

CITY OF MIDWEST CITY MEETINGS

FOR MARCH 23, 2021

Meetings will be shown live on Channel 20 and streamed live on the City of Midwest City's (MWC) YouTube channel: [Bit.ly/youtubemwc](https://bit.ly/youtubemwc).

The recorded video will be available on MWC's YouTube channel: [Bit.ly/youtubemwc](https://bit.ly/youtubemwc) and MWC's website: www.midwestcityok.org within 48 hours. The meeting minutes and video can be found on MWC's website in the Agenda Center: <https://www.midwestcityok.org/meetings>.

To make a special assistance request, call 739-1213 or email bbundy@midwestcityok.org no less than 24 hours prior to the start of a meeting. If special assistance is needed during a meeting, call 739-1388.

The Council will go directly into MWC meetings down in the Council Chambers of City Hall located at 100 N. Midwest Blvd., MWC, OK 73110 at 6:00 PM. However, they will informally gather at or after 5:00 PM in the Chamber for dinner, but no MWC Council business will be discussed or acted upon. Meals will only be provided to the City Council and staff. Doors will be open to the public 5:45 PM due to COVID-19 concerns while eating.

MWC continues to take steps to follow federal, state and local guidelines regarding social distancing and crowd size. If attendance at MWC meetings is not essential, we strongly encourage you to listen to the meeting live on Cox Channel 20 in Midwest City or via MWC's YouTube channel: [Bit.ly/youtubemwc](https://bit.ly/youtubemwc).

MWC City Hall will be open with social distancing guidelines in place. Face masks are required while inside the building. Temperature checks will be required upon entry and only those with 99.99 degrees or lower will be admitted. Seating for 45 people is available in the Council Chamber, up to five people may sit in alternating pews, family groups may have to split up if over two or more.

If needed, overflow seating will be available in the Municipal Court where the proceedings will be streaming live.

Persons failing to comply with the safety requirements may be denied entry or removed from the Chamber or City buildings. Failure to comply with MWC's face covering ordinance could also result in the person in violation receiving a municipal citation.

If wishing to make a public comment at the meeting, please sign in at the entrance before taking a seat in the chamber or municipal court.

Thank you for helping us keep our community safe.



CITY OF MIDWEST CITY COUNCIL AGENDA

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

March 23, 2021 – 6:00 PM

Presiding members: Matt Dukes

Ward 1 Susan Eads

Ward 2 Pat Byrne

Ward 3 Española Bowen

Ward 4 Sean Reed

Ward 5 Christine Allen

Ward 6 Rick Favors

City Manager Tim Lyon

City Clerk Sara Hancock

Asst. City Attorney Vicki Floyd

A. CALL TO ORDER.

B. OPENING BUSINESS.

- Invocation by Assistant City Manager Vaughn Sullivan
- Pledge of Allegiance by Carl Albert Jr. ROTC Cadets
- Community-related announcements and comments
- Arbor Week Proclamation

C. CONSENT AGENDA. These items are placed on the Consent Agenda so the Council, by unanimous consent, can approve routine agenda items by one motion. If any item proposed does not meet with the approval of all Council, or members of the audience wish to discuss an item, it will be removed and heard in a regular order.

1. Discussion and consideration to approve the minutes of the March 9, 2021 meeting, as submitted. (City Clerk - S. Hancock)
2. Discussion and consideration of supplemental budget adjustments to the following funds for FY 2020-2021, increase: General Fund, expenditures/Municipal Court (12) \$425. (Finance - T. Cromar)
3. Discussion and consideration of accepting the City Manager's Report for the month of February 2021. (Finance - T. Cromar)
4. Discussion and consideration of accepting the monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager and action as deemed necessary by the Council to maintain the plan. (Human Resources - T. Bradley)
5. Discussion and consideration of awarding the bid to and entering into a contract with Shiloh Enterprises, Inc. in the amount of \$5,198,000 to construct the W.P. Bill Atkinson Park, a 2018 General Obligation Project. (Community Development - B Harless)

6. Discussion and consideration of accepting a grant of Permanent Sidewalk Easement and a Permanent Waterline Easement from Shree Aurobindo, L.L.C., across a certain parcel of land located within the corporate boundaries of Midwest City in Lots 5 through 8 of Block 6 of Aviation Acres, being part of the Northwest Quarter (NW/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, addressed as 5912 Short Street. (Community Development - B. Bundy)
7. Discussion and consideration of accepting maintenance bonds from Patriot Construction Services, Inc. in the amount of \$3735.94, respectively. (PWA - P. Menefee)
8. Discussion and consideration of accepting maintenance bonds from Commercial Construction Services, L.L.C. in the amount of \$3434.00, respectively. (PWA - P. Menefee)
9. Discussion and consideration of Change Order No. 2 amending the contract with Shiloh Enterprises, Inc. for construction on the Animal Services Center in an increased amount of \$4,269.32 and adding 26 additional days of time. (Community Development - B. Bundy)

