/23	1329 VERNA MARIE DR, 73110	James Emrich	B-23-2382	\$5,743.00
8/25/23	3913 BELLA VISTA, MIDWEST CITY, OK, 73110	Alexia Wilson	B-23-2381	\$4,741.00
				<b>\$53,184.00</b>

#### **Res Carport Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/10/23	313 COUNTRY CLUB TER, MWC, OK, 73110	Roger Ring	B-23-2091	\$5,450.00
8/24/23	2233 WEBSTER ST, MWC, OK, 73130	Ray Woolever	B-23-2166	\$2,500.00
				<b>\$7,950.00</b>

#### **Res Demolition Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/11/23	10212 BELLVIEW DR, 73130	Midwest Wrecking	B-23-1850	\$0.00
8/23/23	6725 SABLE ST, 73110	Duana Newcomb	B-23-1810	\$0.00
8/23/23	1632 GERENUK, 73110	Duana Newcomb RIVERSIDE COMMUNITY	B-23-1479	\$0.00
8/29/23	1300 S SOONER RD, MIDWEST CITY, OK, 0	KENNETH PITTEGER	B-23-1834	\$0.00

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**\$0.00****Res Driveway Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/2/23	2320 N TOWRY DR, 73110	JJ CONCRETE & FENCING LLC	B-23-2083	
8/9/23	10492 CATTAIL TER, MIDWEST CITY, OK, 73130	MARRUFO CONCRETE	B-23-2186	\$0.00
8/9/23	10505 CATTAIL TER, 73130	MARRUFO CONCRETE	B-23-2187	\$0.00
8/9/23	9602 SE 4TH ST, 73130	MUD & STEEL CONSTRUCTION LLC	B-23-2188	\$0.00
8/10/23	10044 PRIMROSE LN, 73130	AM CONSTRUCTION LLC	B-23-2214	\$0.00
8/14/23	1001 RYAN RIDGE CT, 73130	AM CONSTRUCTION LLC	B-23-2266	\$0.00
8/17/23	212 W ERCOUPE DR, 73110	SILVIA ESPINO	B-23-2341	
8/24/23	257 BEARD DR, 73110	RICHARDS CUSTOM CONCRETE LLC	B-23-2425	
8/30/23	10040 PRIMROSE LN, 73130	AM CONSTRUCTION LLC	B-23-2490	\$0.00

**\$0.00****Res Fence Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/3/23	920 HOLOWAY DR, MWC, OK, 73110	JUAN PEREZ	B-23-2040	\$1,800.00
8/11/23	624 S DOUGLAS BLVD, 73130	Veronica Gray	B-23-2117	\$300.00

**\$2,100.00****Res General Electrical Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/21/23	10513 CATTAIL TER, 73130	LARRISON, KEVIN D	B-23-2367	\$0.00

**\$0.00****Res Multi-Fam New Const Bldg Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/3/23	1683 MIDTOWN PL, 73130	JLOU PROPERTIES LLC	B-21-2402	\$1,400,000.00
8/3/23	1677 MIDTOWN PL, 73130	JLOU PROPERTIES LLC	B-21-2403	\$1,400,000.00

**\$2,800,000.00****Res Roofing Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/1/23	1605 HAVEN DR, 73130	SOONER COSTRUCTION BY RICK JAMES	B-23-2043	
8/2/23	12155 JAYCIE CIR, 73130	CANTRELL EXTERIOR FINISHES	B-23-2072	\$27,000.00
8/2/23	1905 HONEYSUCKLE LN, 73130	HICKS ROOFING & CONSTRUCTION LLC	B-23-2085	\$13,000.00
8/2/23	2021 DORCHESTER RD, 73130	HICKS ROOFING & CONSTRUCTION LLC	B-23-2087	\$9,300.00
8/3/23	1002 N MIMOSA LN, 73110	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2103	\$6,000.00
8/3/23	401 S POST RD, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2104	\$42,000.00
8/3/23	213 S POST RD, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2105	\$11,000.00
8/3/23	10328 HAVEN CIR, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2106	\$19,500.00
8/3/23	1205 TARA DR, 73130	OKLAHOMA ROOFING & CONSTR LLC	B-23-2110	\$8,000.00

8/3/23	600 S TIMBER LN, 73130	OKLAHOMA ROOFING & CONSTR LLC	B-23-2111	\$10,000.00
8/3/23	425 PINE HURST DR, 73130	MONROE HOLFORD ROOFING	B-23-2114	\$9,000.00
8/8/23	10508 FOXHORN CIR, 73130	RA CONSTRUCTION GROUP INC	B-23-2140	\$20,000.00
8/8/23	1912 WINDSONG DR, 73130	LANES ROOFING & CONSTRUCTION	B-23-2163	\$14,000.00
8/8/23	101 WOODMAN DR, 73110	PREMIER ROOFING COMPANY	B-23-2165	
8/11/23	10313 AVERY AVE, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2219	\$25,000.00
8/11/23	713 SAINT PAUL AVE, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2220	\$15,000.00
8/14/23	10311 HAVEN CIR, 73130	ELLIOTT ROOFING	B-23-2269	
8/15/23	1601 WEBSTER ST, 73130	MAUPIN ROOFING & CONSTRUCTION	B-23-2278	
8/15/23	9704 WOODROCK CT, 73130	OKLAHOMA ROOFING & CONSTR LLC	B-23-2293	\$10,000.00
8/16/23	10695 NE 4TH ST, 73130	H2O TECH INC	B-23-2297	
8/16/23	209 OAKTREE DR, 73130	OKLAHOMA ROOFING & CONSTR LLC	B-23-2299	\$10,000.00
8/16/23	424 W ERCOUCPE DR, 73110	ELLIOTT ROOFING	B-23-2300	\$29,644.00
8/16/23	3008 N GLENHAVEN DR, 73110	MHM CONSTRUCTION INC	B-23-2302	\$8,000.00
8/18/23	1322 DAMRON DR, 73110	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2345	\$14,000.00
8/18/23	2327 TORTOISE DR, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2348	
8/22/23	613 E BOUSE DR, 73110	DON BLACK ROOFING & CONST	B-23-2383	\$12,000.00
8/23/23	9728 NE 2ND ST, 73130	1907 ROOFING LLC	B-23-2412	\$18,000.00
8/24/23	200 STONE CREEK RD, 73130	JTUCK CONSTRUCTION	B-23-2417	
8/24/23	10517 QUAIL RUN, 73130	MITCHELL CONSTRUCTION AND RENOVATIONS LLC	B-23-2331	\$25,000.00
8/24/23	10421 FUTURITY DR, 73130	CANTRELL EXTERIOR FINISHES	B-23-2423	\$23,000.00
8/24/23	101 SHELBY LN, 73130	CANTRELL EXTERIOR FINISHES	B-23-2424	\$21,000.00
8/25/23	2031 RIDGEVIEW RD, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2436	\$23,000.00
8/25/23	9221 APPLE DR, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2437	\$12,000.00
8/25/23	401 W RICKENBACKER DR, 73110	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2438	\$8,000.00
8/25/23	9836 RAIL RD, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2439	\$10,000.00
8/29/23	308 N POST RD, 73130	ELLIOTT ROOFING	B-23-2482	\$15,000.00
8/31/23	924 N CEDAR DR, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2496	\$7,000.00
8/31/23	433 SHOWALTER DR, 73110	J & M ROOFING	B-23-2500	
8/31/23	9713 NE 3RD PL, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2505	\$9,500.00

8/31/23	10308 SE 14TH ST, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2506	\$18,000.00
8/31/23	9244 ORANGE DR, 73130	PARKER BROTHERS CONSTRUCTION & ROOFING INC	B-23-2507	\$8,800.00
8/31/23	3005 N IDYLWILD DR, 73110	PATRIOT ROOFING	B-23-2503	
				<b>\$510,744.00</b>

#### Res Single-Fam Addition Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/9/23	10335 LE JEAN, MWC, OK, 73130	Dale Sledge	B-22-0668	\$120,000.00
8/23/23	2009 EASTRIDGE PL, 73141	Amonyai Rush	B-23-2139	\$33,623.00
8/29/23	3613 SHADYWOOD DR, MWC, OK, 73110	Darryl Andrews	B-23-0219	\$12,500.00
				<b>\$166,123.00</b>

#### Res Single-Fam New Const Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/1/23	10492 CATTAIL TER, MIDWEST CITY, OK, 73130	Jennifer Ennis	B-23-0585	\$216,070.00
8/7/23	10496 CATTAIL TER, 73130	Jennifer Ennis	B-23-0576	\$207,870.00
8/14/23	1717 RAIN TREE LN, 73020	Gary Kelly	B-22-2548	\$349,900.00
8/15/23	8720 NE 17TH ST, MIDWEST CITY, OK, 0	Daryl Ljunghammar	B-21-0507	\$225,000.00
8/15/23	10464 TURTLE BACK DR, 73130	Home Creations, Inc.	B-22-1289	\$199,500.00
8/16/23	2589 FOREST GLEN DR, MIDWEST CITY, OK, 73020	Swm & Sons	B-22-2681	\$285,000.00
8/23/23	11200 SE 28TH ST, 73130	Tim Fanning	B-22-0071	\$350,000.00
8/24/23	10107 ST PATRICK DR, 73130	BARRON CONSTRUCTION	B-21-0294	\$85,000.00
8/24/23	10855 NE 10TH ST, 73130	Josh & Jazzalynn Reber	B-22-2318	\$375,000.00
8/28/23	1001 RYAN RIDGE CT, 73130	Monarch Homes, LLC	B-23-1175	\$285,000.00
8/28/23	13264 SAWTOOTH OAK RD, 73020	Harli Haworth	B-23-1283	\$236,000.00
8/29/23	219 SHADYBROOK PL, 73110	Aaron McRee	B-23-0467	\$135,000.00
8/29/23	1009 N POPLAR LN, 73130	Keith Hoyt	B-22-2564	\$115,000.00
8/31/23	13260 SAWTOOTH OAK RD, 73020	Harli Haworth	B-23-1275	\$189,000.00
				<b>\$3,253,340.00</b>

#### Res Single-Fam Remodel Building Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/1/23	508 COUNTRY CLUB CIR, 73110	Avvio Services LLC	B-23-0971	\$13,500.00
8/1/23	9424 NE 14TH ST, MWC, OK, 73130	Jeremy Turner	B-23-2000	\$38,722.00
8/1/23	10145 ALICIA DR, MWC, OK, 73130	Jeremy Turner	B-23-2022	\$42,476.00
8/2/23	105 REDBIRD CIR, MWC, OK, 73110	Bryson Jeffs	B-23-1864	\$52,723.77
8/2/23	1340 MEADE DR, MWC, OK, 73130	Megan Crowe	B-23-1964	\$60,000.00
8/2/23	2620 S WESTMINSTER RD, 73130	Carli Gresham	B-23-1794	\$41,341.81
8/2/23	10720 TUMILTY AVE, 73130	Birdsong Investments Inc	B-23-2020	\$20,000.00
8/3/23	804 MEADOWGREEN DR, MWC, OK, 73110	Armando & Laura Pina	B-23-1803	\$6,000.00
8/3/23	4412 MEADOWPARK DR, MWC, OK, 73110	Enrique Delgado	B-23-1909	\$40,000.00
8/9/23	8628 NE 20TH ST, MWC, OK, 73141	Elwin Bunney	B-23-1822	\$50,000.00
8/9/23	10335 LE JEAN, MWC, OK, 73130	Dale Sledge	B-22-0036	\$100,000.00
8/10/23	1504 OELKE DR, MWC, OK, 73110	Anthony Woods	B-23-2063	\$28,290.00
8/14/23	3500 BELLA VISTA, MIDWEST CITY, OK, 0	Jose de Jesus Rojas Velasco	B-23-2095	\$35,000.00
8/14/23	509 E ERCOUCPE DR, MWC, OK, 73110	Toby Brown	B-23-1180	\$10,000.00
8/15/23	1210 TIMBER RD, 73130	Spencer Adams	B-23-1774	\$70,000.00
8/15/23	2040 YORKSHIRE DR, 73130	Teresa Schrag	B-23-2183	\$23,000.00

8/16/23	608 W SILVER MEADOW DR, OK, 73110	Jeremy Turner	B-23-2127	\$0.00
8/16/23	12106 YOUNG RD, MIDWEST CITY, OK, 0	Zechariah Johnston	B-23-2130	\$160,000.00
8/17/23	10533 KRISTIE LN, MWC, OK, 73130	Leonard Tobin	B-23-2181	\$34,836.60
8/17/23	2924 MOCKINGBIRD LN, MWC, OK, 73110	Vyvue LLC/Leonard Tobin	B-23-2180	\$51,938.99
8/18/23	640 JUNIPER AVE, MWC, OK, 73130	Anthony Woods	B-23-2191	\$49,515.00
8/21/23	6012 SE 3RD ST, 73110	Clayton Hitt	B-23-2023	\$40,203.00
8/21/23	3409 WOODVALE DR, MWC, OK, 73110	Clayton Hitt	B-23-2211	\$48,089.00
8/21/23	905 ROYAL AVE, MWC, OK, 73130	Enrique Delgado	B-23-1604	\$30,000.00
8/22/23	902 BORUM PL, MWC, OK, 73110	WHITE, WILBURN RILEY	B-23-2212	\$0.00
8/23/23	1412 N POST RD, MIDWEST CITY, OK, 0	Oscar Monday	B-22-2249	\$8,000.00
8/23/23	228 W STEED DR, MWC, OK, 73110	Jeremy Turner	B-23-1879	\$39,578.00
8/28/23	1113 LOFTIN DR, MWC, OK, 73130	Anthony Woods	B-23-1961	\$20,607.00
8/28/23	645 LOTUS AVE, MWC, OK, 73130	Shawn Harmon	B-23-2378	\$38,921.90
8/28/23	2416 MAPLE DR, MWC, OK, 73110	Shawn Harmon	B-23-2342	\$26,334.00
8/28/23	10210 NE 12TH ST, MWC, OK, 73130	Shawn Harmon	B-23-2398	\$27,548.00
8/29/23	505 CARDINAL PL, MWC, OK, 73130	Sina Redin	B-23-2403	\$30,836.00
8/30/23	520 THREE OAKS DR, MWC, OK, 73130	Camron Roedel	B-23-1403	\$27,721.11
8/31/23	418 ATKINSON DR, MWC, OK, 73110	Shawn McVicker	B-22-3306	\$150,000.00
8/31/23	10525 SE 23RD ST, 73130	Teresa Schrag	B-23-2356	\$13,500.00
8/31/23	136 LEONARD LN, MWC, OK, 73110	Angelica Carmona	B-23-1380	\$30,156.30
8/31/23	10433 SE 21ST ST, MWC, OK, 73130	Jeremy Turner	B-23-1928	\$37,006.00

**\$1,495,844.48**

**Res Storm Shelter Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/1/23	3213 N RIDGEWOOD DR, 73110	Emily Myers	B-23-1934	\$2,850.00
8/7/23	9023 Nawassa Dr, 73130	Evetta Liddell	B-23-2034	\$4,600.00
8/29/23	10464 TURTLE BACK DR, 73130	Jennifer Ennis -Home Creations	B-23-2385	\$2,450.00

**\$9,900.00**

**Res Swimming Pool / Hot Tub Permit**

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
8/10/23	8893 WOODBRIAR CIR, 73110	Emily Jacob	B-23-1988	\$92,000.00

**\$92,000.00**

**Grand Total: \$23,610,241.48**



100 N Midwest Boulevard - Midwest City, OK 73110

### Inspections Summary - Inspected 8/1/2023 to 8/31/2023

<u>Inspection Description</u>	<u>Count</u>
Accessory Bldg Inspection	3
Building/Electrical General Inspection	12
Buildings - CO Inspection & Sign Off	16
Buildings - CO Reinspection & Sign Off	11
Com Building Final Inspection	7
Com Building Final Reinspection	1
Com Drainage 1 Inspection	1
Com Drainage2 Inspection	1
Com Drainage3 Inspection	1
Com Drainage4 Inspection	1
Com Drainage5 Inspection	1
Com Driveway Inspection	1
Com Duct Smoke Detector Test/Inspection (Building)	2
Com Duct Smoke Detector Test/Inspection (Fire Marshal)	3
Com Electrical Ceiling Inspection	2
Com Electrical Final Inspection	6
Com Electrical Final Reinspection	3
Com Electrical Ground Inspection	1
Com Electrical Rough-in Inspection	5
Com Electrical Rough-in Reinspection	3
Com Electrical Service Inspection	3
Com Electrical Service Reinspection	3
Com Electrical Wall Inspection	2
Com Electrical Wall Reinspection	1
Com Fence Inspection	3
Com Fire Alarm Final Inspection	1
Com Footing & Building Setback Inspection	4
Com Framing Inspection	6
Com Framing Reinspection	2
Com Gas Piping Inspection	5
Com Grease Trap Final Inspection	1
Com Grease Trap Rough Inspection (Building)	1
Com Grease Trap Rough Inspection (Line Maintenance)	1
Com Grease Trap Rough Reinspection (Building)	1
Com Grease Trap Rough Reinspection (Line Maintenance)	2
Com Mechanical Ceiling Inspection	1
Com Mechanical Final Inspection	1
Com Mechanical Final Reinspection	1
Com Mechanical Rough-in Inspection	4
Com Plumbing Final Inspection	5
Com Plumbing Final Reinspection	3
Com Plumbing Ground Inspection	8
Com Plumbing Rough-in Inspection	4
Com Plumbing Rough-in Reinspection	2
Com Roofing Inspection	3

Com Roofing Reinspection	2
Com Sewer Service Inspection	10
Com Temporary Electrical Pole Inspection	6
Com Vent Hood Rough Inspection	1
Com Water Service Line Inspection	9
County Health - CO Inspection & Sign Off	2
Electrical Generator Inspection	3
Fire - CO Inspection & Sign Off	17
Fire - CO Reinspection & Sign Off	8
Fire Marshal General Inspection	2
General Inspection	12
Hot Water Tank Inspection	14
Hot Water Tank Reinspection	4
Irrigation System Inspection	2
Line Maintenance General Inspection	1
Mechanical Change Out Inspection	13
Mechanical Change Out Reinspection	1
OMMA CC Inspection - Buildings	1
OMMA CC Inspection - Fire	1
OMMA CC Inspection - Planning	1
OMMA CC Inspection - PWA Utilities	1
Planning - CO Inspection & Sign Off	26
Planning - CO Reinspection & Sign Off	2
Planning General Inspection	1
Plumbing/Mechanical General Inspection	4
Pre-Con Site Inspection/Meeting	2
Res Building Final Inspection	17
Res Drainage1 Inspection	8
Res Drainage1 Reinspection	2
Res Drainage2 Inspection	8
Res Drainage2 Reinspection	2
Res Drainage3 Inspection	13
Res Drainage3 Reinspection	6
Res Drainage4 Inspection	13
Res Drainage4 Reinspection	5
Res Drainage5 Inspection	8
Res Driveway Inspection	9
Res Electrical Final Inspection	19
Res Electrical Final Reinspection	5
Res Electrical Pool Bonding Inspection	3
Res Electrical Rough-in Inspection	7
Res Electrical Rough-in Reinspection	2
Res Electrical Service Inspection	39
Res Electrical Service Reinspection	15
Res Fence Inspection	6
Res Footing & Building Setback Inspection	13
Res Footing & Building Setback Reinspection	2
Res Framing Inspection	6
Res Framing Reinspection	5
Res Gas Meter Inspection	6
Res Gas Meter Reinspection	2
Res Gas Piping Inspection	13
Res Gas Piping Reinspection	4
Res Insulation Inspection	3
Res Mechanical Final Inspection	12
Res Mechanical Final Reinspection	3
Res Mechanical Rough-in Inspection	4

Res Mechanical Rough-in Reinspection	3
Res Patio Cover Inspection	2
Res Plumbing Final Inspection	12
Res Plumbing Final Reinspection	3
Res Plumbing Ground Inspection	7
Res Plumbing Ground Reinspection	1
Res Plumbing Rough-in Inspection	10
Res Plumbing Rough-in Reinspection	1
Res Retaining Wall Final Inspection	2
Res Retaining Wall Inspection	2
Res Roofing Inspection	37
Res Roofing Reinspection	1
Res Sewer Service Inspection	10
Res Sewer Service Reinspection	1
Res Storm Shelter Inspection	3
Res Temporary Electrical Pole Inspection	5
Res Termite Inspection	13
Res Water Service Line Inspection	11
Res Water Service Line Reinspection	2
Residential Meter Tap Inspection	4
Sewer Cap Inspection	2
Sewer Cap/Cave Inspection	2
Sign Inspection	1
Utilities - CO Inspection & Sign Off	16
Utilities - CO Reinspection & Sign Off	2
<hr/>	
Total Number of Inspections:	708



# MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

**August 1, 2023 - 6:00 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 August 1, 2023 at 6:00 p.m., with the following members present:

Commissioners present:      Russell Smith  
   Jess Huskey  
   Jim Smith  
   Dee Collins  
   Dean Hinton  
   Rick Rice

Commissioner absent:

Staff present:                      Emily Richey, Current Planning Manager  
   Tami Anderson, Administrative Assistant  
   Patrick Menefee, City Engineer  
   Robert Coleman, Economic Development Director

## **A. CALL TO ORDER**

The meeting was called to order by Chairperson R. Smith at 6:00 p.m.

## **B. MINUTES**

1. A motion was made by Jeff Huskey seconded by Rick Rice, to approve the minutes of the July 5, 2023 Planning Commission meeting as presented. Voting aye: R. Smith, Huskey, Collins, J. Smith, Hinton, and R. Rice.  
Nay: none. Motion carried.

## **C. NEW MATTERS**

1. Discussion. Consideration and Possible Action, Including Any Possible Amendment, of a Resolution Adopting the Recommendations and Findings of the City of Midwest City Increment District #3 (North Side Increment District).

There was general discussion amongst the Commission.

The applicant, Robert Colman of City of Midwest City was present and addressed the council.  
He explained in a little more detailed regarding the North Side Increment District was about.

A motion was made by Dee Collins, seconded by Jim Smith to recommend approval of this item.  
Voting aye R. Smith, Huskey, Collins, J. Smith, Hinton, and R. Rice.  
Nay: None. Motion Carried.

2. (PC-2144) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District ("R-6") to Manufactured Home Park District ("R-MH-2"); and consideration of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential ("SFD") to Manufactured Home ("MH") for the property described as a part of the Northwest Quarter (NW ¼) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 2117 Randolph Ave., Midwest City, Oklahoma 73110.  
*Tabled from the July 5, 2023 Planning Commission Meeting.*

There was general discussion amongst the Commission.

There was discussion on this item with staff and the Planning Commission regarding the # of units, Randolph Street would have to be widen to handle the traffic and the overcrowding of the RV Park. Also the sewer issue was brought up.

The applicant, Kaitlyn Turner of Williams, Box, Forshee & Bullard Law Firm, was present and addressed the council.

She had explained that the applicant is out of town due to a family emergency and they understand if this was to be tabled and they would like to work on the issues that were brought forth to them.

A motion was made by Rick Rice, seconded by Dean Hinton to recommend denial of this item.

Voting aye to deny - R. Smith, Huskey, Collins, J. Smith, Hinton, and R. Rice.

Nay: J. Huskey voting to Nay on Denial. Motion : Deny the Redistrict

3. (PC-2151) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Office/Retail ("OR") to Medium Density Residential Land Use ("RMD"); and an ordinance to redistrict from Restricted Commercial District ("C-1") to Medium Density Residential ("R-MD"), for the property described as a part of the Southeast Quarter (SE ¼) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as Kanaly 2<sup>nd</sup> Douglas BL Addition; Block 2; Lots 5, 6, 7, and 8.

There was general discussion amongst the Commission.

There was concern on which way they were facing and the back yard fencing.

These units will be rental properties only not for sale and under 1 legal description.

The applicant, Anders Goodman of 601 Crest hill, was present and addressed the council.

Ryan Rushing of The City Managers would like to know if there would be any access through the fence to the back yards.

A motion was made by Rick Rice, seconded by Jeff Huskey to recommend Approval under the condition that there would be Access to the common /fenced patio area of this item.

Voting aye R. Smith, Huskey, Collins, J. Smith, Hinton, and R. Rice.

Nay: None. Motion Carried.

- D. **COMMISSION DISCUSSION:** Rick Rice brought up the discussion to change the time of the Planning Commission meeting to earlier in the afternoon, 3pm/4pm etc. They suggested that the staff talk about what the best time would be and let them know. FYI – we would have to remember about the Board of Adjustment meeting time also.

**E. PUBLIC DISCUSSION:**

**F. FURTHER INFORMATION:** Emily had mentioned the New Planning Director Matt Summers will be starting on Monday August 7<sup>th</sup>, 2023.

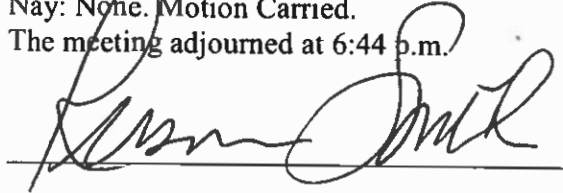
**G. ADJOURNMENT:**

A motion to adjourn was made by Dee Collins, Seconded by Jim Smith.