D. DISCUSSION ITEMS.

1. (PC-2063) Public hearing with discussion and consideration of an ordinance to redistrict from R-HD, High Density Residential to R-MH-2, Manufactured Home Park, for the property described as a part of the SW/4 of Section 7, T11N, R1W, and addressed as 10301 S.E. 29th Street. No action was taken on this item at the January 12, 2021 and February 23, 2021 City Council meetings. (Community Development - B. Harless)
2. (PC-2069) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential, PUD, Planned Unit Development and O-2 General Office to a PUD, governed by the R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Residential, for the property described as a part of the SW/4 of Section 6, T11N, R1W, addressed as 10100 S.E. 10th St. and 1120 S. Post Rd. No action was taken on this item at the February 23, 2021 meeting. (Community Development - B. Harless)
3. (PC-2073) Public hearing with discussion and consideration of an ordinance to redistrict from C-1, Restricted Commercial to R-6, Single Family Detached Residential, for the property described as Block 7, Lot 4 of the Country Estates Third Addition, addressed as 419 Russell Drive. (Community Development - B. Harless)

4. (PC-2074) Public hearing with discussion and consideration of an ordinance to redistrict from C-3, Community Commercial, to SPUD, Simplified Planned Unit Development governed by the C-4, General Commercial district, and a resolution to amend the Comprehensive Plan from OR, Office/Retail to COMM, Commercial, for the property described as a part the SW/4 of Section 34, T12N, R2W, and addressed as 422 N. Air Depot Blvd. (Community Development - B. Harless)
 5. (MP-14) Discussion and consideration of approval of the Estates of Midwest City No. 1 Minor Plat located in the NW/4 of Section 36, T-12-N, R-2-W of the Indian Meridian, Oklahoma County, Oklahoma located at 500 N. Douglas. (Community Development - B. Harless)
 6. Discussion and consideration of approving Amendment No. 7 to the construction management contract with CMS Willowbrook, Inc. for the Delta Midwest City, Guest Rooms Tower in an amount not to exceed \$4,486,253.60. (City Manager - T. Lyon)
- E. NEW BUSINESS/PUBLIC DISCUSSION. The purpose of the "Public Discussion Section" of the Agenda is for members of the public to speak to the City 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. Minutes of the February 23, 2021 Sidewalk Committee Meeting. (Community Development - B. Bundy)
 2. Minutes of the March 2, 2021 Planning Commission Meeting. (Community Development - B. Harless)
 3. Building Report February 2021 Building Report. (Community Development—B. Harless)
- 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

March 09, 2021

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

Mayor Matt Dukes called the meeting to order at 6:01 PM with following members present:

Ward 1 Susan Eads	Ward 4 Sean Reed	City Manager Tim Lyon
Ward 2 Pat Byrne	Ward 5 Christine Allen	City Clerk Sara Hancock
Ward 3 Española Bowen	Ward 6 Rick Favors	Asst. City Attorney Vicki Floyd

OPENING BUSINESS. Invocation by Assistant City Manager Vaughn Sullivan and Pledge of Allegiance by Carl Albert Jr ROTC Cadets Strigal & Rodner. Mayor Dukes and City Manager Lyon thanked the following employees and board members for twenty-five years of service: Mike Anderson, Citizen's Advisory Committee on Housing & Community Deveopment; Cammy Cartmill, Neighborhood Services; Dale Milburn, Plumbing, Gas & Mechanical Board; William Pascoe, Neighborhood Services; Steve Simonson, Police and Peter Singleton, Community Development. Council and Staff made community-related announcements.

CONSENT AGENDA Allen made motion to approve consent agenda, as submitted, seconded by Eads. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favors, and Mayor Dukes. Nay: None. Motion carried.

1. Discussion and consideration to approve the minutes of the February 23, 2021 meeting, as submitted.
2. Discussion and consideration of supplemental budget adjustments to the following funds for FY 2020-2021, increase: Police Fund, expenditures/Police (62) \$6,696.
3. Discussion and consideration of reappointing Ms. Sherry Beaird to the Midwest City Tree Board for a three-year term ending February 10, 2024.
4. Discussion and consideration of declaring various items of City property from the John Conrad Golf Course on the attached list as surplus and authorizing their disposal by public auction, trade in, sealed bid, or destruction if necessary.
5. Discussion and consideration of declaring used fire equipment and tools as surplus and authorizing their disposal by public auction, sealed bid or other means, if necessary.

DISCUSSION ITEMS.

1. **Discussion and consideration of approval to authorize the Memorial Hospital Authority (the Authority) to execute the Lease Termination Agreement between the Authority and Midwest Regional Medical Center, LLC, and Health Management Associates, LLC, and**

CHS/Community Health Systems, Inc.; authorizing the Mayor and the City Clerk to sign the Agreement evidencing such approval; and authorizing the Mayor and City Clerk to sign all other documents prudent and/or necessary to close this transaction. After Council and Staff discussion, Reed made motion to approve the agreement and authorize execution of documents, as submitted, seconded by Allen. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favors, and Mayor Dukes. Nay: None. Motion carried.

2. **Discussion and consideration of approval to authorize the Memorial Hospital Authority (the Authority) to execute the Sublease and Lease Agreement between the Authority and SSM Health Care of Oklahoma, Inc.; authorizing the Mayor and the City Clerk to sign the Agreement evidencing such approval; and authorizing the Mayor and City Clerk to sign all other documents prudent and/or necessary to close this transaction.** Bowen made motion to approve and authorize execution of documents, as submitted, seconded by Reed. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favors, and Mayor Dukes. Nay: None. Motion carried.
3. **Discussion and consideration of 1) approving a list of candidates for Municipal Judges consisting of Adam Bush, Gary Bachman, David Howell, and Joel Porter; and 2) approving Farley Ward as an alternative.** After Council discussion, Byrne made motion to approve the list of candidates, as submitted, seconded by Allen. Voting Aye: Byrne, Eads, Bowen, Reed, Allen, Favors, and Mayor Dukes. Nay: None. Motion carried.

NEW BUSINESS/PUBLIC DISCUSSION.

Sheila Williams of 321 Cedar Bend Dr. addressed Council.

EXECUTIVE SESSION.

1. Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session. **Item not needed.**

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 6:34 PM.

ATTEST:

MATTHEW D DUKES II, Mayor

SARA HANCOCK, City Clerk



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

TO: Honorable Mayor and City Council

FROM: Tiatia Cromar, Finance Director

DATE: March 23, 2021

SUBJECT: Discussion and consideration of supplemental budget adjustments to the following funds for FY 2020-2021, increase: General Fund, expenditures/Municipal Court (12) \$425.

This supplement is needed to budget unplanned unemployment claims.

Tiatia Cromar, Finance Director

SUPPLEMENTS

March 23, 2021

Fund GENERAL (010)		BUDGET AMENDMENT FORM Fiscal Year 2020-2021			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
12	Municipal Court			425	
		<u>0</u>	<u>0</u>	<u>425</u>	<u>0</u>

Explanation:
This supplement is needed to budget unplanned unemployment claims. Funding to come from fund balance.



Finance Department
100 N. Midwest Boulevard
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TO: Honorable Mayor and City Council

FROM: Tiatia Cromar, Finance Director

DATE: March 23, 2021

SUBJECT: Discussion and consideration of accepting the City Manager's Report for the month of February 2021.

The funds in February that experienced a significant change in fund balance from the January report are as follows:

Police Capitalization (21) decreased due to the budgeted transfer of \$315,000 to 2018 Election G. O. Bond (270) for Equipment.

Downtown Redevelopment (194) decreased because of the budgeted transfer of \$1,316,684 to 2018 Election G. O. Bond (270) for Town Center Park project.

Hotel/Conference Center (195) had an operational loss of \$32,443 in February.

MWC Hospital Authority (425) activities for February:

Compounded Principal (9010) - unrealized gain on investment	\$2,396,760
Discretionary (9050) - unrealized gain on investment	\$618,962