Voting aye: R. Smith, Huskey, Collins, J. Smith, Hinton, and R. Rice.

Nay: None. Motion Carried.

The meeting adjourned at 6:44 p.m.

A handwritten signature in black ink, appearing to read "Russel Smith", is written over a horizontal line.

Chairman Russel Smith

(ta)



## MUNICIPAL AUTHORITY AGENDA

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

September 26, 2023 – 6:01 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rick Dawkins	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 August 22, 2023 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Capital Sewer Improvements Fund, expenditures/Sewer Improvements (44) \$59,190. Wastewater Fund, expenditures/Wastewater (43) \$22,100. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of declaring the following equipment from Water Resource Recovery Facility (1) 1999 IHC 4900 Dump Truck VIN # 1HTSDAAR0XH643477 as surplus and authorizing its disposal by sealed bid, public auction, or by other means as necessary. (Public Works - R. Paul Streets)

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

D. FURTHER INFORMATION.

1. Review of the monthly report on the current financial condition of the Delta Hotel at the Reed Center for the period ending August 31, 2023. (Director of Operations - R. Rushing)

E. ADJOURNMENT.



CONSENT AGENDA



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

## Midwest City Municipal Authority Minutes

August 22, 2023

This meeting was held in 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 7:06 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne		Secretary Sara Hancock
Trustee Rick Dawkins		Authority Attorney Don Maisch

Absent: Trustees Sara Bana and Rick Favors

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

1. Discussion, consideration and possible action approving the July 25, 2023 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Capital Drainage Imp Fund, expenditures/Drainage Improvements (72) \$220,000. Storm Water Quality Fund, expenditures/Storm Water (61) \$132,250. Cap Water Imp – Walker Fund, expenditures/Capital Water Imp (49) \$424,116. Const Loan Payment Rev Fund, expenditures/Water Department (42) \$3,057,752. Sewer Construction Fund, expenditures/Sewer Construction (46) \$10,040. Utility Services Fund, expenditures/Utility Services (50) \$33,508. Cap. Sewer Imp. – Stroth Fund, expenditures/Sewer Improvements (44) \$399,721. MWC Sanitation Department Fund, expenditures/Sanitation Department (41) \$1,034,963. MWC Water Department Fund, expenditures/Water Department (42) \$288,925. MWC Sewer Department Fund, expenditures/Sewer Department (43) \$764,951. FF&E Reserve Fund, expenditures/Hotel/Conf Center (40) \$287,976. John Conrad Regional Golf Fund, expenditures/John Conrad Regional Golf (47) \$2,000.
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Capital Sewer Improvements Fund, expenditures/Sewer Improvements (44) \$41,691. Water Fund, expenditures/Water (42) \$10,667. Sanitation Fund, revenue/Transfers In (41) \$59,531. Capital Water Improvements Fund, expenditures/Capital Water Improvements (49) \$220,000.

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

### ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 7:06 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: September 26, 2023

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2023-2024, increase: Capital Sewer Improvements Fund, expenditures/Sewer Improvements (44) \$59,190. Wastewater Fund, expenditures/Wastewater (43) \$22,100.

The first supplement is needed to increase budget for Eastside Sanitary Sewer Study to cover change orders to contract with Freese & Nichols, Inc. The second supplement is needed to increase budget in Roof Mounted A/C Unit Project to cover cost of replacement A/C units at Water Resource Recovery Facility.

*Tiatia Cromar*

Tiatia Cromar  
Finance Director

## SUPPLEMENTS

**September 26, 2023**

Fund CAPITAL SEWER IMPROVEMENTS (188)		BUDGET AMENDMENT FORM Fiscal Year 2023-2024			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
44	Sewer Improvements			59,190	
		<u>0</u>	<u>0</u>	<u>59,190</u>	<u>0</u>

**Explanation:**  
To cover balance of contract with Freese & Nichols for Eastside Sanitary Sewer Study including change orders. Funding to come from fund balance.

Fund WASTEWATER (192)		BUDGET AMENDMENT FORM Fiscal Year 2023-2024			
		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	Wastewater			22,100	
		<u>0</u>	<u>0</u>	<u>22,100</u>	<u>0</u>

**Explanation:**  
To increase budget in Roof Mounted AC Unit Project to amount needed to cover cost of replacement A/C units at Water Resource Recovery Facility. Funding to come from fund balance.





**Public Works Administration**

8730 S.E. 15<sup>th</sup> Street,  
Midwest City, Oklahoma 73110

**Public Works Director**

[pstreets@midwestcityok.org](mailto:pstreets@midwestcityok.org)

(405) 739-1061

**Assistant Public Works Director**

[cevenson@midwestcityok.org](mailto:cevenson@midwestcityok.org)

(405) 739-1062

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

**Memorandum**

To: Honorable Chairman and Trustees

From: R. Paul Streets, Public Works Director

Date: September 26, 2023

Subject: Discussion, consideration, and possible action of declaring the following equipment from Water Resource Recovery Facility (1) 1999 IHC 4900 Dump Truck VIN # 1HTSDAAR0XH643477 as surplus and authorizing its disposal by sealed bid, public auction, or by other means as necessary.

---

The Water Resource Recovery Facility IHC 4900 Dump Truck described below has been replaced, removed from service, and has no other operational value or application. The Fleet Department has determined that the value of this vehicle is less than \$10,000. As such, we recommend declaring this item surplus property and authorizing its disposal by sealed bid, public auction, or other means, if necessary.

- Unit #42-03-09, a 1999 IHC 4900 Dump Truck, VIN # 1HTSDAAR0XH643477

Action is at the discretion of the Municipal Authority.

Respectfully,

R. Paul Streets  
Public Works Director



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: September 26, 2023

SUBJECT: Review of the monthly report on the current condition of the Delta Hotel at the Reed Center for the period ending August 31, 2023.

This item is on the agenda at the request of the Authority. Attached to this memorandum is information concerning the status of the Delta Hotel at the Reed Center.

Any time you have a question concerning the conference center and hotel, please feel free to contact me at 739-1205.

<b>Fiscal Year 2023-2024</b>	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
<b>Revenue</b>												
Budgeted (MTD)	410,419	431,525	-	-	-	-	-	-	-	-	-	-
Actual (MTD)	261,357	375,874	-	-	-	-	-	-	-	-	-	-
Budgeted (YTD)	410,419	841,944	841,944	841,944	841,944	841,944	841,944	841,944	841,944	841,944	841,944	841,944
Actual (YTD)	261,357	637,231	637,231	637,231	637,231	637,231	637,231	637,231	637,231	637,231	637,231	637,231

<b>Expenses</b>												
Budgeted (MTD)	354,409	378,100	-	-	-	-	-	-	-	-	-	-
Actual (MTD)	277,604	280,264	-	-	-	-	-	-	-	-	-	-
Budgeted (YTD)	354,409	732,509	732,509	732,509	732,509	732,509	732,509	732,509	732,509	732,509	732,509	732,509
Actual (YTD)	277,604	557,867	557,867	557,867	557,867	557,867	557,867	557,867	557,867	557,867	557,867	557,867

<b>Revenue vs. Expenses</b>												
Budgeted (MTD)	56,010	53,425	-	-	-	-	-	-	-	-	-	-
Actual (MTD)	(16,246)	95,610	-	-	-	-	-	-	-	-	-	-
Budgeted (YTD)	56,010	109,435	109,435	109,435	109,435	109,435	109,435	109,435	109,435	109,435	109,435	109,435
Actual (YTD)	(16,246)	79,364	79,364	79,364	79,364	79,364	79,364	79,364	79,364	79,364	79,364	79,364

<b>Key Indicators</b>												
Hotel Room Revenue	174,426	203,842	-	-	-	-	-	-	-	-	-	-
Food and Banquet Revenue	58,116	178,433	-	-	-	-	-	-	-	-	-	-

<b>Fiscal Year 2022-2023</b>	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
<b>Revenue</b>												
Budgeted (MTD)	314,473	456,558	454,823	690,957	482,754	280,122	284,994	361,496	700,674	397,999	522,958	407,196
Actual (MTD)	215,862	327,994	338,232	298,613	329,258	325,935	257,919	248,620	421,561	279,614	294,119	319,969
Budgeted (YTD)	314,473	771,031	1,225,854	1,916,811	2,399,565	2,679,687	2,964,681	3,326,177	4,026,851	4,424,850	4,947,808	5,355,004
Actual (YTD)	215,862	543,856	882,088	1,180,701	1,509,959	1,835,895	2,093,814	2,342,434	2,763,995	3,043,609	3,337,728	3,657,697

<b>Expenses</b>												
Budgeted (MTD)	317,640	357,848	352,577	429,679	372,335	303,854	297,787	314,509	436,038	355,615	389,108	355,713
Actual (MTD)	270,452	278,272	251,566	289,094	328,384	406,392	357,547	292,897	367,683	326,506	340,376	327,528
Budgeted (YTD)	317,640	675,488	1,028,065	1,457,744	1,830,079	2,133,933	2,431,720	2,746,229	3,182,267	3,537,882	3,926,990	4,282,703
Actual (YTD)	270,452	548,724	800,290	1,089,384	1,417,768	1,824,160	2,181,707	2,474,604	2,842,287	3,168,793	3,509,169	3,836,697

<b>Revenue vs. Expenses</b>												
Budgeted (MTD)	(3,167)	98,710	102,246	261,278	110,419	(23,732)	(12,793)	46,987	264,636	42,384	133,850	51,483
Actual (MTD)	(54,590)	49,722	86,665	9,519	875	(80,457)	(99,628)	(44,277)	53,878	(46,892)	(46,257)	(7,559)
Budgeted (YTD)	(3,167)	95,543	197,789	459,067	569,486	545,754	532,961	579,948	844,584	886,968	1,020,818	1,072,301
Actual (YTD)	(54,590)	(4,868)	81,798	91,317	92,192	11,735	(87,893)	(132,170)	(78,292)	(125,184)	(171,441)	(179,001)

<b>Key Indicators</b>												
Hotel Room Revenue	134,971	160,951	204,314	221,621	181,770	108,375	80,338	136,796	203,240	202,116	217,628	259,119
Food and Banquet Revenue	72,710	138,792	117,519	78,055	96,521	173,540	179,053	99,902	172,321	71,135	51,356	52,897



## MEMORIAL HOSPITAL AUTHORITY AGENDA

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

September 26, 2023 – 6:02 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rick Dawkins	Trustee Rick Favors	Authority Attorney Don Maisch

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action to approve the August 22, 2023 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action, to approve a resolution declaring 2818, 2820 and 2824 Parklawn DR (a/k/a ± 68,198 ft.<sup>2</sup> located in the South Half of the Southeast Quarter of Section 34, Township 12 North, Range 2 West, I.M.) as surplus; and approving an Agreement to exchange said property with SSM Healthcare of Oklahoman, Inc. for 601 National AV (a/k/a ± 72,310 ft.<sup>2</sup> located in the Northeast Quarter of the Southeast Quarter of Section 34, Township 12, North Range 2 West, I.M. (Economic Development - R. Coleman)
3. Discussion, consideration and possible action to amend and/or approve a resolution of the Midwest City Memorial Hospital Authority declaring 8800 – 8832 SE 29th Street (a/k/a +/- 12.85 acres located in the Northeast Quarter of Section 14, Township 11 North, Range 2 West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma) as surplus, and amending and/or approving that certain “Agreement for the Purchase and Sale of Real Estate”, by and Between the Midwest City Memorial Hospital Authority and Sooner Investment, Inc. (the “Real Estate Agreement”); Authorizing and directing execution and delivery of the Real Estate Agreement; and containing other provisions relating thereto. (Economic Development – R. Coleman)
4. Discussion, consideration, and possible action to reallocate assets as recommended from our financial advisor. (Finance - T. Cromar)

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

D. ADJOURNMENT.



DISCUSSION ITEMS



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

## Midwest City Memorial Hospital Authority Minutes

August 22, 2023

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

Chairman Matt Dukes called the meeting to order at 7:07 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne		Secretary Sara Hancock
Trustee Rick Dawkins		Authority Attorney Don Maisch

Absent: Trustees Sara Bana and Rick Favors

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

1. Discussion, consideration and possible action approving the July 25, 2023 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2023-2024, increase: Hospital Authority Fund, expenses/Hospital Authority (90) \$21,800,351.

### DISCUSSION ITEMS.

1. **Discussion, consideration and possible action to approve a resolution declaring 2818, 2820 and 2824 Parklawn DR (a/k/a ± 68,198 ft.<sup>2</sup> located in the South Half of the Southeast Quarter of Section 34, Township 12 North, Range 2 West, I.M.) as surplus; and exchanging said property with SSM Healthcare of Oklahoman, Inc. for 601 National Ave (a/k/a ± 72,310 ft.<sup>2</sup> located in the Northeast Quarter of the Southeast Quarter of Section 34, Township 12, North Range 2 West, I.M. No Action Taken.**
2. **Discussion, consideration, and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives. No Action Taken.**

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

At 7:07 PM Eads made a motion to recess, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

At 7:10 PM Reed made a motion to reconvene, seconded by Eads. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. 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 discuss the purchase or appraisal of the real property located within the City near 8800 - 8832 SE 29th ST (a/k/a +/- 13.28 acres located in the NE/4, NE/4, Sec. 14, T11N, R02W, I.M., Oklahoma County, OK); and 2) in open session, authorizing the General Manager/Administrator to take action as appropriate based on the discussion in executive session.**

At 7:12 PM Eads made a motion to enter into executive session, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana, Favors. Motion Carried.

At 7:29 PM Reed made a motion to return to open session, seconded by Eads. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

Eads made a motion to proceed as discussed, seconded by Reed. Voting aye: Eads, Byrne, Dawkins, Reed, and Dukes. Nay: none. Absent: Bana and Favors. Motion Carried.

ADJOURNMENT.

There was no further business, Chairman Dukes adjourned the meeting at 7:29 PM.

ATTEST:

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

\_\_\_\_\_  
SARA HANCOCK, Secretary



Midwest City Memorial Hospital Authority  
100 North Midwest Boulevard  
Midwest City, Oklahoma 73110  
Office (405) 739-1207/Fax (405) 739-1208  
[www.midwestcityok.org](http://www.midwestcityok.org)

## MEMORANDUM

To: Honorable Chairman and Trustees

From: Tim Lyon, General Manager/Administrator

Date: September 26, 2023

Subject: Discussion, consideration and possible action, to approve a resolution declaring 2818, 2820 and 2824 Parklawn DR (a/k/a  $\pm$  68,198 ft.<sup>2</sup> located in the South Half of the Southeast Quarter of Section 34, Township 12 North, Range 2 West, I.M.) as surplus; and approving an Agreement to exchange said property with SSM Healthcare of Oklahoman, Inc. for 601 National AV (a/k/a  $\pm$  72,310 ft.<sup>2</sup> located in the Northeast Quarter of the Southeast Quarter of Section 34, Township 12, North Range 2 West, I.M.

---

The Authority owns approximately 1.56 acres located at 2818, 2820 and 2824 Parklawn Drive that were acquired in 2021, shortly after SSM Healthcare assumed the lease of the Midwest City Memorial Hospital. SSM Healthcare owns 1.66 acres located at 601 National AV it would like to exchange for property in closer proximity to the Hospital.

The *'Parklawn Drive – National Avenue Revitalization Plan & Design Code'* created by TSW Planning (5/2022), envisions medical-related redevelopment of the Authority property on Parklawn Drive while it forecasts mixed uses on National Avenue. Since SSM is better suited to promote medical development, and the Authority is better prepared to promote commercial and residential growth, a property exchange is proposed between the two parties.

A recently completed professional appraisal revealed the properties are equal in value.

If the attached resolution is approved, each party must absorb its own closing costs, which are estimated at less than \$5000 each.

Staff recommends approving the attached resolution.

Respectfully,

Tim Lyon, General Manager/Administrator

Enc: Resolution  
Real Estate Agreement  
Appraisals

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY DECLARING 2818, 2820 AND 2824 PARKLAWN DRIVE AS SURPLUS; APPROVING THAT CERTAIN “AGREEMENT FOR THE EXCHANGE OF REAL PROPERTY” LOCATED AT 601 NATIONAL AVENUE; BY AND BETWEEN THE MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY AND SSM HEALTHCARE OF OKLAHOMA, INC. (THE “REAL ESTATE AGREEMENT”); AUTHORIZING AND DIRECTING EXECUTION AND DELIVERY OF THE REAL ESTATE AGREEMENT; AND CONTAINING OTHER PROVISIONS RELATING THERETO.**

**WHEREAS**, the Midwest City Memorial Hospital Authority, an Oklahoma public trust (hereinafter, the “Authority”), in its effort to create jobs and to expand local economic development opportunities previously acquired the property at 2818 – 2824 Parklawn Drive (See Exhibit ‘A’) for redevelopment purposes; and

**WHEREAS**, SSM Healthcare of Oklahoma, Inc., an Oklahoma non-profit corporation (hereinafter, “SSM”), seeks to acquire 2818 – 2824 Parklawn Drive for the purpose of constructing a medical office building; and

**WHEREAS**, SSM, owns real property at 601 National Avenue in Midwest City, Oklahoma (hereinafter, the “SSM Property”) (See Exhibit ‘B’), the Authority has targeted for development of residential and/or commercial purposes; and

**WHEREAS**, both parties agree to those terms contained in a certain “Agreement for the Exchange of Real Property”, by and between the Authority and the SSM (hereinafter, the “Real Estate Agreement”); and

**WHEREAS**, the Trustees of the Midwest City Memorial Hospital Authority have determined that it is in the best interests of the residents of Midwest City, Oklahoma that the Real Estate Agreement be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND TRUSTEES OF THE MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY, AS FOLLOWS:**

**SECTION 1. Declaring the Property as Surplus.** The Trustees of the Midwest City Memorial Hospital Authority hereby declare 2818, 2820 and 2824 described on Exhibit ‘A’ as surplus, and authorize the General Manager/Administrator to exchange the property as provided for in the Real Estate Agreement.

**SECTION 2. Approving the Terms and Conditions of the Real Estate Agreement.** The Trustees of the Midwest City Memorial Hospital Authority hereby approve that certain “Agreement for the Exchange of Real Property”, dated as of its date of execution, by and between the Midwest City Memorial Hospital Authority and SSM (the “Real Estate Agreement”), in substantially the form submitted at this meeting, with such changes as made be hereafter approved by the Chairman of the Midwest City Memorial Hospital Authority.

**SECTION 3. Authorizing and Directing Execution and Delivery of the Real Estate Agreement and All Related Instruments.** The Chairman and the Secretary are hereby authorized and directed to execute and deliver the Real Estate Agreement and such other instruments as may be necessary or appropriate in order to effectuate the execution and delivery of the Real Estate Agreement.

PASSED AND APPROVED by the Chairman and Trustees of the Midwest City Memorial Hospital Authority this \_\_\_\_\_ day of September, 2023.

MIDWEST CITY MEMORIAL  
HOSPITAL AUTHORITY

\_\_\_\_\_  
Matthew D. Dukes II, Chairman

ATTEST:

\_\_\_\_\_  
Sara Hancock, City Secretary

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

\_\_\_\_\_  
Don Maisch, Counselor

## **EXHIBIT 'A'**

*Legal Description for Properties Owned by the Midwest City Memorial Hospital Authority*

### **Parcel 1:**

A part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows: Starting at the Southeast Corner of Lot One (1), in Block Four (4), of Ridgecrest Country Estates Addition, a subdivision of a part of said Southeast Quarter (SE/4); Thence East parallel to and 50.00 Feet North of the South line of said Section a distance of 340.00 Feet; Thence North along the Easterly line of Parklawn Drive a distance of 484.00 Feet to a point of curvature; Thence continuing Northeasterly along the East line of Parklawn Drive on a curve to the right having a radius of 603.29 Feet an arc distance of 144.60 Feet to the Point or Place of Beginning; Thence continuing Northeasterly along the East line of Parklawn Drive on a curve to the right having a radius of 603.29 Feet and arc distance of 230.07 Feet; Thence South 54°25' East a distance of 140.00 Feet; thence Southerly on a curve to the left having a radius of 463.29 Feet and arc distance of 176.68 Feet; Thence North 76°16' West a distance of 140.00 Feet to the Point or Place of Beginning.

### **Parcel 2:**

A part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows: Starting at the Southeast Corner of Lot One (1), in Block Four (4), of Ridgecrest Country Estates Addition, a subdivision of a part of said Southeast Quarter (SE/4); Thence East parallel to and 50.00 Feet North of the South line of said Section a distance of 340.00 Feet; Thence North along the Easterly line of Parklawn Drive a distance of 484.00 Feet to the Point or Place of Beginning; Thence East a distance of 225.00 Feet; Thence to the Northeast 90.67 Feet along a curve having a radius of 378.29 Feet; Thence North 76°16' West a distance of 225.00 Feet to the Easterly line of Parklawn Drive; Thence Southwest along said Easterly line 144.60 Feet along a curve having a radius of 603.29 Feet to the Point or Place of Beginning.

### **Parcel 3:**

A part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows: Starting at the Southeast Corner of Lot One (1), in Block Four (4), of Ridgecrest Country Estates Addition, a subdivision of a part of said Southeast Quarter (SE/4); Thence East parallel to and 50.00 Feet North of the South line of said Section a distance of 340.00 Feet; Thence North along the Easterly line of Parklawn Drive a distance of 484.00 Feet; Thence along said Easterly line, a distance of 144.60 Feet along a curve to the right having a radius of 603.29 Feet; Thence South 76°16' East, a distance of 140.00 feet to the Point or Place of Beginning; Thence to the Northeast, 176.68 Feet, along a curve having a radius of 463.29 Feet; Thence South 54°25' East, a distance of 85.00 Feet; Thence Southwest 144.27 Feet along a curve having a radius of 378.29 Feet; Thence North 76°16' West a distance of 85.00 Feet to the Point or Place of Beginning.

**EXHIBIT 'B'**

*Legal Description for Property Owner by the SSM Healthcare of Oklahoman, Inc.*

A tract of land lying in the Southeast Quarter (SE/4) of Section Thirty-four (34) Township Twelve (12) North, Range Two (2) West of the Indian Meridian Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter (SE/4);

Thence North  $00^{\circ}13'00.1''$  West, along the East line of said Southeast Quarter (SE/4), a distance of 873.85 feet; Thence South  $89^{\circ}57'00.1''$  West a distance of 395.30 feet; Thence North  $00^{\circ}13'00''$  West, parallel with the East line of said Southeast Quarter (SE/4), a distance of 25.00 feet to a point on the North right-of-way line of National Avenue and the Point of Beginning; Thence along the North Right-of-Way line of National Avenue the following two courses:

1. South  $89^{\circ}57'10.1''$  West a distance of 188.02 feet to a point of curvature;
2. Westerly along a curve to the right having a radius of 233.15 feet (said curve subtended by a chord which bears North  $88^{\circ}16'10.11''$  West a distance of 14.49 feet) an arc distance of 14.49 feet;

Thence North  $00^{\circ}13'00.11''$  West, parallel with the East line of said Southeast Quarter (SE/4), a distance of 357.06 feet; Thence North  $89^{\circ}57'10.11''$  East a distance of 202.50 feet; Thence South  $00^{\circ}13'10.11''$  East, parallel with the East line of said Southeast Quarter (SE/4), a distance of 357.51 feet to the point of beginning.

## AGREEMENT FOR EXCHANGE OF REAL PROPERTY

THIS AGREEMENT FOR EXCHANGE OF REAL PROPERTY (the "Agreement") is made and entered into this \_\_\_\_ day of September, 2023, by and between MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY, an Oklahoma public trust (the "Authority"), and SSM HEALTH CARE OF OKLAHOMA, INC., an Oklahoma not for profit corporation ("SSM"), with respect to the following facts:

A. The Authority is the owner of that certain real property situated in Oklahoma County, Oklahoma, which tract is depicted and identified as "Authority Tract" on Exhibit A attached hereto and made a part hereof (the "Authority Tract").

B. SSM is the owner of that certain real property situated in Oklahoma County, Oklahoma, which tract is depicted and identified as "SSM Tract" on Exhibit B attached hereto and made a part hereof (the "SSM Tract" and, together with the Authority Tract, the "Tracts").

C. The Authority and SSM desire to memorialize their understandings and agreements whereby (i) the Authority will convey to SSM the Authority Tract, and (iii) SSM will convey to the Authority the SSM Tract.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, the Exchanger and Intermediary hereby agree to the following:

1. Exchange of Properties. The Authority agrees to transfer the Authority Tract to SSM, and SSM agrees to transfer the SSM Tract to the Authority, at the Closing (as defined in Section 3 below). The transfer such Tracts shall be effected by a special warranty deeds in such form as is customarily used in Oklahoma City, Oklahoma in a transaction of this nature.

2. Closing. The closing of the transactions contemplated by this Agreement shall take place at the offices of Chicago Title Company Oklahoma (the "Title Company") located at 210 Park Avenue, Suite #210, Oklahoma City, OK 73102 on \_\_\_\_\_, 2023 or such other date as may be agreed upon by the parties provided that each party has reviewed and approved of the title commitment and survey, if obtained, covering the Tract to be acquired by such party. Each party shall for all costs associated with obtaining such title commitment and survey, if any, covering the Tract to be acquired by such party. Each party shall pay their own respective attorneys' fees and appraisal fees related to the Tract being sold by it, and all other costs of effecting the transactions contemplated hereby that are not expressly addressed by this Agreement shall be paid in a manner customary in transactions of this nature.