Tiatia Cromar

Tiatia Cromar
Finance Director

City of Midwest City
Financial Summary by Fund
for Period Ending February, 2021

(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2020 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
9	GENERAL GOVERNMENT SALES TAX	4,447,255	-	3,692,885	1,843,926	(1,089,556)	754,370	4,447,255
10	GENERAL	9,149,081	(156,119)	7,257,964	27,767,128	(26,032,130)	1,734,998	8,992,962
11	CAPITAL OUTLAY RESERVE	867,901	-	878,312	3,215	(13,627)	(10,411)	867,901
13	STREET AND ALLEY FUND	1,803,334	-	1,615,489	374,772	(186,927)	187,845	1,803,334
14	TECHNOLOGY FUND	319,494	-	207,826	238,425	(126,758)	111,668	319,494
15	STREET LIGHT FEE	1,793,477	-	1,874,909	397,445	(478,877)	(81,432)	1,793,477
16	REIMBURSED PROJECTS	1,085,790	(2,821)	1,247,928	88,470	(253,427)	(164,958)	1,082,970
17	29TH & DOUGLAS PROPERTY	289	-	288	2	-	2	289
20	MWC POLICE DEPARTMENT	7,121,987	-	5,969,836	11,707,048	(10,554,897)	1,152,152	7,121,987
21	POLICE CAPITALIZATION	1,120,017	-	448,160	1,255,691	(583,834)	671,857	1,120,017
25	JUVENILE FUND	32,033	-	27,943	55,565	(51,475)	4,090	32,033
30	POLICE STATE SEIZURES	75,057	-	72,260	4,769	(1,971)	2,798	75,057
31	SPECIAL POLICE PROJECTS	93,461	-	93,392	6,582	(6,513)	69	93,461
33	POLICE FEDERAL PROJECTS	48,441	-	49,067	79	(705)	(626)	48,441
34	POLICE LAB FEE FUND	26,748	-	23,424	4,682	(1,358)	3,324	26,748
35	EMPLOYEE ACTIVITY FUND	24,320	-	20,356	9,819	(5,855)	3,964	24,320
36	JAIL	150,270	-	144,218	34,578	(28,525)	6,053	150,270
37	POLICE IMPOUND FEE	101,730	-	109,036	30,661	(37,967)	(7,306)	101,730
40	MWC FIRE DEPARTMENT	4,979,865	(4)	4,029,690	9,021,819	(8,071,647)	950,171	4,979,861
41	FIRE CAPITALIZATION	1,271,331	-	1,180,917	427,360	(336,946)	90,414	1,271,331
45	MWC WELCOME CENTER	278,793	3	353,512	102,547	(177,263)	(74,716)	278,796
46	CONV / VISITORS BUREAU	238,121	-	184,975	180,076	(126,930)	53,147	238,121
50	DRAINAGE TAX FUND	-	-	-	-	-	-	-
60	CAPITAL DRAINAGE IMP	673,841	-	614,336	313,309	(253,804)	59,506	673,842
61	STORM WATER QUALITY	1,119,935	-	1,014,388	517,461	(411,914)	105,547	1,119,935
65	STREET TAX FUND	1,866,663	-	1,840,981	348,269	(322,587)	25,682	1,866,663
70	EMERGENCY OPER FUND	828,136	-	765,195	384,361	(321,419)	62,942	828,136
75	PUBLIC WORKS ADMIN	590,192	-	647,055	715,273	(772,136)	(56,863)	590,192
80	INTERSERVICE FUND	686,163	-	638,120	1,683,429	(1,635,385)	48,044	686,163
81	SURPLUS PROPERTY	546,093	(429,719)	108,739	36,103	(28,468)	7,635	116,374
115	ACTIVITY FUND	329,151	(140)	351,549	37,456	(59,994)	(22,538)	329,011
123	PARK & RECREATION	607,361	(150)	639,507	409,979	(442,275)	(32,296)	607,211
141	COMM. DEV. BLOCK GRANT	6,029	-	6,029	557,041	(557,041)	-	6,029
142	GRANTS/HOUSING ACTIVITIES	178,429	-	142,535	126,903	(91,009)	35,894	178,429
143	GRANT FUNDS	98,683	(38,683)	60,000	11,200,662	(11,200,662)	-	60,000

City of Midwest City
Financial Summary by Fund
for Period Ending February, 2021

(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2020 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
157	CAPITAL IMPROVEMENTS	2,503,743	-	2,523,375	572,474	(592,106)	(19,632)	2,503,743
172	CAP. WATER IMP-WALKER	1,649,359	-	1,440,837	330,670	(122,148)	208,521	1,649,359
178	CONST LOAN PAYMENT REV	3,288,184	(15,358)	2,876,857	511,651	(115,681)	395,970	3,272,827
184	SEWER BACKUP FUND	81,577	-	83,771	306	(2,500)	(2,194)	81,577
186	SEWER CONSTRUCTION	5,109,578	(175,000)	4,285,350	959,795	(310,567)	649,227	4,934,578
187	UTILITY SERVICES	468,705	(924)	494,006	749,214	(775,439)	(26,225)	467,781
188	CAP. SEWER IMP.-STROTH	533,353	-	121,949	413,487	(2,084)	411,403	533,353
189	UTILITIES CAPITAL OUTLAY	2,113,261	(86,537)	3,009,651	657,154	(1,640,080)	(982,926)	2,026,725
190	MWC SANITATION DEPARTMENT	4,208,456	-	3,020,287	5,037,888	(3,849,719)	1,188,168	4,208,456
191	MWC WATER DEPARTMENT	3,592,569	-	2,749,260	4,777,644	(3,934,335)	843,309	3,592,569
192	MWC SEWER DEPARTMENT	2,078,395	(28)	1,282,446	4,590,313	(3,794,391)	795,922	2,078,368
193	MWC UTILITIES AUTHORITY	950,745	-	952,584	3,478	(5,316)	(1,839)	950,745
194	DOWNTOWN REDEVELOPMENT	584,771	(5,045)	2,364,928	7,403	(1,792,605)	(1,785,202)	579,726
195	HOTEL/CONFERENCE CENTER	286,534	(446,729)	86,188	1,137,693	(1,384,076)	(246,383)	(160,195)
196	HOTEL 4% FF&E	808,931	(43,717)	672,955	1,260,310	(1,168,051)	92,259	765,214
197	JOHN CONRAD REGIONAL GOLF	421,609	(143,659)	164,931	683,406	(570,387)	113,019	277,950
201	URBAN RENEWAL AUTHORITY	82,132	-	81,862	45,294	(45,024)	270	82,132
202	RISK MANAGEMENT	1,146,716	(37)	1,337,005	625,937	(816,262)	(190,325)	1,146,680
204	WORKERS COMP	3,584,933	-	3,342,285	642,576	(399,927)	242,649	3,584,933
220	ANIMALS BEST FRIEND	92,181	-	89,075	14,772	(11,666)	3,105	92,181
225	HOTEL MOTEL FUND	-	-	-	319,485	(319,485)	-	-
230	CUSTOMER DEPOSITS	1,532,371	(1,532,371)	-	5,637	(5,637)	-	-
235	MUNICIPAL COURT	86,018	(86,018)	-	312	(312)	-	-
240	L & H BENEFITS	1,097,404	(28,459)	1,519,039	6,053,990	(6,504,083)	(450,093)	1,068,945
250	CAPITAL IMP REV BOND	34,057,024	(72,848,937)	(40,619,738)	10,524,132	(8,696,307)	1,827,825	(38,791,913)
269	2002 G.O. STREET BOND	316,328	-	315,172	1,156	-	1,156	316,328
270	2018 ELECTION G.O. BOND	24,806,679	(106,514)	27,003,375	2,582,700	(4,885,911)	(2,303,211)	24,700,164
271	2018 G.O. BONDS PROPRIETARY	10,448,453	-	10,686,758	38,731	(277,036)	(238,305)	10,448,453
310	DISASTER RELIEF	7,691,061	(185,573)	1,072,308	10,933,202	(4,500,021)	6,433,181	7,505,489
340	REVENUE BOND SINKING FUND	-	-	-	4,331,822	(4,331,822)	-	-
350	G. O. DEBT SERVICES	4,240,544	-	1,877,552	2,951,506	(588,514)	2,362,992	4,240,544
352	SOONER ROSE TIF	1,052,963	-	1,654,228	93,200	(694,465)	(601,265)	1,052,963
353	ECONOMIC DEV AUTHORITY	53,239,811	(49,507,997)	2,884,708	1,068,666	(221,559)	847,107	3,731,814
425-9010	MWC HOSP AUTH-COMP PRINCIPAL	115,777,916	(6,205,384)	93,145,527	18,414,035	(1,987,029)	16,427,006	109,572,533
425-9020	MWC HOSP AUTH-LOAN RESERVE	559,708	(559,708)	-	-	-	-	-
425-9050	MWC HOSP AUTH-DISCRETIONARY	17,189,890	(3,883)	11,287,755	6,354,307	(456,056)	5,898,251	17,186,006
425-9060	MWC HOSP IN LIEU OF/ROR/MISC	9,301,064	-	8,746,405	1,153,789	(599,128)	554,661	9,301,066
425-9080	MWC HOSP AUTH GRANTS	429,155	-	28,398	496,757	(96,000)	400,757	429,155
	TOTAL	357,971,594	(132,609,509)	186,891,905	158,229,796	(119,759,612)	38,470,184	225,362,089



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: March 23, 2021

RE: Discussion and consideration of accepting the monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager and action as deemed necessary by the Council to maintain the plan.

This item is placed on the agenda at the request of the Council. Attached to this memo is information regarding the current financial condition of the City Employees' Health Benefits Plan for the month of February 2021 which is the eighth (8) period of the FY 2020/2021.