3. Further Assurances. The parties agree to execute any and all additional documents and instruments necessary to carry out of the terms of this Agreement.

4. Time. Time is of the essence under this Agreement.

5. Successors and Assigns. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto, their estates, heirs, representatives, successors and assigns.

6. Notices. All notices required or permitted to be given pursuant to this Agreement shall be in writing addressed to each party at the address as set forth below, and shall be effective upon (a) personal delivery to the party to whom they are addressed, (b) the next business day after being deposited with a recognized overnight delivery service, or (c) three days following deposit in the United States mail, first class postage prepaid, certified mail, return receipt requested:

If to the Authority: Midwest City Memorial Hospital Authority  
100 N. Midwest Blvd.  
Midwest City, OK 73110  
Attention: Tim Lyon, City Manager  
Email: tlyon@MidwestCityOK.org

With a copy to: Williams, Box, Forshee & Bullard, P.C.  
522 Colcord Drive  
Oklahoma City, OK 73102-2202  
Attention: John Michael Williams, Esquire  
Email: williams@wbflaw.com

It to SSM: SSM Health Care of Oklahoma, Inc.  
1000 N. Lee Ave., 3<sup>rd</sup> Floor  
Oklahoma City, OK 73102  
Attention: Mandy Hayes Chandler, Esquire  
Email: mandy.hayes-chandler@ssmhealth.com

With a copy to: McAfee & Taft  
8th Floor, Two Leadership Square  
211 North Robinson  
Oklahoma City, OK 73102-7103  
Attention: Robert L. Garbrecht, Esquire  
Email: rob.garbrecht@mcafeetaft.com

Either party may change its address for notices hereunder by giving notice to the other party in accordance with the provisions hereof.

7. Governing Laws. This Agreement shall be interpreted under and governed by the laws of the State of Oklahoma.



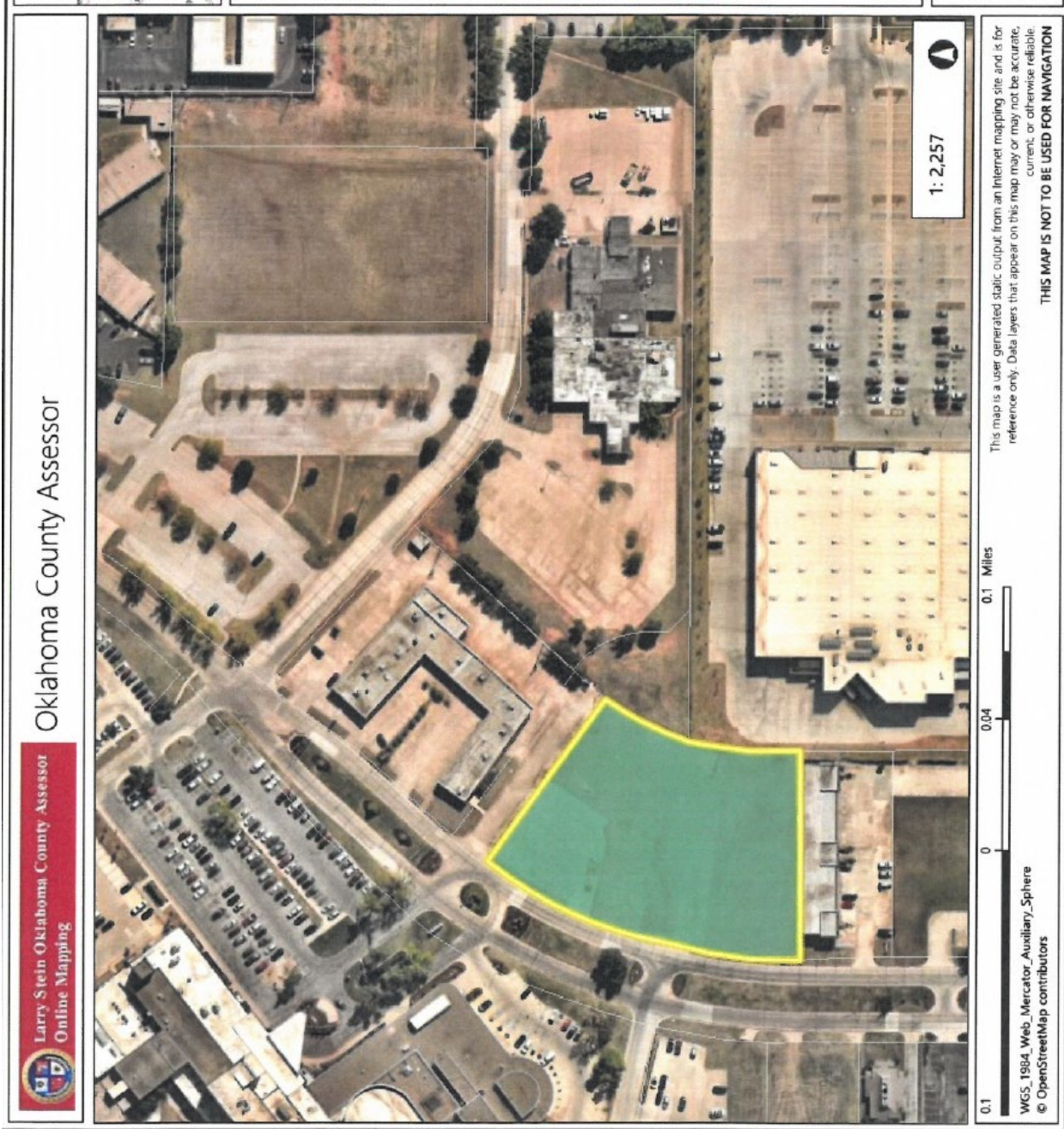


## **LISTS OF SCHEDULES AND EXHIBITS**

- Exhibit A: Depiction and Legal Description of Authority Tract  
Exhibit B: Depiction and Legal Description of SSM Tract

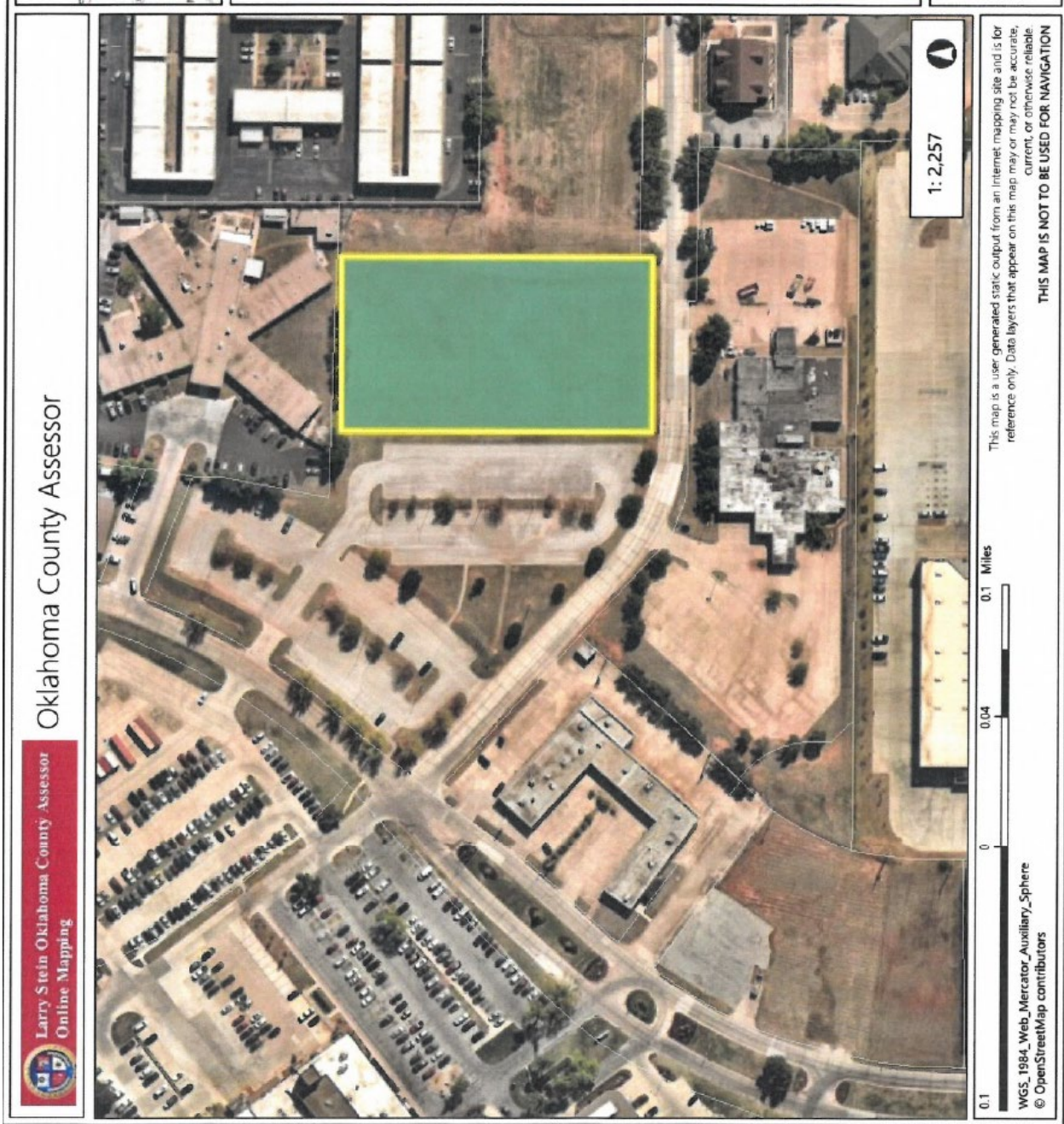
# EXHIBIT A

## Depiction and Legal Description of Authority Tract



# EXHIBIT B

## Depiction and Legal Description of SSM Tract



A tract of land lying in the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter (SE/4);

Thence North 00°13'00" West, along the East line of said Southeast Quarter (SE/4), a distance of 873.85 feet;

Thence South 89°57'00" West a distance of 395.30 feet;

Thence North 00°13'00" West, parallel with the East line of said Southeast Quarter (SE/4), a distance of 25.00 feet to a point on the North right-of-way line of National Avenue and the Point of Beginning;

Thence along the North Right-of-Way line of National Avenue the following two courses:

1. South 89°57'00" West a distance of 188.02 feet to a point of curvature;
2. Westerly along a curve to the right having a radius of 233.15 feet (said curve subtended by a chord which bears North 88°16'10" West a distance of 14.49 feet) an arc distance of 14.49 feet;

Thence North 00°13'00" West, parallel with the East line of said Southeast Quarter (SE/4), a distance of 357.06 feet;

Thence North 89°57'00" East a distance of 202.50 feet;

Thence South 00°13'00" East, parallel with the East line of said Southeast Quarter (SE/4), a distance of 357.51 feet to the point of beginning.

**An  
Appraisal Report  
Of  
A Tract of Land,  
Located At  
601 National Avenue  
Midwest City, Oklahoma**

**Effective Date:  
July 1, 2023**



**J. W. HOYT & ASSOCIATES  
REAL ESTATE APPRAISERS & CONSULTANTS**

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## **Identification Of Property**

The appraised property is a developed, but not improved land tract, located within a planned redevelopment area that is dominated by the recently acquired SSM Health Midwest City Hospital. The property is located at 601 National Avenue, Midwest City.

## **Purpose Of The Appraisal**

The purpose of this appraisal is to estimate the market value of the identified property as of a current date. The market value estimate is applicable to the fee simple interests held in the property ownership.

The client of this appraisal assignment is Robert Garbrecht, Attorney, representing SSM/MWC Memorial Hospital. At the request of this client, this appraisal will be applicable to only the appraised property identified within this appraisal report. It is assumed that this client will use the estimated market value found in the appraisal report in decisions concerning the future disposition of the appraised property.

## **History Of Ownership**

Public records in the Oklahoma County Assessor's office indicate that the owner of the appraised property is SSM Health Care of Oklahoma, Inc. This ownership acquired the property on March 25, 2021. The recorded seller of this property was Midwest Regional Medical Center, LLC. The conveyance was by Special Warranty Deed, recorded in Book 14682, Pages 1817-1823. The purchase price of the property was redacted in the recorded deed. The County Assessor's office reported that the sales price was \$217,500. The seller of this transaction had acquired the property on September 16, 2011 for a reported price of \$375,000.

In 2021, the Memorial Hospital Authority had previously acquired title to the hospital property under reported adverse conditions. The hospital and surrounding privately owned properties were experiencing declining occupancies and rental rates due to the previous inactivity of the hospital. The City of Midwest City reportedly held substantial interests in



the ownership and operation of the hospital. With the acquisition of the SSM Hospital in 2021, Midwest City seized on a proactive opportunity to implement and support a revitalization plan that was designed to rehabilitate the economy and occupancy of the surrounding area through the acquisition and operation of a new, major medical hospital facility.

## **Scope Of Appraisal**

The scope of this appraisal assignment has been to assemble sufficient fact based information to allow a supportable opinion of the market value of the fee simple interest held in the appraised property. The strength of any appraisal report can be measured based on the amount of objective information that is gathered in the appraisal process.

The appraised property is a fully developed land tract that is located within a previously developed business park that has physical features that would normally enhance the marketability of developed, vacant land tracts. The previous closing of the Midwest City Hospital had a negative impact on the occupancy of the area for continuing medically related uses. The 2021 announcement of the full reopening of the new hospital property and support of Midwest City should stimulate new demand and development in the area surrounding the appraised property.

While there are three separate appraisal approaches that can measure the value of land, two of the appraisal approaches are typically only applicable when a property has been improved with buildings. Therefore, only the Sales Comparison Approach is used in the valuation of the appraised property. This appraisal approach produces an objective value estimate when the property being appraised is compared to recent sales of similar properties.

The Sales Comparison Approach is a multi-step process that commences with a search for recent land sales that have similar economic and physical characteristics to the land being appraised. The appraised property is located within an area that has multiple vacant, developed land tracts. A newly implemented public plan is programed to stimulate a new demand and marketing in the area surrounding the appraised land. Therefore, the search for recent land sales has centered on the surrounding growth area. A private real estate

appraisal data base has been maintained by this appraiser since 1979 on all the known sales, leases, and other pertinent property information on all non-single family transactions, in the metro area. This data base is continually updated to allow a complete, up-to-date overview of the local real estate market. The information in this data base has assisted in assembling the market data found within this appraisal report. In addition to this data base, public records in the Oklahoma County Assessor's office have assisted in the discovery of the historical and current land sales.

A physical, on-site inspection of the appraised property and the surrounding land area has been completed. Each of the selected sales, utilized in this report, has been verified through information on the sales document or from some other informed source. This appraiser has extensive experience in appraising properties in the Midwest City area. This information has become the scope of this appraisal assignment.

### **Definition Of Market Value**

The definition of the term "market value" has not been universally standardized. The most common definition has been defined by the Appraisal Institute as:

*The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

- *Buyer and seller are typically motivated;*
- *Both parties are well informed or well advised, and acting in what they consider their own best interests;*
- *A reasonable time is allowed for exposure in the open market;*
- *Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*

- *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

## **Effective Date Of Appraisal**

The effective date of this appraisal is July 1, 2023. This appraisal report was prepared in June and July 2023.

## **Assumptions And Limiting Conditions**

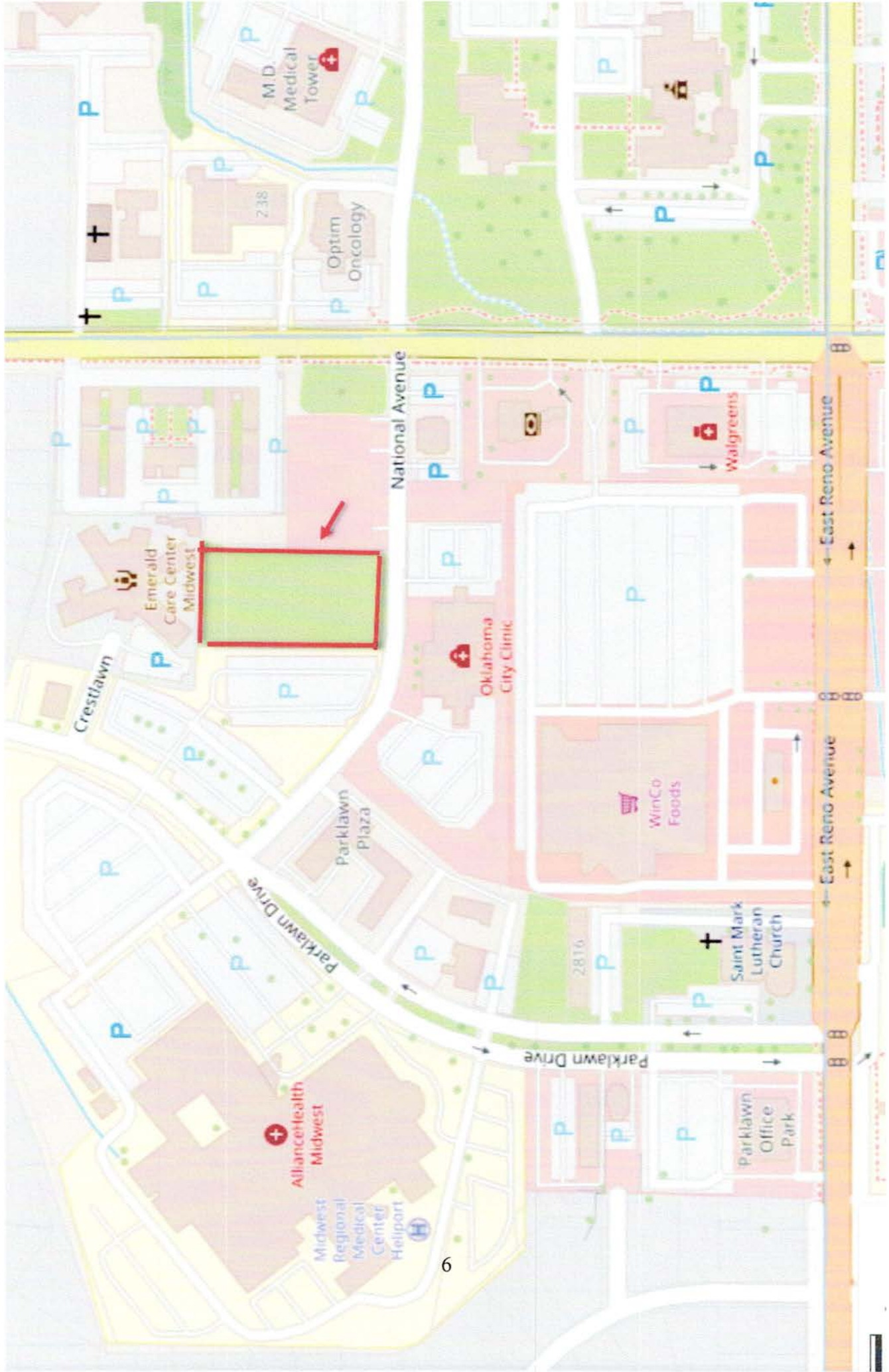
Assumptions and limiting conditions applicable to an appraised property can include both specific as well as general assumptions. Specific or extraordinary assumptions are generally atypical to an appraisal process and have not been applied in this appraisal process. General assumptions and limiting conditions for this property include the following:

1. The appraised property has not been platted and is dependent upon a metes and bounds description. A survey of a larger area included the appraised property that was described as being Tract 3. A copy of this survey is attached in this report. The ad valorem tax records depict the appraised tract by a metes and bounds description. These two descriptions have been relied upon in determining the physical characteristics of the appraised property.
2. The property is appraised as being free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. The plot plans and other illustrative materials in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or unapparent physical conditions in this property, subsoil or topography that would render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover such conditions.
7. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the appraisal report. The projected zoning is based on market evidence and is assumed to be correct.
8. It is assumed that the use of the land is confined within the general boundaries depicted by the furnished schematic of the appraised property. It is also assumed that the furnished boundaries do not encroach upon a third party ownership.
9. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, were not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property; however, the appraiser is not qualified to detect such substances.
10. Possession of this report or a copy thereof, does not carry with it the right of publication or distribution.
11. The forecasts, projections or operating estimates contained in this report are based on market conditions within a reasonable time frame with the effective date of this appraisal. Anticipated short-term supply and demand factors, and a continued stable economy are assumed to be applicable. These forecasts are therefore subject to changes with future conditions.

## **Report Format**

Government control and standards set by the Appraisal Institute of which this appraiser maintains a membership, can affect a real estate appraisal format. Most appraisals completed for a banking institution in Oklahoma, are considered “federally related transactions” and are therefore under the scrutiny of the Oklahoma Real Estate Appraiser Board.



All appraisals involving a federally related transaction require that the appraisal be completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The subject of this appraisal report does not involve a banking transaction; therefore, the requirement for adherence to the USPAP standards in this appraisal is not enforceable or required by the Oklahoma Real Estate Appraiser Board. While the USPAP regulations are not directly applicable to this appraisal, this appraisal has generally followed many of the USPAP report writing guidelines.

The final estimate of market value, found in this appraisal report, has not been affected by the report format or guidelines under which the appraisal report has been prepared.

## **Area Analysis**

The area applicable to the appraisal of the subject property can be physically described as being a part of the developed area of Midwest City, which can be described as being a part of the southeast quadrant of the Oklahoma City metro area. The development of Midwest City commenced in the early 1940's when Tinker Field Air Force Base was located along what is now a part of the southern boundary of Midwest City.

The development expansions in this area have changed many of the previous traffic patterns, environmental characteristics, and planned future changes of the area. With the subject area being subjected to these changes, the demand for vacant land needed for development purposes has been greatly expanded.

In 1962, the Midwest City Memorial Hospital Authority was created, resulting in a new regional hospital to serve Midwest City. In 1996, the Municipal Authority leased the hospital to a private hospital company for a reported \$46 million and provided a 30 year lease. In 2021, Midwest City (then the property owner) entered into a long term lease with SSM Health St. Anthony Hospital – Midwest. A rejuvenating program was announced by the city that will provide funds that are designed to bring the unoccupied properties surrounding the hospital new occupancies and developments.

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## Property Description

The appraised property is located on the north side of National Avenue, a primary traffic artery serving the surrounding developed, medically related business park. This site is about one block east of the newly opened hospital property.

The appraised property is a rectangular land tract, having 188 feet of street frontage on National Avenue by a depth of 357 feet. The property contains about 69,357 square feet or 1.59 acres. The topography of the site is generally level, and about one foot above the curb grade of National Avenue. The west side of the tract adjoins a paved parking lot and the north side abuts a large nursing home property. The east side of this tract abuts a vacant land tract that is several feet below the appraised tract. The adjoining east land tract was extended to Midwest Boulevard and was previously improved as a branch bank facility.

The appraised land tract is zoned "C-3" Community Commercial District. This zoning classification is generally common to the area and allows an abundance of commercial land developments and land uses. It is assumed that the appraised tract has ample on-site surface and subsurface public utilities that would allow most any form of developed use.

The appraised land tract has most physical features commonly required for multiple forms of commercial development. The lot depth of the appraised tract with 357 feet generally exceeds the average lot depths found in the surrounding area. This feature could result in a per square foot price below other, more standard lot sizes, if the buyer had no use for an extended lot depth.

While the appraised property has good physical attributes for future development use, the major drawback is the amount of undeveloped land in the immediate area that would compete with the subject for new development. The process of rehabilitation of the previously developed area is relatively new and has not illustrated successful trends through new property sales and development.





## **Highest And Best Use**

Highest and best use is defined as the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

In considering the highest and best use of land, the legal use of the property and the physical possibility generally indicate the probability of future use. As discussed in the description of this property, the existing zoning for commercial development will allow the appraised property to be developed without going through the zoning process. The appraised property has good commercial development attributes that should result in one of the higher density land uses in an expanding urban market. The highest and best use of the appraised property is therefore believed to be for a commercially elevated urban use that includes medical use.

## Process Of Valuation

When applicable, there are three market recognized, appraisal approaches that can be applied to real estate, in the Process Of Valuation. These three approaches and their basic functions in the appraisal process are outlined as follows:

Appraisal Approach	Basic Valuation Function
Cost Approach	Measures value based on the cost new of the improvements, less an allowance for depreciation, plus a land value estimate.
Income Approach	Measures value based on the capitalization of a net operating income, produced through the rental of the real estate.
Sales Comparison Approach	Measures value based on a direct comparison of the property being appraised with recent sales of similar or like properties.

As previously discussed, the appraised property is a vacant land tract containing 1.59 acres or 69,357 square feet. The Cost and Income Approaches are not typically applicable to the valuation of vacant land and will therefore be omitted.

The Sales Comparison Approach will be applied to the appraised property for an objective indication of the market value. This appraisal approach commences with a detailed market search for recent sales of land tracts that share with the appraised property many similar physical and economic characteristics.