Troy Bradley, Human Resources Director

FISCAL YEAR 2020-2021	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
PLAN INCOME												
Projected Budgeted (MTD)	729,416	729,416	729,416	729,416	729,416	729,416	729,416	729,416	729,416	729,416	729,416	729,416
Actual (MTD)	662,819	704,904	753,466	689,432	1,065,534	727,062	722,415	729,187				
Projected Budgeted (YTD)	729,416	1,458,832	2,188,248	2,917,664	3,647,080	4,376,496	5,105,912	5,835,328	6,564,744	7,294,160	8,023,576	8,752,992
Actual (YTD)	662,819	1,367,723	2,121,189	2,810,621	3,876,155	4,603,217	5,325,632	6,054,819				
PLAN CLAIMS/ADMIN COSTS	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
Projected Budgeted (MTD)	691,492	864,366	691,492	691,492	864,366	691,492	691,492	691,492	864,366	691,492	864,366	691,492
Actual (MTD)	548,997	965,005	927,589	766,622	859,038	854,726	841,941	740,186				
Projected Budgeted (YTD)	691,492	1,555,858	2,247,350	2,938,842	3,803,208	4,494,700	5,186,192	5,877,684	6,742,050	7,433,542	8,297,908	8,989,400
Actual (YTD)	548,997	1,514,002	2,441,591	3,208,213	4,067,251	4,921,977	5,763,918	6,504,104				
EXCESS INCOME vs. EXPENDITURES	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
Projected Budgeted (MTD)	37,924	-134,950	37,924	37,924	-134,950	37,924	37,924	37,924	-134,950	37,924	-134,950	37,924
Actual (MTD)	113,822	-260,101	-174,123	-77,190	206,496	-127,664	-119,526	-10,999	0	0	0	0
Projected Budgeted (YTD)	37,924	-97,026	-59,102	-21,178	-156,128	-118,204	-80,280	-42,356	-177,306	-139,382	-274,332	-236,408
Actual (YTD)	113,822	-146,279	-320,402	-397,592	-191,096	-318,760	-438,286	-449,285	0	0	0	0
FISCAL YEAR 2019-2020	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
PLAN INCOME												
Projected Budgeted (MTD)	674,837	674,837	674,837	674,837	674,837	674,837	674,837	674,837	674,837	674,836	674,836	674,836
Actual (MTD)	627,213	652,720	650,545	655,169	734,359	715,169	723,236	970,288	715,536	649,274	675,554	732,160
Projected Budgeted (YTD)	674,837	1,349,674	2,024,511	2,699,348	3,374,185	4,049,022	4,723,859	5,398,696	6,073,533	6,748,369	7,423,205	8,098,041
Actual (YTD)	627,213	1,279,933	1,930,478	2,585,647	3,320,007	4,035,176	4,758,412	5,728,700	6,444,236	7,093,510	7,769,064	8,501,224
PLAN CLAIMS/ADMIN COSTS	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
Projected Budgeted (MTD)	727,655	640,699	727,655	640,699	640,699	727,655	640,699	640,699	727,655	640,698	640,698	640,698
Actual (MTD)	646,453	673,397	845,354	678,761	893,068	996,518	825,669	776,712	849,727	629,694	538,458	736,771
Projected Budgeted (YTD)	727,655	1,368,354	2,096,009	2,736,708	3,377,407	4,105,062	4,745,761	5,386,460	6,114,115	6,754,813	7,395,511	8,036,209
Actual (YTD)	646,453	1,319,850	2,165,204	2,843,965	3,737,033	4,733,551	5,559,220	6,335,932	7,185,659	7,815,353	8,353,811	9,090,582
EXCESS INCOME vs. EXPENDITURES	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
Projected Budgeted (MTD)	-52,818	34,138	-52,818	34,138	34,138	-52,818	34,138	34,138	-52,818	34,138	34,138	34,138
Actual (MTD)	-19,240	-20,677	-194,809	-23,592	-158,708	-281,349	-102,433	193,576	-134,191	19,580	137,096	-4,611
Projected Budgeted (YTD)	-52,818	-18,680	-71,498	-37,360	-3,222	-56,040	-21,902	12,236	-40,582	-6,444	27,694	61,832
Actual (YTD)	-19,240	-39,917	-234,726	-258,318	-417,026	-698,375	-800,808	-607,232	-741,423	-721,843	-584,747	-589,358

Please note that, beginning Nov-20, the Plan Income Actual amounts include estimated prescription rebates accrued per month, with Nov-20 reporting estimates for July-November 2020.

Feb 8/FY 2021: \$1,068,714
 Feb 8/FY 2020: \$1,500,103
 Feb 8/FY 2019: \$2,041,743
 Feb 8/FY 2018: \$2,033,922

** HAD FIVE MONDAYS WITH REPORTED MEDICAL CLAIMS PAID**



CITY of MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, P.E., City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, AICP, Manager
COMPREHENSIVE PLANNER
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

TO : Honorable Mayor and Council

FROM : Billy Harless, Community Development Director

DATE : March 23rd, 2021

SUBJECT : Discussion and consideration of awarding the bid to and entering into a contract with Shiloh Enterprises, Inc. in the amount of \$5,198,000 to construct the W.P. Bill Atkinson Park, a 2018 General Obligation Project.

Bids were received on March 9th, 2021 for the above referenced project. Staff recommends award of the bid to Shiloh Enterprises which submitted the lowest and best bid meeting specifications. Staff recommends awarding the base bid at \$5,198,000; adding the alternates will put the project over the budgeted amount. Attached are the bid tabulations for the eight bids received.

This is a 2018 General Obligation Bond project approved by the vote of the people. Funding for this project was appropriated in project #9219G1.

Staff recommends awarding the bid to Shiloh Enterprises.

A handwritten signature in black ink, appearing to read "Billy Harless", is written over a horizontal line.