Because the appraised land tract is within a business park of physically defined, past and present medically related uses, the primary search for recent land sales focused on the area surrounding the appraised property. The 2021 public announcement of the SSM Midwest City Hospital purchase is apparently new enough that the only recent land sales were directly involved in the hospital purchase. The data search was therefore expanded to other areas in the metro market. After a comprehensive data search, six land sales have been selected to serve as comparable sales. An outline of the more relevant features of each of the selected land sales follows:

**Land Sale 1:**

Location: Subject Property, 601 National Avenue

Date Sold: March 25, 2021

Buyer: SSM Health Care of Oklahoma, Inc.

Recording: Special Warranty Deed; Book 14682, Page 1817

Land Size: 1.66 acres or 72,393 square feet (abstracted from the Assessor's records)

Sales Price: \$217,500 or \$3.00 per square foot

Comments: This is the sale of the appraised property that apparently took place at the time the hospital property was being sold to SSM Health Care of Oklahoma. The sales price was identified by the Assessor's office as being \$217,500. The sales price of this sale could have been affected by the terms and conditions under which the sale was consummated. The property was apparently a vacant land tract at the time of sale, and was zoned for commercial use. The seller of the property was Midwest Regional Medical Center, LLC.

**Land Sale 2:**

Location: 301 N. Midwest Boulevard

Date Sold: July 28, 2021

Buyer: Midwest City Memorial Hospital Authority

Recording: Special Warranty Deed; Book 14877, Page 229

Land Size: Irregular shaped, 1.74 acres or 75,605 square feet (Assessor's records).

Sales Price: \$325,000 or \$4.30 per square foot

Comments: This land sale abuts the east side of the appraised property. At the time of sale, the site was a developed branch bank, owned by JP Morgan Chase Bank National Association. After the purchase, the bank building was razed and the land was converted to natural vegetation. This sale was transacted after the March 25, 2021 purchase of the hospital. This property has frontage and street exposure on both National Avenue as well as Midwest Boulevard. It is possible that the known previous sale of the hospital had an effect on the sales price paid in this transaction. There is no physical evidence that the property has been placed for sale on the open market as of the date of this appraisal.

**Land Sale 3:**

Location: On the north side of E. Reno Avenue, about one block west of Midwest Boulevard.

Date Sold: May 19, 2021

Buyer: True Sky Credit Union

Recording: Special Warranty Deed; Book 14754, Page 946

Land Size: 0.66 acre or 28,856 square feet

Sales Price: \$575,000 or \$19.93 per square foot

Comments: This is the sale of a land tract that was zoned and purchased for commercial development. The property has good commercial street frontage and traffic exposure. The site has additional street access to a street on the west and east sides that extends to the new WinCo Foods grocery store property. The seller of the property was WinCo Foods who owned the abutting land north of this property. The property was developed with a branch bank facility.

**Land Sale 4:**

Location: 10012 E. Reno Avenue (southeast corner of E. Reno Avenue and Post Road.

Date Sold: July 22, 2022

Buyer: Casey's Marketing Company

Recording: Warranty Deed; Book 15225, Page 1052

Land Size: 1.38 acres or 60,113 square feet

Sales Price: \$225,000 or \$3.74 per square foot

Comments: This property is a retail corner land tract that was purchased in anticipation of improving the property with a franchise convenience store. The property was rectangular and zoned for commercial use at the time of sale. This property is just over two miles east of the appraised property in a lower density and populated area. The property was a lower class commercial land site.

**Land Sale 5:**

Location: Northwest corner of Professional Circle and Health Center Parkway in Yukon, Oklahoma

Date Sold: July 14, 2020

Buyer: The Commons of Yukon, LLC

Recording: Warranty Deed; Book 5105, Page 61

Land Size: 1.6 acres or 69,696 square feet

Sales Price: \$450,000 or \$6.46 per square foot

Comments: This land sale is in a developed, medically related business park that is a part of the Integris Hospital campus. The land area surrounding this property is in many ways similar to the anticipated future development of the medically related business park that the appraised property is a part of. This site has frontage and street exposure on a street system designed to enhance the Integris Hospital use and exposure. The site is irregular in shape. The property was purchased by an out-of-state investor.

**Land Sale 6:**

Location: Southeast corner of Professional Circle and Health Center Parkway, Yukon, Oklahoma

Date Sold: December 21, 2022

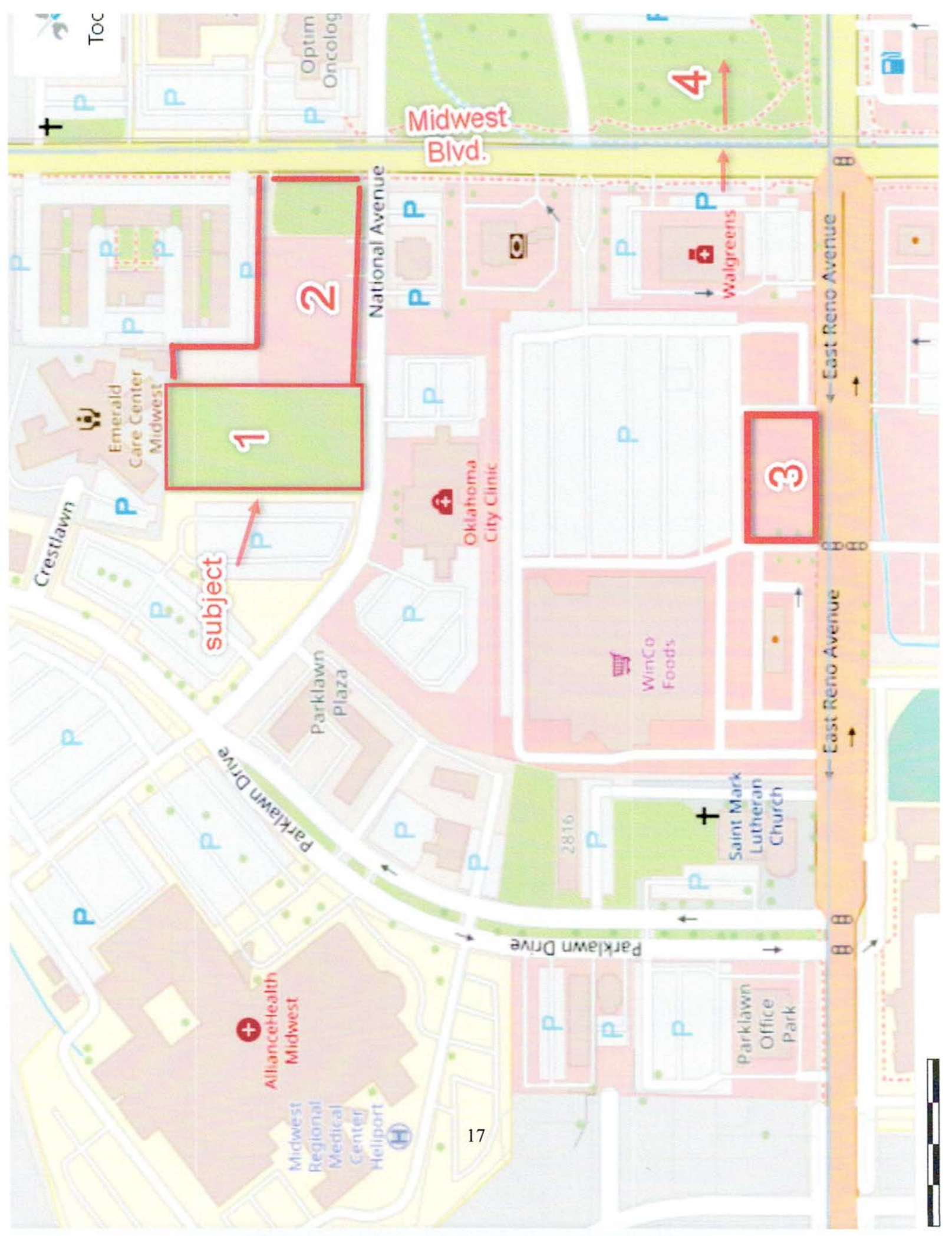
Buyer: KC Land Company, LLC

Recording: Warranty Deed; Book 5618, Page 902

Land Size: 0.68 acre or 29,621 square feet

Sales Price: \$325,000 or \$10.97 per square foot

Comments: This land sale is located just east of the location of Sale 5 and is a part of the same medical business park dominated by the Integris Hospital use. The property has a corner location and good exposure to the Integris Hospital parking areas. The buyer was a local investor who apparently acquired the property as an investment.



Midwest Blvd.

National Avenue

East Reno Avenue

East Reno Avenue

Parklawn Drive

subject

1

2

3

4

Emerald Care Center Midwest

Oklahoma City Clinic

WinCo Foods

Saint Mark Lutheran Church

AllanceHealth Midwest

Midwest Regional Medical Center Heliport





## Analysis and Comparison of Comparable Land Sales:

Six land sales have been selected to compare with the appraised property in arriving at a supported market value estimate. In a normal, active, real estate market, three or four land sales are sufficient for a direct comparison with the property being appraised. The appraised property is located within an active business park that is dominated by a regional sized hospital that was purchased in 2021. The vacant land tracts in the business park have not been actively marketed in the past two years. This has resulted in only two land sales in the business park that provide a convincing indication of current market value. The search for land sales was therefore expanded to two additional areas. The division/location differences of the six land sales have caused the sales to be divided into three areas to assist in the different adjustments of the sales and the appraised property. Land Sales 1 & 2, 3 & 4, and 5 & 6 will be adjusted first for their differences in location when compared with the appraised property. The balance of the adjustments will be based on the individual difference in the sale and the appraised property. A summary of the selected six land sales is as follows:

Sale No.	Date Sold	Square Feet	Price per Square Foot	Comparison of Sale to Subject
1	3/2021	72,393	\$3.00	Similar in size, location, and traffic exposure
2	7/2021	75,605	\$4.30	Similar in size, location, and traffic exposure
Sales 1 & 2 are each within the subject's business park and require no location adjustment.				
3	5/2021	28,856	\$19.93	Smaller than subject, superior location
4	7/2022	60,113	\$3.74	Similar size, better location for intended use
Sales 3 & 4 each have commercial locations and will be adjusted accordingly.				
5	7/2020	69,696	\$6.46	Similar size, has easement, similar location
6	12/2022	29,621	\$10.97	Smaller size, similar location and hospital exposure
Sales 5 & 6 are each in a medical business park and require no adjustments.				
<b>Subject</b>		69,357		

Sales 1 and 2 are each located within the business park that is dominated by the SSM Hospital. Sale 1 is the sale of the appraised property. It is probable that the sales price of this property was weighted with being a part of the acquisition of the hospital in 2021. Therefore, little weight should be given to this sale. Sale 2 abuts Sale 1 and was purchased by the previous owner of the SSM Hospital. Sale 2 was improved with a developed branch bank at the time it was sold. This sale had street frontage on Midwest Boulevard. The

\$4.30 per square foot price of this land sale indicates that the selling bank no longer needed the property and sold it as a non-commercial land site. The sale prices of \$3.00 and \$4.30 per square foot will be viewed in the comparison analyses as selling under weighted conditions.

Sales 3 and 4 are in close proximity to the appraised property but were enhanced by being commercial land tracts that had commercial traffic exposure. The seller of Sale 3 owned the abutting property and probably controlled the square foot price through giving the seller commercial exposure and triple street access to the seller's parking lot and commercial exposure to a large volume of traffic exposure. Sale 4 had a marginal location that was some distance to an organized, developed population. Giving weight to the plus and minus location features of each of these sales, a weighted average of about \$7.00 to \$10.00 per square foot could be indicated for the subject property by these two land sales.

Sales 5 and 6 are some distance from the appraised property, but are within a developing, medically related business park, with each of the two sales sharing many similar physical features with the appraised property. Like the appraised property, each of these land sales have locations that are in close proximity to a large hospital with lower density traffic to an interior street system in the business park. These two sales represent land sales prices ranging from \$6.46 to \$10.97 per square foot. The site with the highest per square foot price sold within the recent past but was smaller than the appraised property. Sale 5 was encumbered by an easement that could cause some development problems. Sale 6 was near the parking area of the hospital and was smaller than the appraised property. Allowing for the discussed adjustments, the two sales would indicate a supportable indication of value for the appraised property of \$7.00 to \$10.00 per square foot.

After considering the primary differences between the appraised property and the selected six comparable land sales, three separate ranges of value have been indicated. The indicated values produced by Sales 1 and 2 have indicated \$3.00 to \$4.30 per square foot. Due to the conditions under which these two land sales were apparently consummated, considerably less weight can be given to the range produced by these two land sales. When Sales 3 and 4 are paired with Sales 5 and 6, a range between \$7.00 and \$10.00 per square foot is supported by each of these two groups. With Sales 3, 4, 5, and 6 sharing the greater evidence of selling as arms-length sales transitions and with these four land sales having



## Certification Of Appraiser

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in general conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, James W. Hoyt has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of July 1, 2023, the estimated market value of the appraised property is \$550,000.

Dated 7/13/23

  
James W. Hoyt, MAI

**APPRAISER'S QUALIFICATIONS**  
**JAMES W. HOYT, MAI**

Over the past 57 years, I have accepted assignments as an Independent Real Estate Appraiser and Consultant with current offices located at 4300 N. Classen Boulevard, Oklahoma City, Oklahoma.

From March 1963, to present, I have been a full time Independent Fee Appraiser. In 1967, I entered private practice and formed J. W. Hoyt & Associates Real Estate Appraisal Company. Appraisal experience includes appraisals of rural, residential, commercial, industrial, and special purpose properties. Professional territory primarily centers in Oklahoma with secondary experience in seven other states. A sampling of past clients is as follows:

**Federal:**

U.S. Department of Justice, Federal Deposit Insurance Corporation (FDIC), General Service Administration, U.S. Corps of Engineers, Internal Revenue Service, Federal Home Loan Bank (FHLBB), Resolution Trust Corporation (RTC), Federal Reserve Bank, U.S. Postal Service, the U.S. District Attorney's Office, and as an appointed commissioner in Federal District Court.

**State:**

Oklahoma Attorney General's Office, Oklahoma Department of Transportation, Oklahoma Department of Corrections, Oklahoma State Insurance Commissioner, and the University of Oklahoma.

**Corporate:**

General Motors Company, Ford Motor Company, General Electric, Kerr McGee Corporation, U.S. Steel Corporation, El Paso Natural Gas Company, Santa Fe Railroad, Pepsi Cola Companies, Macklanburg-Duncan, Fred Jones Enterprises, Southwestern Bell Telephone Company, Braum's Ice Cream, Lucent Technologies, The Williams Company, Halliburton Company, Xerox, the American Cancer Society, and Chesapeake and Devon Oil Companies.

**Municipal:**

City of Oklahoma City, City of Bethany, City of Midwest City, City of Yukon, City of Edmond, City of Norman, City of Ada, and the Oklahoma City Urban Renewal Authority.

**Finance:**

Bank of America, Wells Fargo Bank, Bank One, BancFirst, Midland Mortgage, Chase Manhattan Bank, First National Bank of Boston, John Hancock Insurance Company, Local Oklahoma Bank, Metropolitan Life Insurance, Equitable Life Insurance Company, and Union Bank.

**APPRAISER'S QUALIFICATIONS - continued**  
**JAMES W. HOYT, MAI**

Appraisal specialization in the valuation and evaluation of special purpose properties. These special purpose or limited use properties include motels, hotels, restaurants, financial institutions, and large manufacturing properties. Over fifty years of experience in providing real estate analysis, case studies, valuation in condemnation matters, and complex real estate litigation.

Lifetime resident of Oklahoma City with education through high school being completed in the Oklahoma City area. Attended the University of Oklahoma and Oklahoma City University, majoring in Business Administration. Appraisal education includes completion of courses and examination in Appraisal Courses I, II, VII, and VIII, sponsored by the American Institute of Real Estate Appraisers. Attended various special courses and case studies on appraisal subjects, sponsored by the American Institute of Real Estate Appraisers, Society of Real Estate Appraisers, and the American Bar Association.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. The members who meet the minimum standards of this program are awarded periodic educational certification. I am certified under this program through December 31, 2027.

In February 1991, I was appointed by the Governor of Oklahoma to serve a three year term as a member of the Oklahoma Ad Valorem Tax Task Force. As a member of this committee, I was active in reorganizing and updating the ad valorem tax system in the individual 77 Oklahoma Counties.

In April 1994, I was appointed by the Governor of Oklahoma to serve as a member of the Oklahoma Real Estate Appraiser Board. The appointment was for a five year period. This board is the principal policy making body that oversees all actions of the Oklahoma Licensed and Certified Real Estate Appraisers. On July 1, 2004, I was re-appointed to the Oklahoma Real Estate Appraiser Board, by the Governor of Oklahoma, for an additional five year term. In mid-2016, after 26 years of active membership, I officially retired from the Oklahoma Real Estate Appraiser Board.

Member and designated MAI (Member of the Appraisal Institute). Past President of the Oklahoma Chapter and several national committees of the Appraisal Institute. I have taught numerous continuing education courses on eminent domain and the appraisal of special purpose properties.

## **A D D E N D U M**



EXHIBIT A

Description of Property

A tract of land lying in the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter (SE/4);

Thence North 00°13'00" West, along the East line of said Southeast Quarter (SE/4), a distance of 878.85 feet;

Thence South 89°57'00" West a distance of 395.30 feet;

Thence North 00°13'00" West, parallel with the East line of said Southeast Quarter (SE/4), a distance of 25.00 feet to a point on the North right-of-way line of National Avenue and the Point of Beginning;

Thence along the North Right-of-Way line of National Avenue the following two courses:

1. South 89°57'00" West a distance of 188.02 feet to a point of curvature;
2. Westerly along a curve to the right having a radius of 233.15 feet (said curve subtended by a chord which bears North 88°16'10" West a distance of 14.49 feet) an arc distance of 14.49 feet;

Thence North 00°13'00" West, parallel with the East line of said Southeast Quarter (SE/4), a distance of 357.06 feet;

Thence North 89°57'00" East a distance of 202.50 feet;

Thence South 00°13'00" East, parallel with the East line of said Southeast Quarter (SE/4), a distance of 357.51 feet to the point of beginning.







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[Larry Stein](#) Oklahoma County Assessor (405) 713-1200 - Public Access System

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Real Property Display - Screen Produced 7/12/2023 2:44:44 PM

Account: <b>R150401450</b>	Type: <b>Exempt</b>		Location:	301 N MIDWEST BLVD
Building Name/Occupant:		<input type="button" value="Map Parcel"/>		MIDWEST CITY
Owner Name 1:	MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY	1/4 section #:		2534
Owner Name 2:		Parent Acct:		
Owner Name 3:		Tax District:	<input type="text" value="TXD 552"/>	
Billing Address:	100 N MIDWEST BLVD	School System:		Mid-Del #52
City, State, Zip	MIDWEST CITY, OK 73110	Land Size:		75,358.00 Square Feet
Country: (If noted)				

Land Value: 0

Sect 34-T12N-R2W Qtr SE [UNPLTD PT SEC 34 12N 2W](#) [Block 000](#) [Lot 000](#)

**Full Legal Description:** UNPLTD PT SEC 34 12N 2W 000 000 PT SE4 SEC 34 12N 2W COMM AT SE/C OF SE4 TH N614FT W50FT N478.41FT TO POINT OF BEG W280.30FT N163.9FT W65FT S352.31FT E320.3FT TH NELY 35.3FT N164.41FT TO BEG CONT 1.731ACRS MORE OR LESS

<input type="button" value="Photo &amp; Sketch (if available)"/>	<input type="button" value="Comp Sales Address/Date/Price (ordered by relevancy)"/>	<input type="button" value="Report Coming Soon"/>
		No comparable sales returned.

Value History (\*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2023	0	0	0	0	0	116.64	\$0	\$0
2022	0	0	0	0	0	116.64	\$0	\$0
2021	0	0	0	0	0	119.45	\$0	\$0
2020	920,655	920,655	101,272	0	101,272	122.76	\$12,432	\$0
2019	920,655	920,655	101,272	0	101,272	117.49	\$11,898	\$0

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### Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R150401450	2023	5% Capped Account	0

### Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
7/28/2021	<input type="button" value="&gt;"/> Deeds	<a href="#">14877</a>	<a href="#">229</a>	325,000	MIDWEST NATL BANK	MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY
7/1/1980	<input type="button" value="&gt;"/> Historical	<a href="#">4678</a>	<a href="#">1081</a>	0		MIDWEST NATL BANK

### Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2016	03/04/2016	1,101,375	947,474	104,221	0	104,221

### Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
1/11/2022	B-21-2447			Demolish	59,960	Inactive

Click button on building number to access detailed information:

Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
No building records returned.					

**An  
Appraisal Report  
Of  
A Tract of Land,  
Located At  
2824 Parklawn Drive  
Midwest City, Oklahoma**

**Effective Date:  
July 1, 2023**



**J. W. HOYT & ASSOCIATES  
REAL ESTATE APPRAISERS & CONSULTANTS**

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## **Identification Of Property**

The appraised property is a developed, but not improved land tract, located within an established redevelopment area that is dominated by the recently acquired SSM Health Care Midwest City Hospital. The property is located at 2824 Parklawn Drive in Midwest City.

## **Purpose Of The Appraisal**

The purpose of this appraisal is to estimate the market value of the identified property as of a current date. The market value estimate is applicable to the fee simple interests held in the property ownership.

The client of this appraisal assignment is John Michael Williams, Attorney. At the request of this client, this appraisal will be applicable to only the appraised property identified within this appraisal report. It is assumed that this client will use the estimated market value found in the appraisal report in decisions concerning the future disposition of the appraised property.

## **History Of Ownership**

Public records in the Oklahoma County Assessor's office indicate that the owner of the appraised property is Midwest City Memorial Hospital Authority. This ownership acquired the property on April 6, 2021. The recorded seller of this property was Parklawn Medical Complex, LLC. The conveyance was by Warranty Deed, recorded in Book 14698, Pages 1570, 1571, 1572, and 1573. The purchase price of the property was not stated in the deeded document. The seller of this transaction had acquired the property on June 14, 2017. Public records indicate the sales price in this transaction was \$165,000.

In 2021, the Memorial Hospital Authority had previously acquired title to the hospital property under reported adverse conditions. The hospital and surrounding privately owned properties were experiencing declining occupancies and rental rates due to the previous inactivity of the hospital. The City of Midwest City reportedly held substantial interests in



the ownership and operation of the hospital. With the acquisition of the SSM Hospital in 2021, Midwest City seized on a proactive opportunity to implement and support a revitalization plan that was designed to rehabilitate the economy and occupancy of the surrounding area through the acquisition and operation of a new, major medical hospital facility.

## **Scope Of Appraisal**

The scope of this appraisal assignment has been to assemble sufficient fact based information to allow a supportable opinion of the market value of the fee simple interest held in the appraised property. The strength of any appraisal report can be measured based on the amount of objective information that is gathered in the appraisal process.

The appraised property is a fully developed land tract that is located within a previously developed business park that has physical features that would normally enhance the marketability of developed, vacant land tracts. The previous closing of the Midwest City Hospital had a negative impact on the occupancy of the area for continuing medically related uses. The 2021 announcement of the full reopening of the new hospital property and support of Midwest City should stimulate new demand and development in the area surrounding the appraised property.

While there are three separate appraisal approaches that can measure the value of land, two of the appraisal approaches are typically only applicable when a property has been improved with buildings. Therefore, only the Sales Comparison Approach is used in the valuation of the appraised property. This appraisal approach produces an objective value estimate when the property being appraised is compared to recent sales of similar properties.

The Sales Comparison Approach is a multi-step process that commences with a search for recent land sales that have similar economic and physical characteristics to the land being appraised. The appraised property is located within an area that has multiple vacant, developed land tracts. A newly implemented public plan is programed to stimulate a new demand and marketing in the area surrounding the appraised land. Therefore, the search for recent land sales has centered on the surrounding growth area. A private real estate

appraisal data base has been maintained by this appraiser since 1979 on all the known sales, leases, and other pertinent property information on all non-single family transactions, in the metro area. This data base is continually updated to allow a complete, up-to-date overview of the local real estate market. The information in this data base has assisted in assembling the market data found within this appraisal report. In addition to this data base, public records in the Oklahoma County Assessor's office have assisted in the discovery of the historical and current land sales.

A physical, on-site inspection of the appraised property and the surrounding land area has been completed. Each of the selected sales, utilized in this report, has been verified through information on the sales document or from some other informed source. This appraiser has extensive experience in appraising properties in the Midwest City area. This information has become the scope of this appraisal assignment.

## **Definition Of Market Value**

The definition of the term "market value" has not been universally standardized. The most common definition has been defined by the Appraisal Institute as:

*The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

- *Buyer and seller are typically motivated;*
- *Both parties are well informed or well advised, and acting in what they consider their own best interests;*
- *A reasonable time is allowed for exposure in the open market;*
- *Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*

- *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

## **Effective Date Of Appraisal**

The effective date of this appraisal is July 1, 2023. This appraisal report was prepared in June and July 2023.

## **Assumptions And Limiting Conditions**

Assumptions and limiting conditions applicable to an appraised property can include both specific as well as general assumptions. Specific or extraordinary assumptions are generally atypical to an appraisal process and have not been applied in this appraisal process. General assumptions and limiting conditions for this property include the following:

1. The appraised property has not been platted and the legal description of the property is a metes and bounds description. The legal description used in this appraisal report has been depicted from public records maintained by the Oklahoma County Assessor's office.
2. The property is appraised as being free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. The plot plans and other illustrative materials in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or unapparent physical conditions in this property, subsoil or topography that would render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover such conditions.
7. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the appraisal report. The projected zoning is based on market evidence and is assumed to be correct.
8. It is assumed that the use of the land is confined within the general boundaries depicted by the furnished schematic of the appraised property. It is also assumed that the furnished boundaries do not encroach upon a third party ownership.
9. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, were not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property; however, the appraiser is not qualified to detect such substances.
10. Possession of this report or a copy thereof, does not carry with it the right of publication or distribution.
11. The forecasts, projections or operating estimates contained in this report are based on market conditions within a reasonable time frame with the effective date of this appraisal. Anticipated short-term supply and demand factors, and a continued stable economy are assumed to be applicable. These forecasts are therefore subject to changes with future conditions.
12. Public documents that depict previous and present improvements on the property that are a part of the subject property as well as multiple properties surrounding the appraised property indicate building and street improvements that were not present at the time the property was inspected. It assumed that the appraised property is not encumbered with any easement or covenant that would restrict the use of the appraised property for a future development use.

## **Report Format**

Government control and standards set by the Appraisal Institute of which this appraiser maintains a membership, can affect a real estate appraisal format. Most appraisals completed for a banking institution in Oklahoma, are considered “federally related transactions” and are therefore under the scrutiny of the Oklahoma Real Estate Appraiser Board. All appraisals involving a federally related transaction require that the appraisal be completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The subject of this appraisal report does not involve a banking transaction; therefore, the requirement for adherence to the USPAP standards in this appraisal is not enforceable or required by the Oklahoma Real Estate Appraiser Board. While the USPAP regulations are not directly applicable to this appraisal, this appraisal has generally followed many of the USPAP report writing guidelines.

The final estimate of market value, found in this appraisal report, has not been affected by the report format or guidelines under which the appraisal report has been prepared.

## **Area Analysis**

The area applicable to the appraisal of the subject property can be physically described as being a part of the developed area of Midwest City, which can be described as being a part of the southeast quadrant of the Oklahoma City metro area. The development of Midwest City commenced in the early 1940’s when Tinker Field Air Force Base was located along what is now a part of the southern boundary of Midwest City.

The development expansions in this area have changed many of the previous traffic patterns, environmental characteristics, and planned future changes of the area. With the subject area being subjected to these changes, the demand for vacant land needed for development purposes has been greatly expanded.

In 1962, the Midwest City Memorial Hospital Authority was created, resulting in a new regional hospital to serve Midwest City. In 1996, the Municipal Authority leased the hospital to a private hospital company for a reported \$46 million and provided a 30 year lease.



National Avenue

East Reno Avenue

East Reno Avenue

Crestlawn

Parklawn Drive

Parklawn Drive

Emerald Care Center Midwest

Oklahoma City Clinic

WinCo Foods

Walgreens

Saint Mark Lutheran Church

Parklawn Office Park

Midwest Regional Medical Center Heliport

2816

In 2021, Midwest City (then the property owner) entered into a long term lease with SSM Health St. Anthony Hospital – Midwest. A rejuvenating program was announced by Midwest City that will provide funds that are designed to stimulate the economy of the area surrounding appraisee property, bringing the unoccupied properties surrounding the hospital new occupancies and developments.

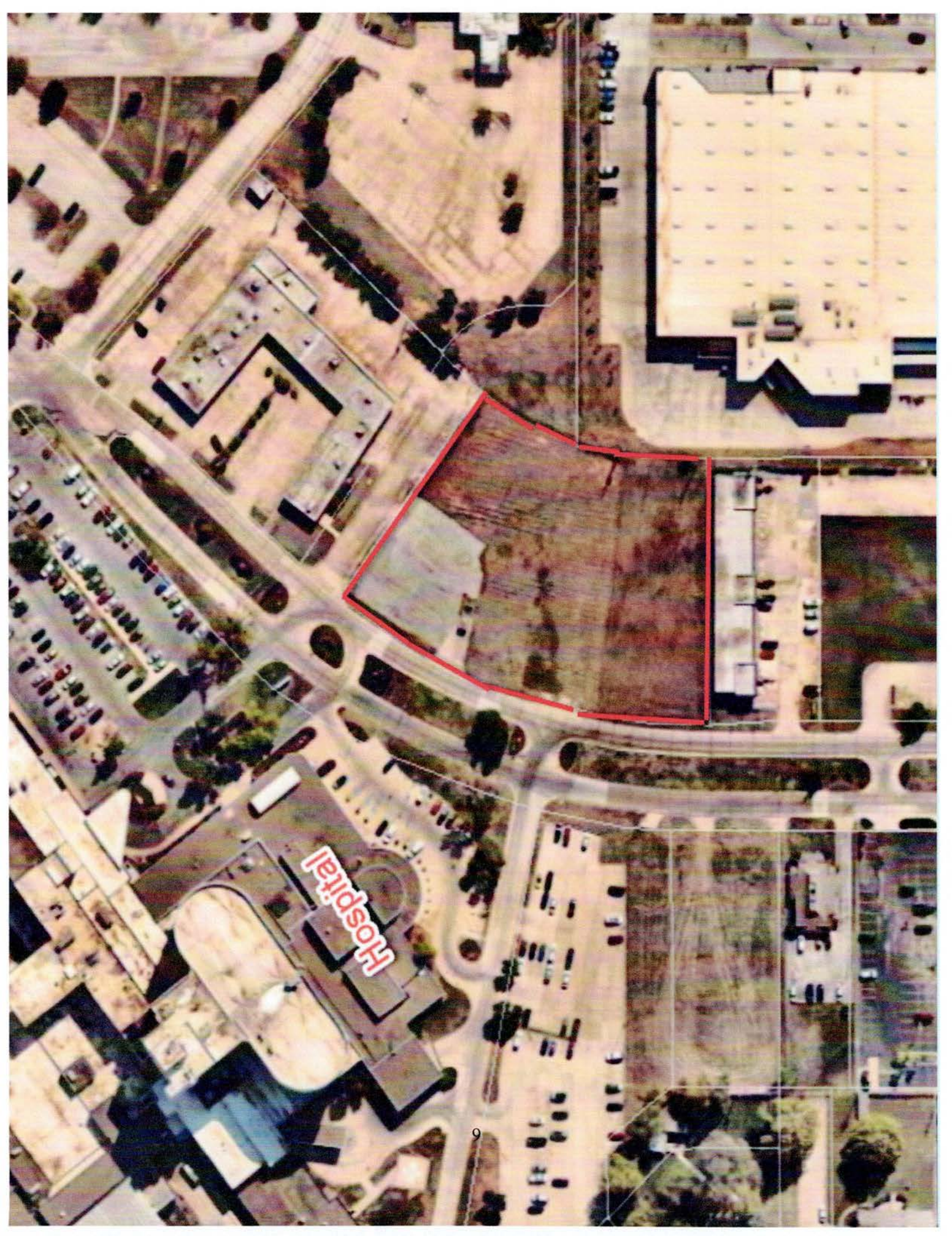
## **Property Description**

The appraised property is located on the south/east side of Parklawn Drive, a primary traffic artery serving the surrounding developed, medically related business park. This business was apparently designed and developed to accommodate and enhance a regional sized hospital that was reportedly built in 1996. The appraised property is directly south of the hospital and multiple paved parking lots. The northeast side of the appraised property abuts a multi-tenant medical clinic that appears to be only partially occupied. The south side of the site abuts a church and parking area that extends to the north side of East Reno Avenue. A portion of the east/back side of the site abuts the recently developed WinCo Foods Grocery Store.

The appraised property is an irregular shaped tract with a rounded frontage on the south/east side of Parklawn Drive. The property appears to have ample depth and shape to accommodate multiple development uses. The property contains about 68,198 square feet or 1.57 acres. The topography of the site is generally level, and at curb grade with Parklawn Drive.

The appraised land tract is zoned “C-3” Community Commercial District. This zoning classification is generally common to the area and allows an abundance of commercial land developments and land uses. It is assumed that the appraised tract has ample on-site surface and subsurface public utilities that would allow most any form of developed use.

The appraised land tract has most of the physical features commonly required for multiple forms of commercial development. Having direct street exposure to the SSM Hospital could be an attribute for future development of the appraised property for a medically related use.





At the present time, there is an oversupply of vacant land and under-occupied medically related buildings. This feature should improve in the future with Midwest City supporting expanding uses in the surrounding medically related business park.

While the appraised property has good physical attributes for future development use, the major drawback is the amount of undeveloped land in the immediate area that would compete with the subject for new development. The process of rehabilitation of the previously developed area is relatively new and has not illustrated successful trends through new property sales and development.

### **Highest And Best Use**

Highest and best use is defined as the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

In considering the highest and best use of land, the legal use of the property and the physical possibility generally indicate the probability of future use. As discussed in the description of this property, the existing zoning for commercial development will allow the appraised property to be developed without going through the zoning process. The appraised property has good commercial development attributes that should result in one of the higher density land uses in an expanding urban market. The highest and best use of the appraised property is therefore believed to be for a commercially elevated urban use that includes medical use.

## Process Of Valuation

When applicable, there are three market recognized, appraisal approaches that can be applied to real estate, in the Process Of Valuation. These three approaches and their basic functions in the appraisal process are outlined as follows:

Appraisal Approach	Basic Valuation Function
Cost Approach	Measures value based on the cost new of the improvements, less an allowance for depreciation, plus a land value estimate.
Income Approach	Measures value based on the capitalization of a net operating income, produced through the rental of the real estate.
Sales Comparison Approach	Measures value based on a direct comparison of the property being appraised with recent sales of similar or like properties.

As previously discussed, the appraised property is a vacant land tract containing 1.57 acres or 68,198 square feet. The Cost and Income Approaches are not typically applicable to the valuation of vacant land and will therefore be omitted.

The Sales Comparison Approach will be applied to the appraised property for an objective indication of the market value. This appraisal approach commences with a detailed market search for recent sales of land tracts that share with the appraised property many similar physical and economic characteristics.

Because the appraised land tract is within a business park of physically defined, past and present medically related uses, the primary search for recent land sales focused on the area surrounding the appraised property. The 2021 public announcement of the SSM Midwest City Hospital purchase is apparently new enough that the only recent land sales were directly involved in the hospital purchase. The data search was therefore expanded to other areas in the metro market. After a comprehensive data search, six land sales have been selected to serve as comparable sales. An outline of the more relevant features of each of the selected land sales follows:

**Land Sale 1:**

Location: 601 National Avenue

Date Sold: March 25, 2021

Buyer: SSM Health Care of Oklahoma, Inc.

Recording: Special Warranty Deed; Book 14682, Page 1817

Land Size: 1.66 acres or 72,393 square feet (abstracted from the Assessor's records)

Sales Price: \$217,500 or \$3.00 per square foot

Comments: This is the sale of a property that apparently took place at the time the hospital property was being sold to SSM Health Care of Oklahoma. The sales price was identified by the Assessor's office as being \$217,500. The sales price of this sale could have been affected by the terms and conditions under which the sale was consummated. The property was apparently a vacant land tract at the time of sale, and was zoned for commercial use. The seller of the property was Midwest Regional Medical Center, LLC.

**Land Sale 2:**

Location: 301 N. Midwest Boulevard

Date Sold: July 28, 2021

Buyer: Midwest City Memorial Hospital Authority

Recording: Special Warranty Deed; Book 14877, Page 229

Land Size: Irregular shaped, 1.74 acres or 75,605 square feet (Assessor's records).

Sales Price: \$325,000 or \$4.30 per square foot

Comments: This land sale is northeast of the appraised property. At the time of sale, the site was a developed branch bank, owned by JP Morgan Chase Bank National Association. After the purchase, the bank building was razed and the land was converted to natural vegetation. This sale was transacted after the March 25, 2021 purchase of the hospital. This property has frontage and street exposure on both National Avenue as well as Midwest Boulevard. It is possible that the known previous sale of the hospital had an effect on the sales price paid in this transaction. There is no physical evidence that the property has been placed for sale on the open market as of the date of this appraisal.

**Land Sale 3:**

Location: On the north side of E. Reno Avenue, about one block west of Midwest Boulevard.

Date Sold: May 19, 2021

Buyer: True Sky Credit Union

Recording: Special Warranty Deed; Book 14754, Page 946

Land Size: 0.66 acre or 28,856 square feet

Sales Price: \$575,000 or \$19.93 per square foot

Comments: This is the sale of a land tract that was zoned and purchased for commercial development. The property has good commercial street frontage and traffic exposure. The site has additional street access to a street on the west and east sides that extends to the new WinCo Foods grocery store property. The seller of the property was WinCo Foods who owned the abutting land north of this property. The property was developed with a branch bank facility.

**Land Sale 4:**

Location: 10012 E. Reno Avenue (southeast corner of E. Reno Avenue and Post Road.

Date Sold: July 22, 2022

Buyer: Casey's Marketing Company

Recording: Warranty Deed; Book 15225, Page 1052

Land Size: 1.38 acres or 60,113 square feet

Sales Price: \$225,000 or \$3.74 per square foot

Comments: This property is a retail corner land tract that was purchased in anticipation of improving the property with a franchise convenience store. The property was rectangular and zoned for commercial use at the time of sale. This property is just over two miles east of the appraised property in a lower density and populated area. The property was a lower class commercial land site.

**Land Sale 5:**

Location: Northwest corner of Professional Circle and Health Center Parkway in Yukon, Oklahoma

Date Sold: July 14, 2020

Buyer: The Commons of Yukon, LLC

Recording: Warranty Deed; Book 5105, Page 61

Land Size: 1.6 acres or 69,696 square feet

Sales Price: \$450,000 or \$6.46 per square foot

Comments: This land sale is in a developed, medically related business park that is a part of the Integris Hospital campus. The land area surrounding this property is in many ways similar to the anticipated future development of the medically related business park that the appraised property is a part of. This site has frontage and street exposure on a street system designed to enhance the Integris Hospital use and exposure. The site is irregular in shape. The property was purchased by an out-of-state investor.

**Land Sale 6:**

Location: Southeast corner of Professional Circle and Health Center Parkway, Yukon, Oklahoma

Date Sold: December 21, 2022

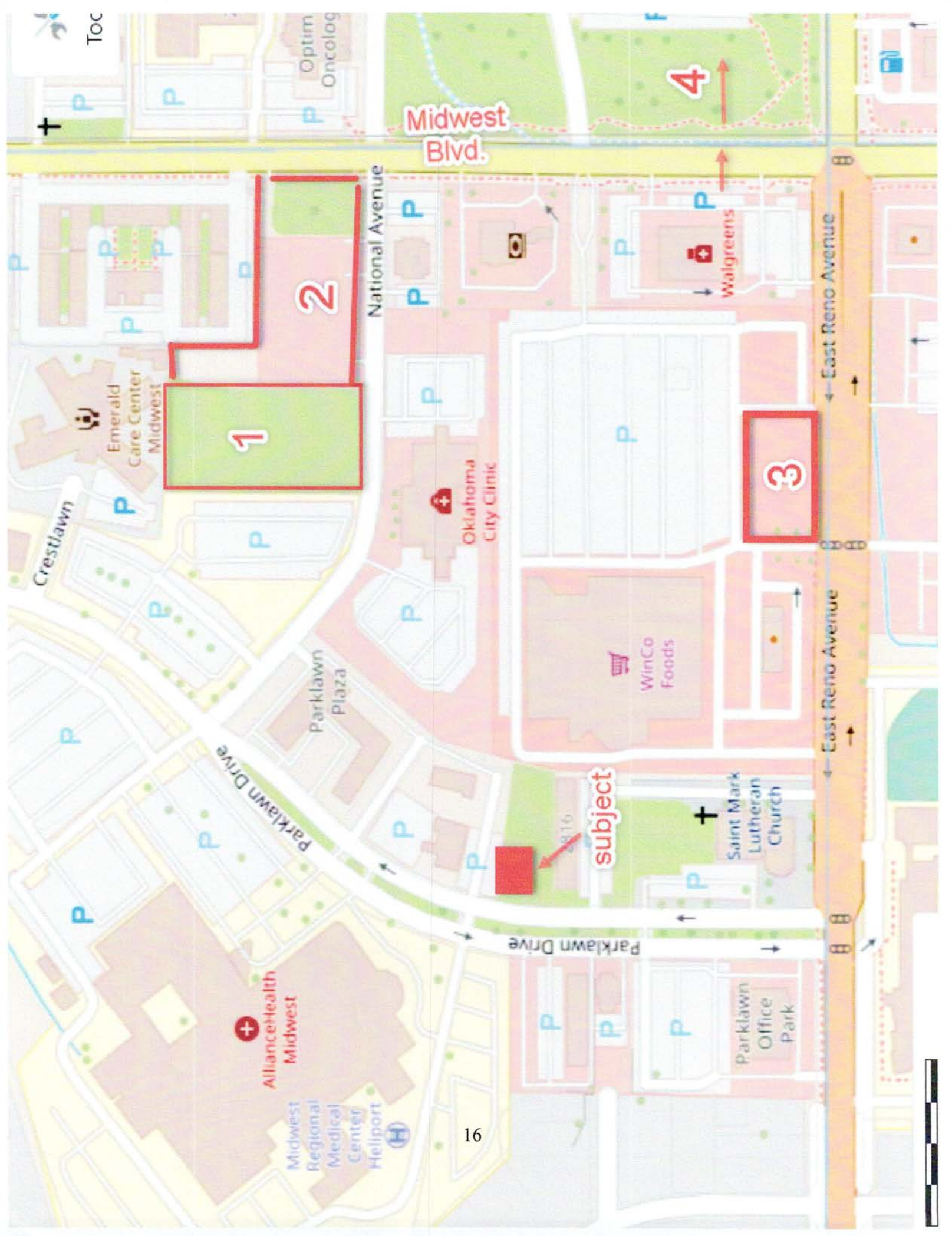
Buyer: KC Land Company, LLC

Recording: Warranty Deed; Book 5618, Page 902

Land Size: 0.68 acre or 29,621 square feet

Sales Price: \$325,000 or \$10.97 per square foot

Comments: This land sale is located just east of the location of Sale 5 and is a part of the same medical business park dominated by the Integris Hospital use. The property has a corner location and good exposure to the Integris Hospital parking areas. The buyer was a local investor who apparently acquired the property as an investment.



Optim Oncolog

Midwest Blvd.

National Avenue

Emerald Care Center Midwest

Oklahoma City Clinic

WinCo Foods

Saint Mark Lutheran Church

AllanceHealth Midwest

Midwest Regional Medical Center Heliport

Parklawn Drive

Parklawn Drive

East Reno Avenue

East Reno Avenue

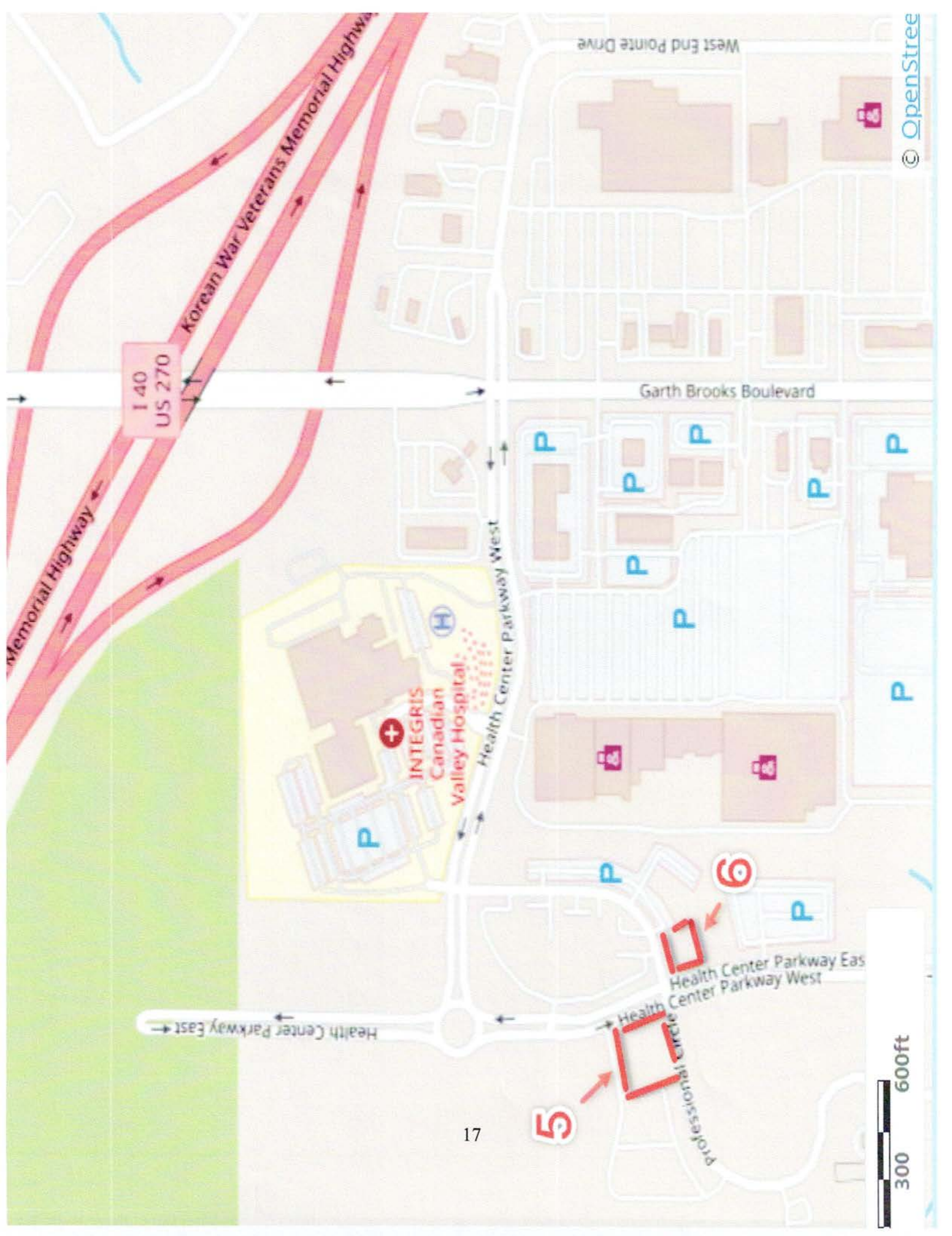
1

2

3

subject

2816



I 40  
US 270

Korean War Veterans Memorial Highway

West End Pointe Drive

Garth Brooks Boulevard

Health Center Parkway West

INTEGRIS  
Canadian  
Valley Hospital

Health Center Parkway East

Health Center Parkway East  
Health Center Parkway West

Professional Service Parkway

300 600ft

© OpenStreet



## Analysis and Comparison of Comparable Land Sales:

Six land sales have been selected to compare with the appraised property in arriving at a supported market value estimate. In a normal, active, real estate market, three or four land sales are sufficient for a direct comparison with the property being appraised. The appraised property is located within an active business park that is dominated by a regional sized hospital that was purchased in 2021. The vacant land tracts in the business park have not been actively marketed in the past two years. This has resulted in only two land sales in the business park that provide a convincing indication of current market value. The search for land sales was therefore expanded to two additional areas. The division/location differences of the six land sales have caused the sales to be divided into three areas to assist in the different adjustments of the sales and the appraised property.

Land Sales 1 & 2, 3 & 4, and 5 & 6 will be adjusted first for their differences in location when compared with the appraised property. The balance of the adjustments will be based on the individual difference in the sale and the appraised property. A summary of the selected six land sales is as follows:

Sale No.	Date Sold	Square Feet	Price per Square Foot	Comparison of Sale to Subject
1	3/2021	72,393	\$3.00	Similar in size, location, and traffic exposure
2	7/2021	75,605	\$4.30	Similar in size, location, and traffic exposure
Sales 1 & 2 are each within the subject's business park and require no location adjustment.				
3	5/2021	28,856	\$19.93	Smaller than subject, superior location
4	7/2022	60,113	\$3.74	Similar size, better location for intended use
Sales 3 & 4 each have commercial locations and will be adjusted accordingly.				
5	7/2020	69,696	\$6.46	Similar size, has easement, similar location
6	12/2022	29,621	\$10.97	Smaller size, similar location and hospital exposure
Sales 5 & 6 are each in a medical business park and require no adjustments.				
<b>Subject</b>		68,198		

Sales 1 and 2 are each located within the business park that is dominated by the SSM Hospital. It is probable that the sales price of Sale 1 was weighted with being a part of the acquisition of the hospital in 2021. Therefore, little weight should be given to this sale. Sale 2 abuts Sale 1 and was purchased by the previous owner of the SSM Hospital. Sale 2 was improved with a developed branch bank at the time it was sold. This sale had street

frontage on Midwest Boulevard. The \$4.30 per square foot price of this land sale indicates that the selling bank no longer needed the property and sold it as a non-commercial land site. The sale prices of \$3.00 and \$4.30 per square foot will be viewed in the comparison analyses as selling under weighted conditions.