Billy Harless, AICP
Community Development Director

Attachment



Memorandum

To: Billy Harless, Community Development Director, MWC

From: Melanie Draper, ADG

ADG Project Number: 18-119

ADG Project Name: W.P. Bill Atkinson Park

Date: 03.11.2021

Re: **Shiloh Enterprises, Inc. Contractor Selection**

The following memo has been prepared and submitted to the City of Midwest City to formally document the decision to move forward with Shiloh Enterprises, Inc. (Shiloh) as the General Contractor on the W.P. Bill Atkinson Park Renovation project. Ochsner Hare and Hare (OHH) is the Architect of Record. The scope of the project included the redesign of the entire existing park including but not limited to a large hanger structure, small park pavilions, and several alternates such as a dog park, dry creek bed, seating and parking as part of the bid package. Bid documents were solicited in accordance with State Title 61 and were received on February 12, 2021. The solicitation yielded 8 contractors with the following base bids in order of lowest to highest:

- a. Shiloh Enterprises, Inc. - \$5,198,000
- b. AC Owen Construction - \$5,377,000
- c. Rudy Construction - \$5,498,625
- d. W.L. McNatt & Co. - \$5,506,000
- e. Jenco Construction - \$5,744,800
- f. Lippert Brothers - \$5,840,000
- g. Downey Contracting - \$5,896,000
- h. Crossland Construction - \$5,897,000

As part of the due diligence, the project team began calling references on the low bidder to ensure they were qualified to deliver the scope of this project.

Currently Shiloh is constructing the City of Midwest Animal Services Center. The City's project staff has been relatively pleased with the way Shiloh has performed on that project. Shiloh has also recently built the City of Edmond's Animal Services expansion and understand that project went well also. Several other references were contacted, and all spoke very highly of working with Shiloh.

Based on our research and experience with the low bidder, the project team has no concerns recommending the project be awarded to Shiloh Enterprises, Inc.

The following pages include the specific references contacted and their individual responses to the questions.

Clay Coldiron with Broadway Development Group: Rose State Student Housing

How long have you worked with Shiloh Enterprises?

Clay as worked with Shiloh Enterprises on 3 or 4 jobs.

What was the scope of work?

They build a 20,000 Class A Building, a \$4 million project. They also completed phase 2, Rose State Student Housing, which was also a \$4 million project.

Were you happy with their work?

Yes.

Were they cost conscious and look for savings?

No, Clay did not believe that was part of their job.

Were they on time and did they stay within the budget?

Yes, always.

How was the communication?

They do what they say they are going to do. Communication with the superintendent, David French, was good.

Were there many change orders?

Not many, just some Architectural adjustments.

How was their customer service / staff?

Good.

Were they responsive with questions and ideas?

Yes they were responsive but Clay didn't see coming up with ideas as part of their job.

Would you use them again?

Yes.

Were they responsive after the project was complete?

Yes.

Were there problems after the project was complete?

Not really.

Did they take care of all punch list items?

Yes.

Robert Drum, MAPS office: Oklahoma City Public School high school addition

How long have you worked with Shiloh Enterprises?

Worked with Shiloh on one large school project.

What was the scope of work?

The scope was an addition at Emerson Alternative High School. This was a \$4 million project.

Were you happy with their work?

Yes. Shiloh Enterprises is an excellent GC. They work hard to make the customer happy.

Were they cost conscious and look for savings?

Yes, Absolutely. They look for lower cost subcontractors.

Were they on time and did they stay within the budget?

Yes

How was the communication?

Great communication.

Were there many change orders?

No.

How was their customer service / staff?

They are easy to work with.

Were they responsive with questions and ideas?

Yes.

Would you use them again?

Yes, absolutely.

Were they responsive after the project was complete?

Yes, absolutely.

Were there problems after the project was complete?

There were no problems after the project was completed.

Did they take care of all punch list items?

Yes.

Jason Ferguson, Edmond Public Schools: Cross Timbers Elementary Multipurpose Storm Shelter

How long have you worked with Shiloh Enterprises?

Jason has only worked with Shiloh Enterprises on this one project.

What was the scope of work?

They built a 6,000 sq ft multipurpose storm shelter.

Were you happy with their work?

Yes.

Were they cost conscious and look for savings?

Yes, where possible.

Were they on time and did they stay within the budget?

There were some weather delays, but they were great and worked hard to get the project completed.

How was the communication?

Communication was very good.

Were there many change orders?

There were no change orders.

How was their customer service / staff?

Yes.

Were they responsive with questions and ideas?

Yes

Would you use them again?

Yes, they are good to work with.

Were they responsive after the project was complete?

Project is wrapping up.

Were there problems after the project was complete?

No.

Did they take care of all punch list items?

They are taking care of a few odds and ends.