Sales 3 and 4 are in close proximity to the appraised property but were enhanced by being commercial land tracts that had commercial traffic exposure. The seller of Sale 3 owned the abutting property and probably controlled the square foot price through giving the seller commercial exposure and triple street access to the seller's parking lot and commercial exposure to a large volume of traffic exposure. Sale 4 had a marginal location that was some distance to an organized, developed population. Giving weight to the plus and minus location features of each of these sales, a weighted average of about \$7.00 to \$10.00 per square foot could be indicated for the subject property by these two land sales.

Sales 5 and 6 are some distance from the appraised property, but are within a developing, medically related business park, with each of the two sales sharing many similar physical features with the appraised property. Like the appraised property, each of these land sales have locations that are in close proximity to a large hospital with lower density traffic to an interior street system in the business park. These two sales represent land sales prices ranging from \$6.46 to \$10.97 per square foot. The site with the highest per square foot price sold within the recent past but was smaller than the appraised property. Sale 5 was encumbered by an easement that could cause some development problems. Sale 6 was near the parking area of the hospital and was smaller than the appraised property. Allowing for the discussed adjustments, the two sales would indicate a supportable indication of value for the appraised property of \$7.00 to \$10.00 per square foot.

After considering the primary differences between the appraised property and the selected six comparable land sales, three separate ranges of value have been indicated. The indicated values produced by Sales 1 and 2 have indicated \$3.00 to \$4.30 per square foot. Due to the conditions under which these two land sales were apparently consummated, considerably less weight can be given to the range produced by these two land sales. When Sales 3 and 4 are paired with Sales 5 and 6, a range between \$7.00 and \$10.00 per square foot is supported by each of these two groups. With Sales 3, 4, 5, and 6 sharing the greater evidence of selling as arms-length sales transitions and with these four land sales having



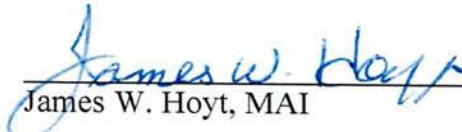
# Certification Of Appraiser

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in general conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, James W. Hoyt has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of July 1, 2023, the estimated market value of the appraised property is \$550,000.

Dated

7/13/23

  
James W. Hoyt, MAI

**APPRAISER'S QUALIFICATIONS**  
**JAMES W. HOYT, MAI**

Over the past 57 years, I have accepted assignments as an Independent Real Estate Appraiser and Consultant with current offices located at 4300 N. Classen Boulevard, Oklahoma City, Oklahoma.

From March 1963, to present, I have been a full time Independent Fee Appraiser. In 1967, I entered private practice and formed J. W. Hoyt & Associates Real Estate Appraisal Company. Appraisal experience includes appraisals of rural, residential, commercial, industrial, and special purpose properties. Professional territory primarily centers in Oklahoma with secondary experience in seven other states. A sampling of past clients is as follows:

**Federal:**

U.S. Department of Justice, Federal Deposit Insurance Corporation (FDIC), General Service Administration, U.S. Corps of Engineers, Internal Revenue Service, Federal Home Loan Bank (FHLBB), Resolution Trust Corporation (RTC), Federal Reserve Bank, U.S. Postal Service, the U.S. District Attorney's Office, and as an appointed commissioner in Federal District Court.

**State:**

Oklahoma Attorney General's Office, Oklahoma Department of Transportation, Oklahoma Department of Corrections, Oklahoma State Insurance Commissioner, and the University of Oklahoma.

**Corporate:**

General Motors Company, Ford Motor Company, General Electric, Kerr McGee Corporation, U.S. Steel Corporation, El Paso Natural Gas Company, Santa Fe Railroad, Pepsi Cola Companies, Macklanburg-Duncan, Fred Jones Enterprises, Southwestern Bell Telephone Company, Braum's Ice Cream, Lucent Technologies, The Williams Company, Halliburton Company, Xerox, the American Cancer Society, and Chesapeake and Devon Oil Companies.

**Municipal:**

City of Oklahoma City, City of Bethany, City of Midwest City, City of Yukon, City of Edmond, City of Norman, City of Ada, and the Oklahoma City Urban Renewal Authority.

**Finance:**

Bank of America, Wells Fargo Bank, Bank One, BancFirst, Midland Mortgage, Chase Manhattan Bank, First National Bank of Boston, John Hancock Insurance Company, Local Oklahoma Bank, Metropolitan Life Insurance, Equitable Life Insurance Company, and Union Bank.

**APPRAISER'S QUALIFICATIONS - continued**  
**JAMES W. HOYT, MAI**

Appraisal specialization in the valuation and evaluation of special purpose properties. These special purpose or limited use properties include motels, hotels, restaurants, financial institutions, and large manufacturing properties. Over fifty years of experience in providing real estate analysis, case studies, valuation in condemnation matters, and complex real estate litigation.

Lifetime resident of Oklahoma City with education through high school being completed in the Oklahoma City area. Attended the University of Oklahoma and Oklahoma City University, majoring in Business Administration. Appraisal education includes completion of courses and examination in Appraisal Courses I, II, VII, and VIII, sponsored by the American Institute of Real Estate Appraisers. Attended various special courses and case studies on appraisal subjects, sponsored by the American Institute of Real Estate Appraisers, Society of Real Estate Appraisers, and the American Bar Association.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. The members who meet the minimum standards of this program are awarded periodic educational certification. I am certified under this program through December 31, 2027.

In February 1991, I was appointed by the Governor of Oklahoma to serve a three year term as a member of the Oklahoma Ad Valorem Tax Task Force. As a member of this committee, I was active in reorganizing and updating the ad valorem tax system in the individual 77 Oklahoma Counties.

In April 1994, I was appointed by the Governor of Oklahoma to serve as a member of the Oklahoma Real Estate Appraiser Board. The appointment was for a five year period. This board is the principal policy making body that oversees all actions of the Oklahoma Licensed and Certified Real Estate Appraisers. On July 1, 2004, I was re-appointed to the Oklahoma Real Estate Appraiser Board, by the Governor of Oklahoma, for an additional five year term. In mid-2016, after 26 years of active membership, I officially retired from the Oklahoma Real Estate Appraiser Board.

Member and designated MAI (Member of the Appraisal Institute). Past President of the Oklahoma Chapter and several national committees of the Appraisal Institute. I have taught numerous continuing education courses on eminent domain and the appraisal of special purpose properties.

## **ADDENDUM**



DID YOU KNOW?

## As a property owner, you have Rights, Remedies, & Responsibilities regarding your assessment.

[Read more](#)

[Larry Stein](#) Oklahoma County Assessor (405) 713-1200 - Public Access System

- Home
- Contact Us
- Guest Book
- Map Search
- New Search

Real Property Display - Screen Produced 7/12/2023 1:50:35 PM

Account: <b>R150401417</b>	Type: <b>Exempt</b>		Location:	2824 PARKLAWN DR
Building Name/Occupant:			<input type="button" value="Map Parcel"/>	MIDWEST CITY
Owner Name 1:	MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY		1/4 section #:	2534
Owner Name 2:			Parent Acct:	
Owner Name 3:			Tax District:	<input type="button" value="TXD 552"/>
Billing Address:	100 N MIDWEST BLVD		School System:	Mid-Del #52
City, State, Zip	MIDWEST CITY, OK 73110		Land Size:	68,198.00 Square Feet
Country: (If noted)				
<input type="button" value="Personal Property"/>		Land Value: 0	<input type="button" value="Treasurer:"/>	<input type="button" value="Click to View Taxes"/>

Sect 34-T12N-R2W Qtr SE [UNPLTD PT SEC 34 12N 2W Block 000 Lot 000](#)

**Full Legal Description:** UNPLTD PT SEC 34 12N 2W 000 000 PT SE4 SEC 34 12N 2W BEG 340FT E & 484FT N OF SE/C LOT 1 BLK 4 RIDGECREST CTRY ESTATES TH E225FT NE 90.67FT NW225FT TO ELY LINE OF PARKLAWN DR TH SW144.60FT TO BEG PLUS BEG 340FT E & 484FT N ALONG CURVE NELY144.60FT SE140FT OF SE/C LOT 1 BLK 4 RIDGECREST CTRY ESTATES TH NE176.68FT ALONG CURVE SE85FT ALONG CURVE SW144.27FT NW85FT TO BEG PLUS BEG 340FT E & 484FT N & 144.6FT NELY OF SE/C OF LOT 1 BLK 4 RIDGECREST CTRY ESTATES TH NELY 230.07FT SELY 108FT SWLY 79.48FT SWLY 110.57FT NWLY114FT TO BEG PLUS BEG 340FT E & 484FT N ALONG CURVE NELY144.60FT SE114FT OF SE/C LOT 1 BLK 4 RIDGECREST CTRY ESTATES TH NE110.57FT NE79.48FT SE32FT SW176.68FT NW26FT TO BEG CONT .16ACRS MORE OR LESS

 No Photo Available	 No Sketch Available	Comp Sales Address/Date/Price (ordered by relevancy) <input type="button" value="Report Coming Soon"/>  No comparable sales returned.
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Value History (\*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2023	0	0	0	0	0	116.64	\$0	\$0
2022	0	0	0	0	0	116.64	\$0	\$0
2021	0	0	0	0	0	119.45	\$0	\$0
2020	150,000	150,000	16,500	0	16,500	122.76	\$2,026	\$0
2019	168,115	168,115	18,492	0	18,492	117.49	\$2,173	\$0

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R150401417	2023	5% Capped Account	0

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
4/6/2021	> Other	<a href="#">14698</a>	<a href="#">1570</a>	0	PARKLAWN MEDICAL COMPLEX LLC	MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY
6/14/2017	> Deeds	<a href="#">13465</a>	<a href="#">1961</a>	165,000	PARKLAWN OFFICE PARK ANNEX	PARKLAWN MEDICAL COMPLEX LLC
9/1/1978	> Historical	<a href="#">4494</a>	<a href="#">1921</a>	0		PARKLAWN OFFICE PARK ANNEX



## Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	<a href="#">Taxable Market Value</a>	Gross Assessed	Exemption	Net Assessed
No Notice of Value N.O.V. records returned.						

## Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
11/21/2017				Demolish		Inactive

Click button on building number to access detailed information:

Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
No building records returned.					

EXHIBIT "A"Parcel 1:

A part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows: Starting at the Southeast Corner of Lot One (1), in Block Four (4), of Ridgcrest Country Estates Addition, a subdivision of a part of said Southeast Quarter (SE/4); Thence East parallel to and 50.00 Feet North of the South line of said Section a distance of 340.00 Feet; Thence North along the Easterly line of Parklawn Drive a distance of 484.00 Feet to a point of curvature; Thence continuing Northeasterly along the East line of Parklawn Drive on a curve to the right having a radius of 603.29 Feet an arc distance of 144.60 Feet to the Point or Place of Beginning; Thence continuing Northeasterly along the East line of Parklawn Drive on a curve to the right having a radius of 603.29 Feet and arc distance of 230.07 Feet; Thence South 54°25' East a distance of 140.00 Feet; thence Southerly on a curve to the left having a radius of 463.29 Feet and arc distance of 176.68 Feet; Thence North 76°16' West a distance of 140.00 Feet to the Point or Place of Beginning.

Parcel 2:

A part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows: Starting at the Southeast Corner of Lot One (1), in Block Four (4), of Ridgcrest Country Estates Addition, a subdivision of a part of said Southeast Quarter (SE/4); Thence East parallel to and 50.00 Feet North of the South line of said Section a distance of 340.00 Feet; Thence North along the Easterly line of Parklawn Drive a distance of 484.00 Feet to the Point or Place of Beginning; Thence East a distance of 225.00 Feet; Thence to the Northeast 90.67 Feet along a curve having a radius of 378.29 Feet; Thence North 76°16' West a distance of 225.00 Feet to the Easterly line of Parklawn Drive; Thence Southwest along said Easterly line 144.60 Feet along a curve having a radius of 603.29 Feet to the Point or Place of Beginning.

Parcel 3:

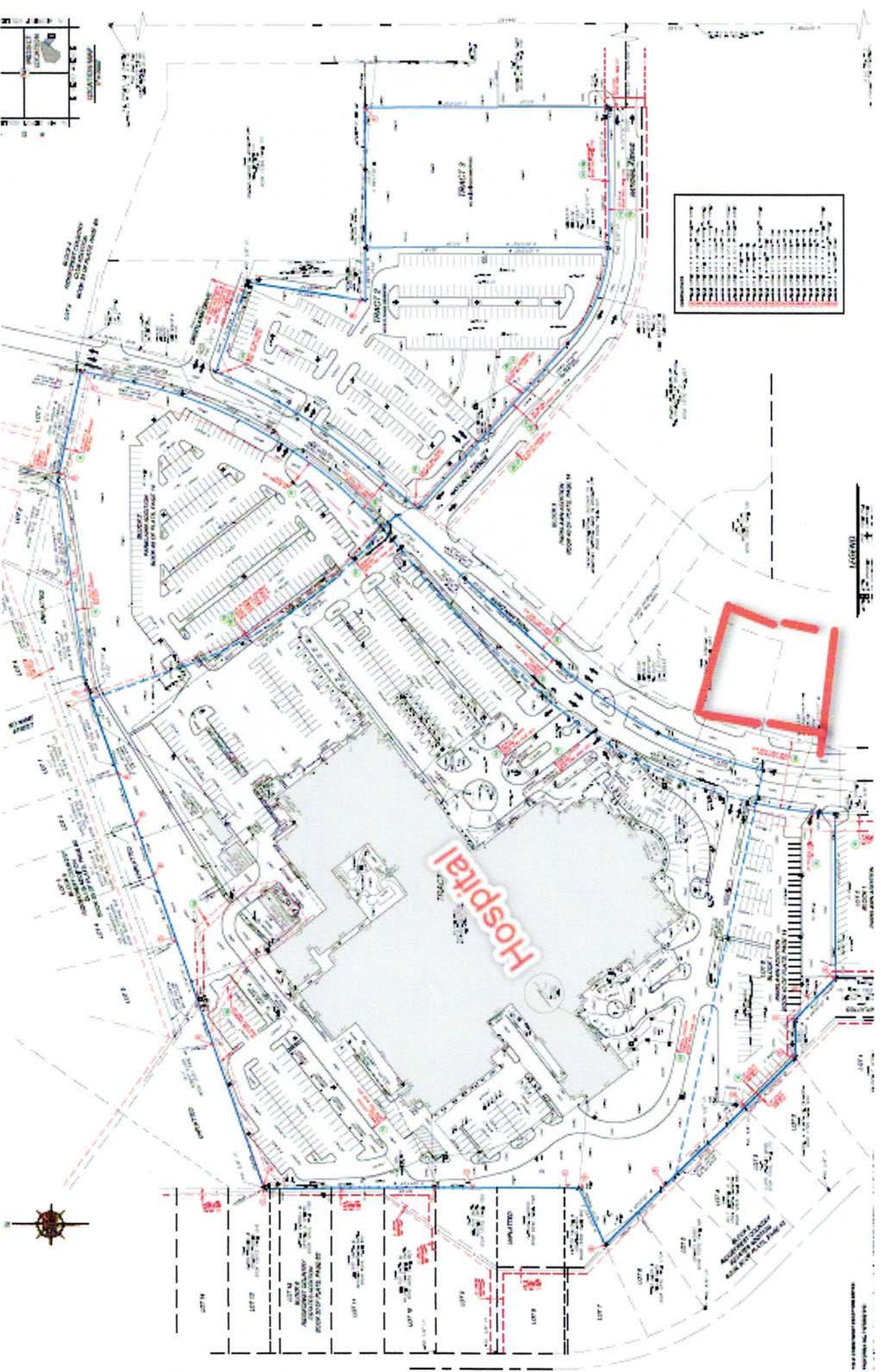
A part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows: Starting at the Southeast Corner of Lot One (1), in Block Four (4), of Ridgcrest Country Estates Addition, a subdivision of a part of said Southeast Quarter (SE/4); Thence East parallel to and 50.00 Feet North of the South line of said Section a distance of 340.00 Feet; Thence North along the Easterly line of Parklawn Drive a distance of 484.00 Feet; Thence along said Easterly line, a distance of 144.60 Feet along a curve to the right having a radius of 603.29 Feet; Thence South 76°16' East, a distance of 140.00 feet to the Point or Place of Beginning; Thence to the Northeast, 176.68 Feet, along a curve having a radius of 463.29 Feet; Thence South 54°25' East, a distance of 85.00 Feet; Thence Southwest 144.27 Feet along a curve having a radius of 378.29 Feet; Thence North 76°16' West a distance of 85.00 Feet to the Point or Place of Beginning.

EXHIBIT "B"

1. Ad Valorem taxes for 2021, and subsequent years, amounts of which are not ascertainable, due or payable.
2. Dedication in favor of the Public, recorded in Book 2767, page 601. (Parcels 1 and 2)
3. Street Dedication in favor of the Public, recorded in Book 2767, page 602. (Parcels 1 and 2)
4. Easement in favor of the City of Midwest City recorded in Book 2951, page 44. (Parcels 1 and 2)
5. Easement in favor of the City of Midwest City recorded in Book 2951, page 46. (Parcels 2 and 3)
6. Easement in favor of the City of Midwest City recorded in Book 2969, page 619. (Parcels 1 and 3)
7. Easement in favor of the City of Midwest City recorded in Book 4171, page 446. (Parcel 2)
8. Easement in favor of the Public recorded in Book 4219, page 1664. (Parcel 2)
9. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 4241, page 126. (Parcels 1 and 3)
10. The following matters disclosed by an ALTA/NSPS survey made by James S. Yager (#1006) dated February 11, 2021:
  - a. Concrete air conditioner pads encroach onto Parcel 2 along the South boundary line.
  - b. Fiber Optic line located along the West boundary line of Parcel 2, outside of recorded fiber optic utility easement.
  - c. Asphalt parking lot encroaches over the Northeasterly boundary line of Parcel 1, onto the public road easement.



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/15/2024
2	REVISION: ADDITIONAL NOTES	11/05/2024
3	REVISION: CORRECT DIMENSIONS	11/15/2024
4	REVISION: UPDATE UTILITY LOCATIONS	12/01/2024
5	REVISION: ADDITIONAL SITEWORK	12/15/2024
6	REVISION: FINAL ADJUSTMENTS	01/05/2025
7	REVISION: PREPARE FOR CONSTRUCTION	01/15/2025
8	REVISION: ADDRESS COMMENTS	02/01/2025
9	REVISION: FINAL REVIEW	02/15/2025
10	REVISION: PREPARE FOR CONSTRUCTION	03/01/2025
11	REVISION: ADDRESS COMMENTS	03/15/2025
12	REVISION: FINAL REVIEW	04/01/2025
13	REVISION: PREPARE FOR CONSTRUCTION	04/15/2025
14	REVISION: ADDRESS COMMENTS	05/01/2025
15	REVISION: FINAL REVIEW	05/15/2025
16	REVISION: PREPARE FOR CONSTRUCTION	06/01/2025
17	REVISION: ADDRESS COMMENTS	06/15/2025
18	REVISION: FINAL REVIEW	07/01/2025
19	REVISION: PREPARE FOR CONSTRUCTION	07/15/2025
20	REVISION: ADDRESS COMMENTS	08/01/2025
21	REVISION: FINAL REVIEW	08/15/2025
22	REVISION: PREPARE FOR CONSTRUCTION	09/01/2025
23	REVISION: ADDRESS COMMENTS	09/15/2025
24	REVISION: FINAL REVIEW	10/01/2025
25	REVISION: PREPARE FOR CONSTRUCTION	10/15/2025
26	REVISION: ADDRESS COMMENTS	11/01/2025
27	REVISION: FINAL REVIEW	11/15/2025
28	REVISION: PREPARE FOR CONSTRUCTION	12/01/2025
29	REVISION: ADDRESS COMMENTS	12/15/2025
30	REVISION: FINAL REVIEW	01/01/2026



SCALE: 1" = 1/4" (AS SHOWN)

PROJECT NO. 123456789  
DATE: 10/15/2024

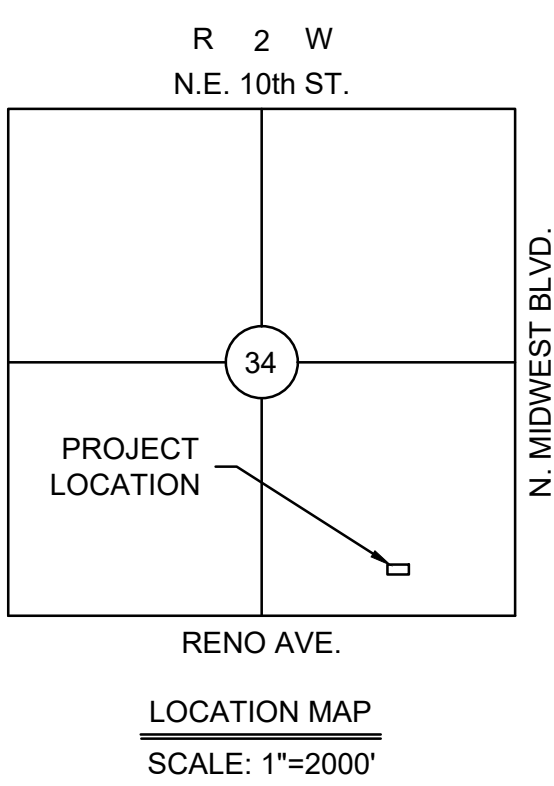
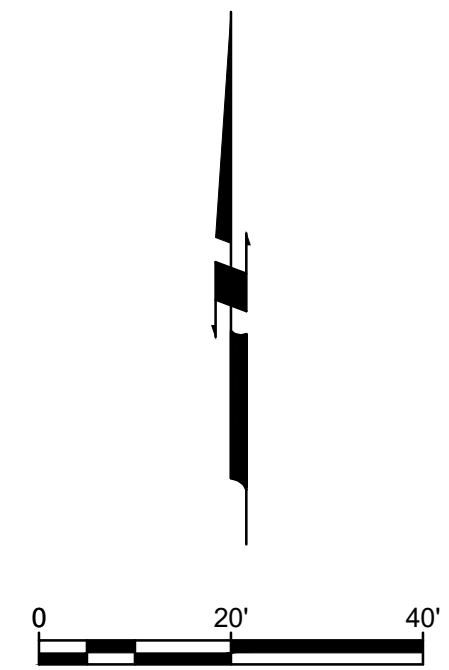


PARKLAWN D

R

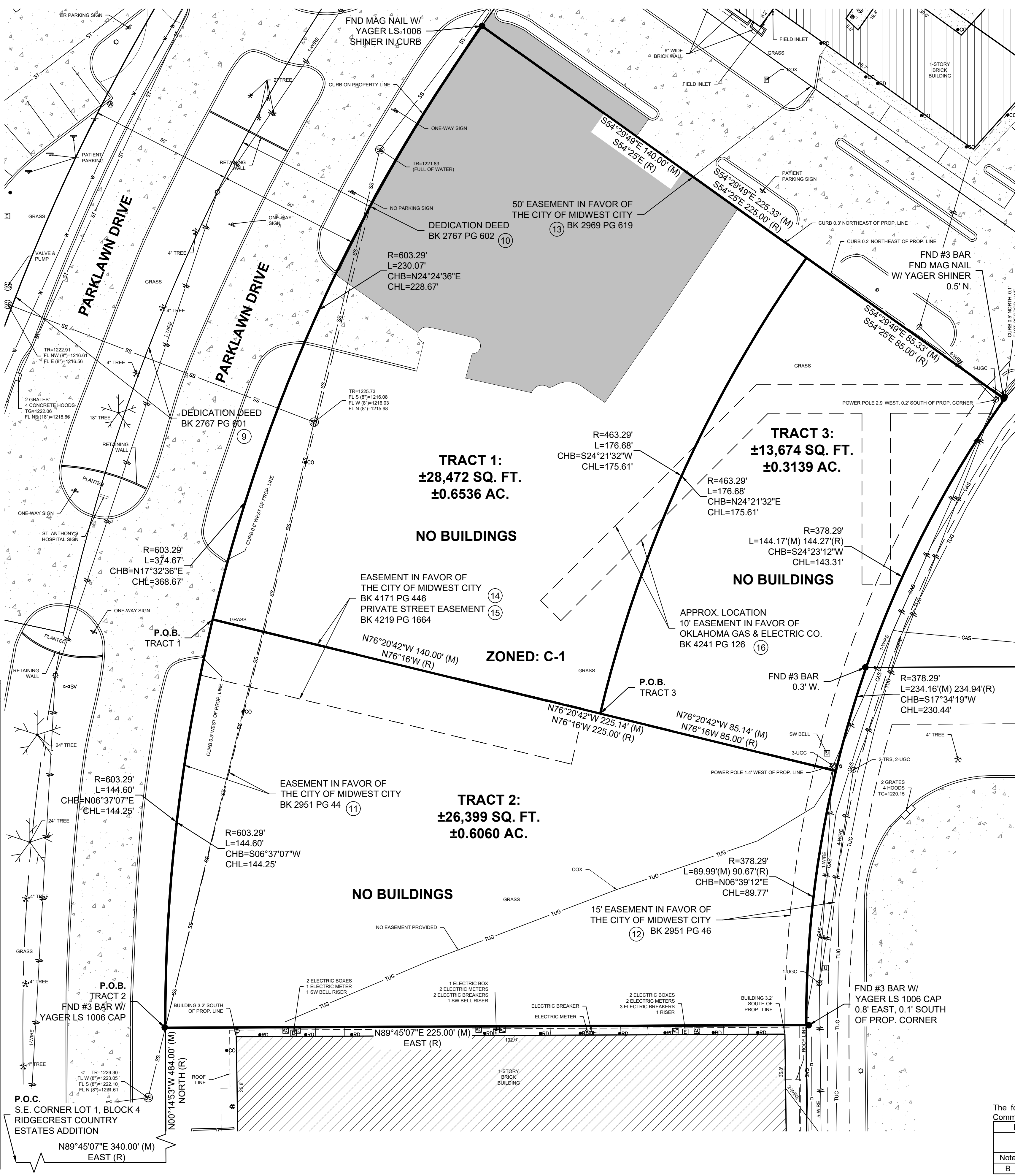
200ft





\*\*\*\*\* NOTE \*\*\*\*\*  
 THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY THE 'OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING' AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Survey Legend	
● BENCHMARK	● ROOF DRAIN
⊕ CONTROL POINT	● BORE HOLE
⊙ FOUND MONUMENT	● ROUND POST
○ SET MONUMENT	● SQUARE POST
⊕ FIRE HYDRANT	● EVERGREEN TREE
⊕ AUTOSPRINKLER	● DECIDUOUS TREE
⊕ HOSE BIB/SPIGOT	● BUSH
⊕ WATER METER	● GATE
⊕ WATER VALVE	● HANDICAP
⊕ WATER WELL	● TRAFFIC SIGNAL POLE
⊕ SPRINKLER HEAD	● STOCKADE FENCE
⊕ SPRINKLER VALVE	● CHAINLINK FENCE
⊕ SANITARY MANHOLE	● BARBED WIRE FENCE
⊕ CLEANOUT	● WATERLINE
⊕ STORM MANHOLE	● STORM SEWER
⊕ STORM GRATE	● SS - SANITARY SEWER
⊕ CURB INLET	● GAS - GAS LINE
⊕ FIELD INLET	● TUG - UNDERGROUND TELEPHONE
⊕ GAS METER	● PUG - UNDERGROUND POWER
⊕ NO GAS METER	● UGC - UNDERGROUND CABLE
⊕ GAS VALVE	● OVERHEAD CABLE
⊕ VENT PIPE	● RAILROAD TRACKS
⊕ MONITORING WELL	● EXISTING CONTOUR
⊕ POWER POLE	● BRUSH LINE
⊕ GUY WIRE	● ASPHALT PAVING
⊕ LIGHT POLE	● CONCRETE PAVING
⊕ GROUND LIGHT	● FL - FLOWLINE
⊕ ELECTRIC BOX	● TG - TOP OF GRATE
⊕ ELECTRIC METER	● TR - TOP OF RIM
⊕ ELECTRIC MANHOLE	● FF - FINISH FLOOR
⊕ ELECTRIC BREAKER	● CMP - CORRUGATED METAL PIPE
⊕ ELECTRIC OUTLET	● RCP - REINFORCED CONC. PIPE
⊕ PULL BOX	● RCB - REINFORCED CONC. BOX
⊕ TELEPHONE BOX	● TC - TOP OF CURB
⊕ TELEPHONE MANHOLE	● GT - CURB GUTTER
⊕ CABLE BOX	● BL - BUILDING LINE
⊕ MANHOLE	● UE - UTILITY EASEMENT
⊕ UTILITY BOX	● RW - RIGHT-OF-WAY
⊕ MAILBOX	● (R) - RECORD
⊕ SIGN	● (M) - MEASURED
⊕ AIR CONDITIONER	● (C) - CORRESPONDING NOTE



**Certificate of Survey**  
 I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify to:

- Midwest City Memorial Hospital Authority, a public trust
- American Eagle Title Group, L.L.C.
- Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, and 11(a) of Table A thereof. The field work was completed on June 1, 2023.

Date of Plat or Map: June 2, 2023

Matthew Johnson, P.L.S.  
 Registration No. 1807  
**JOHNSON & ASSOCIATES**  
 Certificate of Authorization No. 1484

Address: 2824 Parklawn Drive, Midwest City, Oklahoma

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 40109C0310H Map with an effective date of December 18, 2009.

The subject tract is currently zoned C-1.  
 Source: the City of Midwest City, Oklahoma Planning Department website at www.midwestcity.org. Phone 405-739-1223 for more information about Building Height, setback and parking restrictions for this zoning.

There are no striped parking spaces on this tract.

The surveyor has utilized information from a Utility Atlas obtained from the City of Midwest City combined with observed evidence of utilities on the ground to create an overall view of the underground utilities affecting the subject tract. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted on the survey. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. Any flagged utilities at the time the fieldwork was performed have been shown on the survey. The following is a list of companies provided as a result of a Company List Request submitted to the Oklahoma One-Call System (Call Okie). The reference number for this request is 23052313192962.

- MCI
- USIC/Cox Comm/OKC
- USIC/OG&E OKC METRO
- Oklahoma Natural Gas - West
- MWC Water/Sewer/Traffic
- AT&T Distribution

There are no wetlands within the subject tract according to the U.S. Fish & Wildlife Service National Wetlands Inventory online mapping service at <http://www.fws.gov/wetlands/>. These wetlands are depicted on the survey based on the publicly available GIS data. The Corps of Engineers Tulsa District Office (918-669-7366) should be contacted to determine if the site contains wetlands. The surveyor cannot certify to Corps of Engineers determinations.

The subject tract has access to Parklawn Drive (a public street).

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All distances are Grid distances in U.S. Survey feet.

Legal Description:

Tract 1:  
 A part of the Southeast Quarter of Section 34, Township 12 North, Range 2 West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows:  
 Starting at the southeast corner of Lot 1, in Block 4, of Ridgcrest Country Estates Addition, a subdivision of a part of said southeast quarter; Thence East parallel to and 50.00 feet North of the south line of said section a distance of 340.00 feet; Thence North along the easterly line of Parklawn Drive a distance of 484.00 feet to a point of curvature; Thence continuing along the east line of Parklawn Drive on a curve to the right having a radius of 603.29 feet an arc distance of 144.60 feet to the point or place of beginning; Thence continuing Northeasterly along the east line of Parklawn Drive on a curve to the right having a radius of 603.29 feet and an arc distance of 230.07 feet; Thence South 54°25' East a distance of 140.00 feet; Thence Southerly on a curve to the left having a radius of 463.29 feet and an arc distance of 176.68 feet; Thence North 76°16' West a distance of 140.00 feet to the point or place of beginning.

Tract 2:  
 A part of the Southeast Quarter of Section 34, Township 12 North, Range 2 West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows:  
 Starting at the southeast corner of Lot 1, in Block 4, of Ridgcrest Country Estates Addition, a subdivision of a part of said southeast quarter; Thence East parallel to and 50.00 feet North of the south line of said section a distance of 340.00 feet; Thence North along the easterly line of Parklawn Drive a distance of 484.00 feet to the point or place of beginning; Thence East a distance of 225.00 feet; Thence to the Northeast 90.67 feet along a curve having a radius of 378.29 feet; Thence North 76°16' West a distance of 225.00 feet to the easterly line of Parklawn Drive; Thence Southwesterly along said easterly line 144.60 feet along a curve having a radius of 603.29 feet to the point or place of beginning.

Tract 3:  
 A part of the Southeast Quarter of Section 34, Township 12 North, Range 2 West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows:  
 Starting at the southeast corner of Lot 1, in Block 4, of Ridgcrest Country Estates Addition, a subdivision of a part of said southeast quarter; Thence East parallel to and 50.00 feet North of the south line of said section a distance of 340.00 feet; Thence North along the easterly line of Parklawn Drive a distance of 484.00 feet; Thence along said easterly line, a distance of 144.60 feet along a curve to the right having a radius of 603.29 feet; Thence South 76°16' East, a distance of 140.00 feet to the point or place of beginning; Thence to the Northeast, 176.68 feet, along a curve having a radius of 463.29 feet; Thence South 54°25' East, a distance of 85.00 feet; Thence Southwest 144.27 feet along a curve having a radius of 378.29 feet; Thence North 76°16' West a distance of 85.00 feet to the point or place of beginning.

The following items refer to Schedule B - Part II of the Fidelity National Title Insurance Company Title Commitment No. 2206-0030-68 Tract 9, dated February 20th, 2023 at 7:30 am:

Exception No.	Recording Information	Description of Easement	Applicable	Plotted
9	Book 2767, Page 601	Dedication	No	Yes
10	Book 2767, Page 602	Street Dedication	No	Yes
11	Book 2951, Page 44	Easement in favor of the City of Midwest City	Yes	Yes
12	Book 2951, Page 46	Easement in favor of the City of Midwest City	Yes	Yes
13	Book 2969, Page 619	Easement in favor of the City of Midwest City, Oklahoma	No	Yes
14	Book 4171, Page 446	Easement in favor of the City of Midwest City	Yes	Yes
15	Book 4219, Page 1664	Easement in favor of the public	Yes	Yes
16	Book 4241, Page 126	Easement in favor of Oklahoma Gas and Electric Company	Yes	Yes
17	Book 14682, Page 1699	Rights, if any, of SSM Health Care of Oklahoma, Inc. disclosed by the Non-Disturbance Agreement	Yes	No

Item	Recording Information	Description of Easement	Applicable	Plotted	Note
i	Book 97, Page 372	Right of Way Contract in favor of Sinclair Pipe Line Company	Yes	No	B
Note		Surveyor's Comment			
B		Blanket over subject tract			

The following items are not included in Schedule B - Part II of the Fidelity National Title Insurance Company Title Commitment No. 2206-0030-68 Tract 9, dated February 20, 2023 at 7:30 A.M.:

Item	Recording Information	Description of Easement	Applicable	Plotted	Note
i	Book 97, Page 372	Right of Way Contract in favor of Sinclair Pipe Line Company	Yes	No	B
Note		Surveyor's Comment			
B		Blanket over subject tract			

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**JOHNSON & ASSOCIATES**  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 234-9878  
 www.jaok.com  
 Certificate of Authorization #1484 Exp. Date: 06-30-2023

• ENGINEERS • SURVEYORS • PLANNERS •

**PARKLAWN DRIVE & NATIONAL TRACT 9**  
 MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA  
 ALTA/NSPS LAND TITLE SURVEY

Proj. No.: 5283001  
 Date: 6-2-23  
 Scale: 1"=20'  
 Surveyed by: CC  
 Drawn by: JP  
 Approved by: MJ

**SHEET NUMBER**  
**1 of 1**







Midwest City Memorial Hospital Authority  
100 North Midwest Boulevard  
Midwest City, Oklahoma 73110  
Office (405) 739-1207/Fax (405) 739-1208  
[www.midwestcityok.org](http://www.midwestcityok.org)

## MEMORANDUM

To: Honorable Chairman and Trustees

From: Tim Lyon, General Manager/Administrator

Date: September 26, 2023

Subject: Discussion, consideration and possible action to amend and/or approve a resolution of the Midwest City Memorial Hospital Authority declaring 8800 – 8832 SE 29<sup>th</sup> Street (a/k/a +/- 12.85 acres located in the Northeast Quarter of Section 14, Township 11 North, Range 2 West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma) as surplus, and amending and/or approving that certain “Agreement for the Purchase and Sale of Real Estate”, by and Between the Midwest City Memorial Hospital Authority and Sooner Investment Group, Inc. (the “Real Estate Agreement”); Authorizing and directing execution and delivery of the Real Estate Agreement; and containing other provisions relating thereto. (Economic Development – R. Coleman)

---

Sooner Investment Group, Inc. (“Sooner”) has a long history of successful economic development projects in the Oklahoma City metro including the Sooner Rose Shopping & Entertainment Center and Sooner Town Centre Projects in Midwest City. Sooner has several clients that have no interest in either Sooner Rose or Town Center Plaza and, instead, would like to be near the corner of SE 29<sup>th</sup> Street and S Douglas Boulevard in the Interstate 40 corridor. Sooner is proposing to build a small shopping center at this intersection to facilitate these prospective tenants.

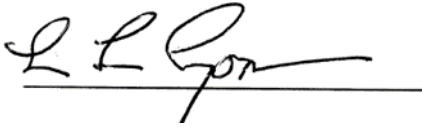
The Authority currently has approximately \$4.74 million invested in the property, which has an appraised value of approximately \$5.5 million. In addition, Sooner is requesting the Authority enter into a Development Assistance Agreement to contribute approximately \$1.5 million in infrastructure improvements. The Authority’s total contribution is valued at about \$7 million.

Sooner forecasts new businesses in the center will produce annual, taxable sales in well excess of \$10 million, which would result in yearly sales tax collections of over \$460,000.

Please direct any question to Economic Development Director Robert Coleman at (405) 739-1218.

Respectfully,

Tim Lyon, General Manager/Administrator  
Trustees: Matthew D. Dukes II, Susan Eads, Pat Byrne, Rick Dawkins, Sean Reed, Sara Bana, and Rick Favors

A handwritten signature in black ink, appearing to read "Tim Lyon", is written over a horizontal line.

Tim Lyon  
General Manager/Administrator

Attachment: Resolution \_\_\_\_\_  
Agreement for the Purchase and Sale

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY DECLARING 8800 – 8832 SE 29<sup>TH</sup> STREET (A/K/A +/- 12.85 ACRES LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN) AS SURPLUS; APPROVING THAT CERTAIN “AGREEMENT FOR THE PURCHASE AND SALE OF REAL ESTATE”, BY AND BETWEEN THE MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY AND SOONER INVESTMENT GROUP, INC. (THE “REAL ESTATE AGREEMENT”); AUTHORIZING AND DIRECTING EXECUTION AND DELIVERY OF THE REAL ESTATE AGREEMENT; AND CONTAINING OTHER PROVISIONS RELATING THERETO.**

**WHEREAS**, the Midwest City Memorial Hospital Authority, an Oklahoma public trust (hereinafter, the “Authority”), in its effort to create jobs and to expand local economic development opportunities previously acquired certain personal property for the purpose of developing the Interstate 40 corridor,

**WHEREAS**, Sooner Investment Group, Inc., an Oklahoma corporation (hereinafter, the “Company”), intends to develop, construct, and operate a modern, first-class retail shopping center in Midwest City, Oklahoma (hereinafter, the “Center”), and to create between 50 - 100 new direct jobs within the Center (hereinafter, the “Project”); and

**WHEREAS**, in exchange for the Company’s agreement to undertake the Project, the Midwest City Memorial Hospital Authority, an Oklahoma public trust (hereinafter, the “Authority”), has agreed to sell land owned by the Authority in the Northeast Corner of Section 14, Township 11 North, Range 2 West (and described on Exhibit ‘A’) to the Company, pursuant to the terms and conditions of that certain “Agreement for the Purchase and Sale of Real Estate”, by and between the Authority and the Company (hereinafter, the “Real Estate Agreement”); and

**WHEREAS**, the Trustees of the Midwest City Memorial Hospital Authority have determined that it is in the best interests of the residents of Midwest City, Oklahoma that the Real Estate Agreement be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND TRUSTEES OF THE MIDWEST CITY MEMORIAL HOSPITAL AUTHORITY, AS FOLLOWS:**

**SECTION 1. Declaring the Property as Surplus.** The Trustees of the Midwest City Memorial Hospital Authority hereby declare 8800 – 8832 SE 29<sup>th</sup> Street (a/k/a +/- 12.85 acres located in the Northeast Quarter of Section 14, Township 11 North, Range 2 West of the Indian Meridian, as surplus, and authorizing the General Manager/Administrator to dispose of the property as provided for in the Real Estate Agreement.

**SECTION 2. Approving the Terms and Conditions of the Real Estate Agreement.** The Trustees of the Midwest City Memorial Hospital Authority hereby approve that certain “Agreement for the Purchase and Sale of Real Estate”, dated as of its date of execution, by and between the Authority and the Company (the “Real Estate Agreement”), in substantially the form submitted at this meeting, with such changes as made be hereafter approved by the Chairman of

the Authority.

**SECTION 3. Authorizing and Directing Execution and Delivery of the Real Estate Agreement and All Related Instruments.** The Chairman and the Secretary are hereby authorized and directed to execute and deliver the Real Estate Agreement and such other instruments as may be necessary or appropriate in order to effectuate the execution and delivery of the Real Estate Agreement.

PASSED AND APPROVED by the Chairman and Trustees of the Midwest City Memorial Authority this \_\_\_\_ day of September, 2023.

MIDWEST CITY MEMORIAL  
HOSPITAL AUTHORITY

\_\_\_\_\_  
Matthew D. Dukes II, Chairman

ATTEST:

\_\_\_\_\_  
Sara Hancock, City Secretary

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

\_\_\_\_\_  
Don Maisch, Counselor

## EXHIBIT A

### *Legal Description of Surplus Property at 8800 – 8832 SE 29<sup>th</sup> ST*

Approximately 12.85 acres MOL located in the Northeast Quarter of Section Fourteen (14), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, and more particularly described as follows:

#### **Tract 1:**

Parcel # R143841405

A tract of land being a part of Lot One (1) and all of Lots Nineteen (19) through Twenty-three (23), both inclusive, in Block One (1), all of Lots One (1) through Seven (7), both inclusive, in Block Two (2), and that part of Morgan Place adjoining the aforesaid Lots, DOUGLAS HEIGHTS ADDITION, to Oklahoma County, Oklahoma, recorded in Book 26 of Plats, Page 77, now vacated in ORDER by the District Court of Oklahoma County as Case No. CJ-98-4164-65 and recorded in Book 11916, Page 910, also lying in the Northeast Quarter (NE/4) of Section Fourteen (14), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, and being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of Section 14, Township 11 North, Range 2 West of the Indian Meridian;

Thence South 89°34'58" West, along the North line of said NE/4, a distance of 411.75 feet;

Thence South 00°11'53" East a distance of 60.00 feet to a point on the South right-of-way line of S.E. 29th Street and a point on the North line of said vacated Lot 1, Block 1 and the POINT OF BEGINNING;

Thence continuing South 00°11'53" East, parallel with the East line of said Lot 1, a distance of 217.00 feet to a point on the South line of said Lot 1, said point also being on the North line of said vacated Lot 23;

Thence North 89°34'58" East, along the North line of said vacated Lot 23, a distance of 158.00 feet to the Northeast corner of said vacated Lot 23;

Thence South 00°11'53" East, along the East line of said vacated Lots 23, 22, 21, 20 and 19, a distance of 385.00 feet to the Southeast corner of said vacated Lot 19;

Thence South 89°34'58" West, along the South line of said vacated Lot 19, a distance of 218.75 feet to a point on the centerline of vacated Morgan Place;

Thence South 00°11'53" East, along the centerline of vacated Morgan Place, a distance of 65.00 feet to a point on the South line of Lot 7, Block 2, as extended;

Thence South 89°34'58" West, along the extended South line of vacated Lot 7, a distance of 185.00 feet to the Southwest corner of said vacated Lot 7;

Thence North 00°11'53" West, along the West line of vacated Lots 7, 6, 5, 4, 3 and 1, Block 2, a distance of 667.00 feet to the Northwest corner of said vacated Lot 1 and a point on the South right-of-way line of S.E. 29th Street;

Thence North 89°34'58" East, along said South right-of-way line and the North line of vacated Lots 1 and 2, Block 2, a distance of 245.75 feet to the POINT OF BEGINNING.

**Tract 2:**

Parcel # R151401025

Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in GILKISON ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract 3:**

Parcel # R151401005

Lot One (1), of GILKISON ADDITION, in Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract 4:**

Parcel # R151401015

Lot Two (2), of GILKISON ADDITION, in Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract 5:**

Parcel # R156701500

The South Half (S/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, EXCEPT a strip of land described as follows:

BEGINNING at a point 25 feet North of the South line and 28.5 feet East of the West line of said Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4);

THENCE North on a line parallel to and 28.5 feet East of the said West line a distance of 149.4 feet;

THENCE South 68°27' East a distance of 408.8 feet to a point 25 feet North of the South line and 409 feet East of the West line of said Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4);

THENCE West on a line parallel to and 25 feet North of said South line a distance of 380.5 feet to the Point of Beginning.

## AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for Purchase and Sale of Real Estate made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between the Midwest City Memorial Hospital Authority, an Oklahoma public trust (the "Seller"), and Sooner Investment Group Inc., an Oklahoma corporation, or permitted assigns (the "Buyer"), is made with reference to the following facts:

- (i) Seller owns certain real property located in Oklahoma County, Oklahoma, containing approximately 12.85 gross acres of land, as more particularly described on Exhibit "A," attached hereto and made a part hereof ("Overall Property").
- (ii) Seller desires to sell and Buyer desires to purchase less and except the Billboard Tract (defined below), all improvements thereon and appurtenances thereunto belonging ("Property"), in accordance with the terms, conditions and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other fair and valuable considerations, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

- 1. Purchase and Sale.** Seller agrees to sell, and Buyer agrees to purchase, the Property for the consideration and on the terms hereinafter provided, free and clear of all mortgages, security interests, liens, encumbrances and charges whatsoever.
- 2. Purchase Price.** The purchase price for the Property shall be One Dollar and No Cents (\$1.00) and other valuable consideration payable at Closing in addition to any other costs which are the responsibility of the Buyer as set forth herein.
- 3. Closing.** The consummation of the transaction and the delivery of the documents referred to herein shall occur at the "Closing". The Closing shall take place within thirty (30) days after Seller's receipt from Buyer and approval of the Closing Notice (defined below) or otherwise on a date mutually agreed to by the parties. In no event shall Closing occur later than April 1, 2024 unless the parties otherwise mutually agree to an extension in writing. The Closing shall take place at the office of Chicago Title Oklahoma, Attn: Dawn Brooks, 210 Park Avenue, Suite 210 Oklahoma City, Oklahoma 73102; (405) 810-2400; dawnb@ctt.com (the "Title Company") or by mail-away closing.
- 4. Title Material.** Seller shall obtain and furnish to Buyer, at Buyer's cost, a commitment for title insurance from Chicago Title Insurance Company on said Property showing a merchantable title in the Seller, according to the standards adopted by the Oklahoma Bar Association, free and clear of all liens and encumbrances except those shown herein. The Buyer shall have fourteen (14) days to have the commitment examined and furnish any objections in writing to the Seller, and the Seller shall have not to exceed sixty (60) days

from the notice thereof to correct such defects, unless such time is further extended by mutual agreement in writing. If Seller is unable to cure or elects not to cure any of Buyer's objections, Buyer may elect to either (a) accept title as it is and proceed to Closing without a reduction in the Purchase Price, or (b) terminate this Agreement and the parties shall have no further obligations to each other.

## 5. Representations and Warranties.

**5.1. Seller's Representations and Warranties.** Seller represents and warrants to Buyer as follows:

(a) **Condemnation.** Seller has no knowledge and has not received any written notice that the Property, or any part thereof, is or will be the subject of or affected by any condemnation, eminent domain, or similar proceeding.

(b) **Litigation.** To Seller's knowledge, there is no existing or threatened action, suit or proceeding affecting the Property, or any part thereof, or relating to or arising out of the ownership and use of the Property or any part thereof, in any Court or before or by any Federal, State, County or Municipal department, commission, board, bureau, agency or governmental instrumentality.

(c) **Legal Compliance.** To Seller's knowledge, Seller has complied with all Federal, State and local laws and administrative regulations relating to the ownership of the Property.

(d) **Options.** Seller has not granted to any person, firm or other entity a right or option to acquire the Property, or any part thereof, which has not been heretofore terminated in full.

(e) **Taxes.** All general taxes and special assessments relating to the Property due and payable with respect to calendar years prior to 2023 shall have been paid in full and discharged prior to Closing.

**5.2. Buyer's Representations and Warranties.** The Buyer represents and warrants to Seller that Buyer has the authority and power to enter into and carry out the provisions of this Agreement; and that the execution and performance of this Agreement will not conflict with or result in any breach of the terms and provisions of any instrument or agreement to which Buyer is a party.

**5.3. Survival.** The foregoing representations and warranties of Seller and Buyer shall survive the Closing for a period of one (1) year.



**6. Entitlement and Predevelopment Period.** Following the execution of the Agreement, Buyer shall undertake all actions reasonably necessary for the due diligence, design, rezoning and permitting, public utility work, and marketing and leasing the Property for its Intended Use (defined below), all at Buyer's sole cost and expense (the "Predevelopment Activities"). Seller shall reasonably cooperate with the Buyer, at no cost to Seller with respect to such Predevelopment Activities, including the following:

**6.1. Rezoning/PUD.** The Buyer intends to use the Property to construct a first-class, retail shopping center ("Intended Use" or "Retail Development"). The Property is currently lies in the City of Midwest City's Restricted Commercial (C-1), Community Commercial (C-3), General Commercial (C-4), Moderate Industrial (I-2) and Single-Family Detached (R-6) zoning districts, which must be rezoned with a PUD in order to allow the Property to be used for Buyer's Intended Use. Additionally, Buyer understands that Seller has an inherent interest in the use of the Property and agrees that the PUD shall also include certain prohibited uses of the Property, which Seller shall provide to Buyer to be incorporated into the PUD application. Seller shall provide its authorization for Buyer to commence the rezoning/PUD process, at Buyer's sole cost and expense.

**6.2. Billboard Tract.** A portion of the Overall Property located within "Tract 5" as described on attached Exhibit "A" shall be retained by Seller upon which a billboard is located ("Billboard Tract"). Buyer and Seller shall agree to the final legal description for the Billboard Tract and Seller shall be responsible for obtaining any necessary lot split approval from the City of Midwest City to separate the Billboard Tract from the larger tract. The Billboard Tract shall be platted as a separate lot within the plat described in Section 6.3 below.

**6.3. Platting.** Buyer shall be required to replat the Property in order to allow for its development following Closing. The Billboard Tract will be included as a lot in the plat and the plat shall provide for access to and from the Billboard Tract to a publically dedicated street. Upon approval and recording of the plat, the legal description for the Property shall be updated in the title commitment to the platted legal.

**6.4. Public Utility Work.** As part of the Predevelopment Activities, Buyer shall design and obtain permits for the construction of a potable water line and sanitary sewer line within the SE 29<sup>th</sup> Street right-of-way to the Property boundary line and for the relocation of the natural gas line currently located on the Property ("Public Utility Work") all at Buyer's initial cost and expense. The actual costs incurred with respect to the design and engineering of the Public Utility Work may be reimbursed by Seller pursuant to the terms which shall be set forth in the Development Agreement (defined below).

**7. Condition of Property.** Pending Closing, Seller shall maintain the Property in the condition existing as of the date hereof, ordinary wear and tear excepted.

**8. Conditions Precedent.** The obligation of Buyer hereunder at Closing shall be subject, at Buyer's option, to the following conditions:

**8.1. Performance by Seller.** The Seller shall perform all its obligations to be performed hereunder at or prior to Closing.

**8.2. Representations and Warranties.** All representations and warranties of the Seller hereunder shall be true and correct as of Closing.

**8.3. Title.** Marketable title to the Property shall be vested in Seller in fee simple absolute, subject to no mortgage, pledge, lien, encumbrance, security interest or charge, except such matters as shall have been approved by Buyer in writing. "Marketable title" shall be determined according to current title standards adopted by the Oklahoma Bar Association.

**8.4. Condemnation.** Neither the Property, nor any part thereof, shall have been condemned by any authority having that right and power, nor shall the Property or any part thereof be the subject of any pending or threatened eminent domain proceeding.

**8.5. Alteration.** Neither the Property, nor any part thereof, shall have been materially altered prior to Closing.

**8.6. Environmental Audit.** Seller has provided Buyer with an existing Phase I of the Property. Buyer may obtain an updated Phase I of the Property at Buyer's expense.

**8.7. Survey.** Buyer shall obtain an ALTA survey of the Property in a form acceptable to induce survey protection under the title commitment called for herein. The cost of such ALTA survey shall be paid by Buyer.

**8.8. Rezoning/PUD.** If Buyer is unable to obtain the necessary approvals to rezone or for a PUD for the Property authorizing Buyer's Intended Use, Buyer may terminate this Agreement upon written notice to Seller.

**9. Conditions Precedent to Seller's Obligations.** The Seller's obligations hereunder shall be subject, at its option, to the following conditions:

**9.1. Performance by Buyer.** Buyer perform all Buyer's obligations to be performed hereunder at or prior to Closing.

**9.2. Representations and Warranties.** All representations and warranties of the Buyer hereunder are true and correct as of Closing.

**9.3. Closing Notice.** Prior to Closing, Buyer shall deliver to Seller the below information concerning Buyer's ability to undertake the Retail Development to the Seller's reasonable satisfaction (the "Closing Notice"):

(a) Copies of the final approved plat, PUD and permits required for the construction of the Retail Development on the Property;

(b) Proof of executed lease agreements with two anchor retailers or comparable anchor tenants and a restaurant which are acceptable to the Seller, in the Seller's reasonable discretion;

(c) An executed contract for the construction of the Retail Development on the Property; and

(d) A loan commitment or other documentation evidencing that the Buyer has sufficient financing to undertake and complete the Retail Development on the Property.

**9.4. Development Agreement.** Seller's receipt of the Development Agreement (defined below) executed by Buyer.

## **10. Termination of Agreement.**

**10.1. Termination.** Either party may terminate this Agreement, at or prior to Closing, by written notice to the other party if any of the conditions precedent to that party's obligations hereunder shall have not been satisfied within the times prescribed herein.

**10.2. Specific Enforcement.** In the event that Seller refuses or is unable to close this transaction despite the satisfaction of all conditions precedent to Seller's obligations hereunder, Buyer shall be entitled, at Buyer's option, to specifically enforce the terms of this Agreement. The prevailing party shall be awarded reasonable attorney fees and costs.

**11. Transactions at Closing.** The following transactions shall take place at Closing:

**11.1. Special Warranty Deed.** A Special Warranty Deed, in Oklahoma statutory form and describing the Property, shall be executed and delivered by Seller to Buyer.

**11.2. Documentary Stamp Taxes.** Buyer shall pay all sums necessary for the purchase of Documentary Stamps required to be affixed to the Special Warranty Deed under Oklahoma law.

**11.3. Proration of Taxes.** All Ad Valorem Taxes accruing or assessed with respect to the Property during the calendar year of Closing shall be prorated on the basis of the calendar year of Closing between Buyer and Seller as of the date of Closing. If the amount of such general taxes cannot be ascertained at Closing, such proration shall be on the basis of taxes assessed with respect to the previous calendar year, but shall be subsequently adjusted when such determination can be made.

**11.4. Payment.** Buyer shall pay to Seller, by certified or bank cashier's check or wire transfer, all sums owed under paragraph 2 hereof.

**12. Cooperation of Seller.** Seller shall deliver to Buyer, immediately upon Seller's execution hereof, any surveys, prior title policies, environmental reports, or soil reports, pertaining to the Property, that the Seller has in its possession.

**13. Expenses.** All Closing costs shall be paid by the Buyer. Each party will bear and pay its own expenses and professional fees of negotiation and consummating the transactions contemplated hereby.

**14. Brokers.** The parties agree that there are no brokers, finder or other intermediary involved in this transaction and each party shall indemnify the other against all loss, cost, damage or expense, including attorney fees, should any such broker, finder or intermediary make any claim against the non-defaulting party.

**15. Notices.** All notices, requests, demands, instructions, other communications called for hereunder or contemplated hereby shall be in writing and shall be deemed to have been given if sent by overnight delivery, email transmission, personally delivered in return for a receipt, or if mailed by registered or certified mail, return receipt requested, three days after the date of such mailing, to the parties at the addresses set forth below. Any party may change the address to which notices are to be given hereunder by giving notice in the manner herein provided.

**15.1. Seller.** Notices to Seller shall be addressed as follows:

Midwest City Utilities Authority  
Attn: Robert Coleman  
100 N. Midwest Boulevard  
Midwest City, OK 73110-4327  
Phone: (405) 739-1218  
Email: rcoleman@midwestcityok.org

Copy to:

Katharine C. Oakley  
3048 N. Grand Boulevard  
Oklahoma City, OK 73107  
Phone: (405) 659-2045  
Email: katieoakley786@gmail.com

**15.2 Buyer.** Notices to Buyer shall be addressed as follows:

Sooner Investment Group Inc.  
Attn: Chris N. Challis  
2300 W Interstate 44 Service Rd.  
Oklahoma City, OK 73112  
Phone: (405) 602-6400  
Email: Chris@soonerinvestmentinc.com

**16. Time of the Essence.** Time shall be of the essence with respect to the performance by the parties of their respective obligations hereunder.

**17. Whole Agreement – No Oral Modifications.** This Agreement embodies all the representations, warranties and agreements of the parties hereto and may not be altered or modified except by an instrument in writing signed by the parties.

**18. Benefit of Agreement.** This Agreement shall be binding and inure to the benefits of the parties and their respective heirs, successors and assigns.

**19. Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Oklahoma applicable to contracts. Any legal action arising from the contract must be filed in the proper State or Federal Court located in Oklahoma County.

**20. Counterparts and Signatures.** This Agreement may be executed in any number of counterparts which, taken together, shall constitute one and the same instrument. Confirmed facsimile and electronic signatures are binding.

**21. Offer Available.** The foregoing offer is made subject to acceptance in writing hereon by the Seller on or before 5:00 p.m. Central Time, the 26th day of October, 2023, and the return of an executed copy to the undersigned of this document. If not so accepted, this offer shall be deemed withdrawn and of no force and effect.

**22. Miscellaneous Provisions.** The parties agree as follows:

**(a) Formal Approval of Agreement.** Buyer acknowledges that this Agreement and the Closing contemplated hereunder are wholly contingent upon the Seller obtaining the formal approval of the Midwest City Memorial Hospital Authority in an open meeting.

**(b) Special Warranty Deed Restriction.** Buyer acknowledges that the Special Warranty Deed shall contain language that the Property shall remain on the tax rolls of Oklahoma County and the City of Midwest City in perpetuity so that the Property shall never be exempt from taxes, regardless of the status of the owner of the Property.

**(c) Repurchase Right.** As a condition of this sale, Seller retain the right to repurchase the Property for a purchase price of One Dollar (\$1.00), should Buyer fail to commence construction on the Property for Buyer's Intended Use within one hundred eighty (180) days after the date of Closing. For the purposes of this repurchase right, "commence construction" shall mean the demolition of all existing structures on the Property and any work undertaken on the Property following the issuance of a Soil Disturbance permit. This right of repurchase may be exercised by written notice to Buyer by Seller. The language contained in this provision shall be included in the Special Warranty Deed delivered to Buyer at Closing. If Buyer does not commence construction (as defined above) within such 180-day period, Seller shall have a period of two hundred forty (240) days following the date of Closing to notify Buyer in writing of its election to exercise this repurchase right and a period of two hundred seventy (270) days following the date of Closing to close on the repurchase of the Property from Buyer. Should the Seller exercise its repurchase right, Buyer shall not be reimbursed for any expenses incurred by Buyer prior to the repurchase, including costs and expenses associated with the acquisition of the Property and subsequent improvements to the Property. In the event Seller does not exercise its repurchase right within two-hundred forty (240) days of the date of Closing, then this repurchase right shall automatically terminate and no further document shall need to be recorded to terminate such repurchase right.

**(d) Economic Development Assistance Agreement.** As part of the valuable consideration for the purchase of the Property, Buyer has agreed to the timely development of the Property, the terms of which shall be set forth in an Economic Development Assistance Agreement ("Development Agreement"), which shall be attached as Exhibit "B" and made a part of this Agreement. The Development Agreement shall be executed by Buyer and Seller at or prior to Closing.

**(e) 1031 Exchange.** Seller and/or Buyer agree to execute any and all documents necessary to effectuate a 1031 tax deferred exchange on the behalf of Seller and/or Buyer so long as such execution does not result in any expense to the non-participating party.

**(f) Assignment.** Buyer may not assign this Agreement without Seller's written consent. Buyer shall be permitted to assign this Agreement, without first obtaining Seller's consent, to an affiliated entity owned or controlled by Buyer or Bob Stearns and Chris Challis, provided that such assignee assumes and accepts all of Buyer's obligations pursuant to this Agreement.

**(g) Disclaimer of Warranties.** At time of Closing, except for the special warranty of title set forth in the deed of conveyance, and as otherwise set forth herein, Seller hereby specifically disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as to, or concerning (i) the nature and condition of the Property including, without limitation, the water, soil and geology, and the suitability thereof and of the Property for any and all activities and uses which Buyer may elect to conduct thereon, and the existence of any environmental hazards or condition thereon (including the presence of asbestos) or compliance with all applicable laws, rules or regulations; (ii) the nature and extent of any right of way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iii) the compliance of the Property or its operation with any laws, ordinance or regulations of any governmental or other body. Buyer acknowledges that it will have an opportunity to occupy and inspect the Property and that it will be relying solely on its own investigation of the Property and not any determinations made by or information provided or to be provided by Seller or Seller's representatives. Buyer further acknowledges that its information with respect to the Property will be obtained from a variety of sources, and Seller a) has not made, and will not make, any independent investigation or verification of such information; and b) does not make any representations as to the accuracy or completeness of any such information, and the sale of the Property as provided for herein is made on an "As Is", "Where Is" basis and "With all Faults", and Buyer expressly acknowledges that, in consideration of the agreements of Seller herein, except as otherwise specified herein, Seller makes no warranty or representation, express or implied, or arising by operation of law, including, but not limited to, any warranty of condition, habitability, merchantability, tenantability or fitness for a particular purpose, in respect of the Property. The terms and provision of this paragraph shall survive the Closing of the sale and shall not be deemed to merge into the deed and other documents delivered at such Closing.

**(h) Unlawful and Illegal Acts.** Buyer nor Seller shall engage, nor be involved in any manner, in any unethical, discriminatory, or illegal business practices or transactions with any person or entity. Nor shall Buyer engage in business with any country, entity or person that supports terrorism or with which the United States government does not approve conducting business. Without limiting the generality of the foregoing, Buyer and Seller represent and warrant that neither Buyer nor Seller, nor any person or entity who owns a direct interest in Buyer or is an officer, director, sits on advisory board, and/or serves in any official capacity of Seller, nor any of its subsidiaries, affiliates, directors, officers, agents, or employees is a terrorist, international narcotics trafficker, person engaged in the proliferation of weapons of mass destruction, or person with whom Buyer or Seller may be prohibited from doing business under laws, regulations, or executive orders administered by the Office of Foreign Assets Control ("OFAC") of the U.S. Treasury Department. If any of the foregoing representations is no longer true at any time prior to the date of Closing, the party hereto shall immediately notify the other.

**(h) Amendments.** This Agreement may only be amended by mutual agreement of the parties in writing, signed and executed by both parties.

*[SIGNATURE PAGE FOLLOWS]*



IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

“SELLER”

MIDWEST CITY MEMORIAL  
HOSPITAL AUTHORITY,  
an Oklahoma public trust

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

“BUYER”

SOONER INVESTMENT GROUP INC.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## EXHIBIT "A"

### Tract 1:

Parcel # R143841405

A tract of land being a part of Lot One (1) and all of Lots Nineteen (19) through Twenty-three (23), both inclusive, in Block One (1), all of Lots One (1) through Seven (7), both inclusive, in Block Two (2), and that part of Morgan Place adjoining the aforesaid Lots, DOUGLAS HEIGHTS ADDITION, to Oklahoma County, Oklahoma, recorded in Book 26 of Plats, Page 77, now vacated in ORDER by the District Court of Oklahoma County as Case No. CJ-98-4164-65 and recorded in Book 11916, Page 910, also lying in the Northeast Quarter (NE/4) of Section Fourteen (14), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, and being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of Section 14, Township 11 North, Range 2 West of the Indian Meridian;

Thence South 89°34'58" West, along the North line of said NE/4, a distance of 411.75 feet;

Thence South 00°11'53" East a distance of 60.00 feet to a point on the South right-of-way line of S.E. 29th Street and a point on the North line of said vacated Lot 1, Block 1 and the POINT OF BEGINNING;

Thence continuing South 00°11'53" East, parallel with the East line of said Lot 1, a distance of 217.00 feet to a point on the South line of said Lot 1, said point also being on the North line of said vacated Lot 23;

Thence North 89°34'58" East, along the North line of said vacated Lot 23, a distance of 158.00 feet to the Northeast corner of said vacated Lot 23;

Thence South 00°11'53" East, along the East line of said vacated Lots 23, 22, 21, 20 and 19, a distance of 385.00 feet to the Southeast corner of said vacated Lot 19;

Thence South 89°34'58" West, along the South line of said vacated Lot 19, a distance of 218.75 feet to a point on the centerline of vacated Morgan Place;

Thence South 00°11'53" East, along the centerline of vacated Morgan Place, a distance of 65.00 feet to a point on the South line of Lot 7, Block 2, as extended;

Thence South 89°34'58" West, along the extended South line of vacated Lot 7, a distance of 185.00 feet to the Southwest corner of said vacated Lot 7;

Thence North 00°11'53" West, along the West line of vacated Lots 7, 6, 5, 4, 3 and 1, Block 2, a distance of 667.00 feet to the Northwest corner of said vacated Lot 1 and a point on the South right-of-way line of S.E. 29th Street;

Thence North 89°34'58" East, along said South right-of-way line and the North line of vacated Lots 1 and 2, Block 2, a distance of 245.75 feet to the POINT OF BEGINNING.

**Tract 2:**

Parcel # R151401025

Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in GILKISON ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract 3:**

Parcel # R151401005

Lot One (1), of GILKISON ADDITION, in Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract 4:**

Parcel # R151401015

Lot Two (2), of GILKISON ADDITION, in Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Tract 5:**

Parcel # R156701500

The South Half (S/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, EXCEPT a strip of land described as follows:

BEGINNING at a point 25 feet North of the South line and 28.5 feet East of the West line of said Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4);

THENCE North on a line parallel to and 28.5 feet East of the said West line a distance of 149.4 feet;

THENCE South 68°27' East a distance of 408.8 feet to a point 25 feet North of the South line and 409 feet East of the West line of said Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4);

THENCE West on a line parallel to and 25 feet North of said South line a distance of 380.5 feet to the Point of Beginning.

**EXHIBIT "B"**

Development Agreement

To be attached upon execution by both parties.



**Memorial Hospital Authority**

General Manager/Administrator, Tim Lyon  
100 North Midwest Boulevard  
Midwest City, Oklahoma 73110  
Office (405) 739-1201  
tlyon@midwestcityok.org  
[www.midwestcityok.org](http://www.midwestcityok.org)

MEMORANDUM

To: Honorable Chairman and Trustees

From: Tiatia Cromar, Finance Director

Date: September 26, 2023

Subject: Discussion, consideration, and possible action to reallocate assets as recommended from our financial advisor

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Segal Marco acquired our previous advisor Fiduciary Capital Advisors back in April. After several months of analysis from our new team of advisors, staff encourages the trustees to approve the updated portfolio mix recommendation provided from Segal Marco.

Our current portfolio has a mix of 70% equities and 30% core fixed income. The recommendation of our financial advisors would be to diversify in the following way:

- 65% equity
- 30% core fixed income
- 5% private credit

This diversification of the portfolio statistically should increase our yield as well as decrease our risk exposure over time.

Please see the two attachments. The Recommendation attachment is the simplified page of many hours of analysis to show the new portfolio mix recommendation. The Overall attachment shows growth of the portfolio as well as the amounts that were used for economic development.

Tiatia Cromar  
Finance Director

# Recommendation

		Higher Fixed	Priv Credit	Infrastr	Real Estate	Priv Cr @10%	Priv Cr + RE
	Target	Portfolio 2	Portfolio 3	Portfolio 4	Portfolio 5	Portfolio 6	Portfolio 7
US Equity	70.0%	60.0%	65.0%	65.0%	65.0%	60.0%	60.0%
<b>Total Equity</b>	<b>70.0%</b>	<b>60.0%</b>	<b>65.0%</b>	<b>65.0%</b>	<b>65.0%</b>	<b>60.0%</b>	<b>60.0%</b>
Core Fixed Income	30.0%	40.0%	30.0%	30.0%	30.0%	30.0%	30.0%
<b>Total Fixed Income</b>	<b>30.0%</b>	<b>40.0%</b>	<b>30.0%</b>	<b>30.0%</b>	<b>30.0%</b>	<b>30.0%</b>	<b>30.0%</b>
Private Credit	0.0%	0.0%	5.0%	0.0%	0.0%	10.0%	5.0%
Real Estate - Core	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	5.0%
Infrastructure	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%
<b>Total Alternative</b>	<b>0.0%</b>	<b>0.0%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>10.0%</b>	<b>10.0%</b>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>10 Year Expected Return (Arithmetic)</b>	<b>8.0%</b>	<b>7.5%</b>	<b>8.0%</b>	<b>7.9%</b>	<b>7.8%</b>	<b>7.9%</b>	<b>7.8%</b>
<b>10 Year Expected Return (Geometric)</b>	<b>7.1%</b>	<b>6.7%</b>	<b>7.1%</b>	<b>7.1%</b>	<b>7.0%</b>	<b>7.2%</b>	<b>7.1%</b>
<b>Standard Deviation</b>	<b>14.3%</b>	<b>12.5%</b>	<b>13.5%</b>	<b>13.8%</b>	<b>13.3%</b>	<b>12.8%</b>	<b>12.6%</b>
<b>Sharpe Ratio</b>	<b>0.32</b>	<b>0.32</b>	<b>0.34</b>	<b>0.33</b>	<b>0.33</b>	<b>0.35</b>	<b>0.35</b>
<b>20 Year Expected Return (Arithmetic)</b>	<b>7.7%</b>	<b>7.2%</b>	<b>7.7%</b>	<b>7.6%</b>	<b>7.5%</b>	<b>7.6%</b>	<b>7.5%</b>
<b>20 Year Expected Return (Geometric)</b>	<b>6.8%</b>	<b>6.4%</b>	<b>6.8%</b>	<b>6.8%</b>	<b>6.7%</b>	<b>6.9%</b>	<b>6.8%</b>
<b>Portfolio Yield</b>	<b>2.4%</b>	<b>2.6%</b>	<b>2.6%</b>	<b>2.5%</b>	<b>2.5%</b>	<b>2.9%</b>	<b>2.8%</b>

- Segal Marco Advisors recommends adding a 5% allocation to private credit (Portfolio 3)
- Portfolio 3 maintains a comparable return while reducing volatility by 80 basis points, and improving the Sharpe Ratio (risk adjusted returns) to 0.34
- Additional consideration may be given to infrastructure in the future

Midwest City Memorial Hospital Authority

Market Value of Fund Plus Real Estate Investments

	Begin MV	Contributions	Gains/(Losses)	PERIOD Distributions For Real Estate Investments	PERIOD Real Estate Sales	Investment End of Period	% ROR	NET Distributions/Sales For Real Estate Investments	Total MV Including Real Estate
1996	0.00	40,000,000	1,894,724			41,894,724	5.00		41,894,724
1997	41,894,724	6,500,000	9,149,906			57,544,631	21.43		57,544,631
1998	57,544,631		10,313,934			67,858,566	17.96		67,858,566
1999	67,858,566		9,842,497	(892,504)		76,808,558	14.66	892,504	77,701,062
2000	76,808,558		1,255,636	(7,530,000)		70,534,196	1.61	8,422,504	78,956,700
2001	70,534,196		(3,474,570)	(17,000,001)	881,724	50,941,348	(4.96)	24,540,781	75,482,129
2002	50,941,348		(6,288,441)	(3,000,000)		41,645,681	(12.42)	27,540,781	69,186,462
2003	41,645,681		8,377,102	(7,000,000)	2,000,000	45,006,531	24.06	32,540,781	77,547,312
2004	45,006,531		5,328,106	(2,000,000)		48,318,461	12.32	34,540,781	82,859,242
2005	48,318,461		3,559,195	(27,212,736)	27,006,977	51,651,524	5.88	34,746,540	86,398,063
2006	51,651,524		7,786,194			59,433,416	15.11	34,746,540	94,179,956
2007	59,433,416		4,280,658	(3,300,000)		60,414,074	7.30	38,046,540	98,460,614
2008	60,414,074		(17,021,674)			43,392,400	(28.12)	38,046,540	81,438,940
2009	43,392,400		8,759,495			52,151,895	21.30	38,046,540	90,198,435
2010	52,151,895		6,528,733	(1,800,000)		56,880,628	9.32	39,846,540	96,727,168
2011	56,880,628		(1,072,322)			55,808,306	(1.79)	39,846,540	95,654,846
2012	55,808,306		7,553,650			63,361,956	13.60	39,846,540	103,208,496
2013	63,361,956		13,845,096			77,207,052	21.94	39,846,540	117,053,592
2014	77,207,052		5,844,036	(5,650,000)		77,401,088	8.46	45,496,540	122,897,628
2015	77,401,088		(143,659)			77,257,429	(0.12)	45,496,540	122,753,969
2016	77,257,429		5,782,378	(5,900,000)		77,139,807	7.84	51,396,540	128,536,347
2017	77,139,807		13,940,808			91,080,615	18.16	51,396,540	142,477,155
2018	91,080,615	2,817,155	(2,862,493)			91,035,277	(2.91)	51,396,540	142,431,817
2019	91,035,277		20,826,446			111,861,723	22.91	51,396,540	163,258,263
2020	111,861,723		19,275,249			131,136,972	17.31	51,396,540	182,533,512
2021	131,136,972		25,235,884	(9,596,415)		146,776,441	20.41	60,992,955	207,769,396
2022	146,776,441		(20,533,575)	(19,555,000)		106,687,866	(15.60)	80,547,955	187,235,821
1q23	106,687,866		5,582,266	(4,000,000)		108,270,132	5.31	84,547,955	192,818,087
2q23	108,270,132		6,626,420			114,896,552	6.17	84,547,955	199,444,507
<b>TOTAL</b>		<b>49,317,155</b>	<b>150,191,679</b>	<b>(114,436,655)</b>	<b>29,888,701</b>	<b>114,896,552</b>		<b>84,547,955</b>	<b>199,444,507</b>
						<b>9/30/96 INCEPTION ROR:</b>	<b>7.86%</b>		



NEW BUSINESS/  
PUBLIC DISCUSSION