Contractor	Base Bid	Add Alternate			
		1	2	3	4
		North Seating Area	Dry Creek Bed	Dog Park	Northeast Parking Area
Estimate	\$3,434,956.00	\$30,172.50	\$75,582.50	\$309,343.00	\$224,720.00
Shiloh Enterprises, Inc.	\$5,198,000.00	\$30,000.00	\$78,000.00	\$258,000.00	\$278,000.00
AC Owen Construction	\$5,377,000.00	\$39,000.00	\$81,000.00	\$265,000.00	\$171,000.00
Rudy Construction	\$5,498,625.00	\$22,070.00	\$79,700.00	\$274,000.00	\$147,500.00
W.L. McNatt & Co.	\$5,506,000.00	\$18,000.00	\$70,000.00	\$209,000.00	\$126,000.00
Jenco Construction	\$5,744,800.00	\$61,000.00	\$53,000.00	\$213,000.00	\$148,000.00
Lippert Brothers	\$5,840,000.00	\$41,000.00	\$64,000.00	\$286,000.00	\$180,000.00
Downey Contracting	\$5,896,000.00	\$29,000.00	\$99,000.00	\$336,000.00	\$198,000.00
Crossland Construction	\$5,897,000.00	\$45,000.00	\$80,000.00	\$197,000.00	\$119,000.00



CITY of MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

Billy Harless, Community Development Director
Brandon Bundy, P.E., City Engineer

ENGINEERING DIVISION
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BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

TO : Honorable Mayor and Council

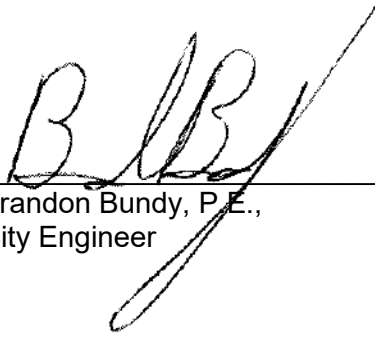
FROM : Brandon Bundy, P.E., City Engineer

DATE : March 23rd, 2021

SUBJECT : Discussion and consideration of accepting a grant of Permanent Sidewalk Easement and a Permanent Waterline Easement from Shree Aurobindo, L.L.C., across a certain parcel of land located within the corporate boundaries of Midwest City in Lots 5 through 8 of Block 6 of Aviation Acres, being part of the Northwest Quarter (NW/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

The easements are required for the construction of a hotel to be located at 5912 Short Street.

Staff recommends accepting the easements.



Brandon Bundy, P.E.,
City Engineer

Attachments

GRANT OF PERMANENT WATERLINE EASEMENT

KNOW ALL BY THESE PRESENTS:

That Shree Aurobindo L.L.C., an Oklahoma limited company, (grantor), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the City of Midwest City, a municipal corporation, (grantee), a permanent public easement across, over and under the following described lots, tracts or parcels of land situated in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT A ATTACHED

This easement is granted for the purpose of enabling the City of Midwest City, its officers, agents, contractors and employees to go upon, layout, construct, change, and or build any and all public improvements of whatsoever nature required for building and permanently maintaining water lines upon the above described lots, parcels or tracts of land and includes the permanent right of ingress and egress for employees, tools and equipment of the City of Midwest City, its officers, agents, contractors and employees.

The consideration herein covers any and all kinds and character of damages or injury that may be sustained directly or indirectly to any lands owned by the Grantor by reason of the construction and maintenance of such improvements.

Grantor hereby covenants and warrants that at the time of the delivery of this easement that the above-described real estate and premises are free of all liens and claims whatsoever, except -none- and that they will, so long as this easement is in full force and effect, defend the same unto the City of Midwest City against all claiming to the contrary.

WITNESS the hands of the parties this 12th day of February, 2021

x 

MANAGER, Kirit Bhakta

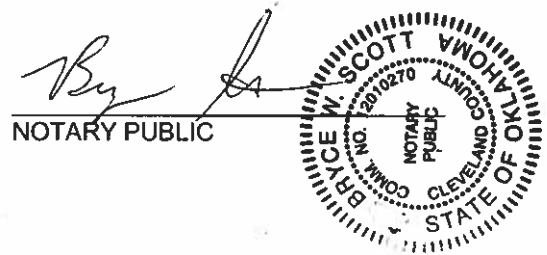
STATE OF OKLAHOMA)
)ss.
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public in and for the state and county aforesaid, on this 12th day of February, 2021 personally appeared Kirit Bhakta as Manager of Shree Aurobindo L.L.C., an Oklahoma limited liability company, to me known

to be the identical person(s) who executed the within and foregoing instrument and
acknowledged to me that he executed the same as his free and voluntary act and deed and as
the free and voluntary act and deed of Shree Aurobindo L.L.C

WITNESS, my hand and seal this 12th day of February, 2021

My Commission expires: 10/29/24

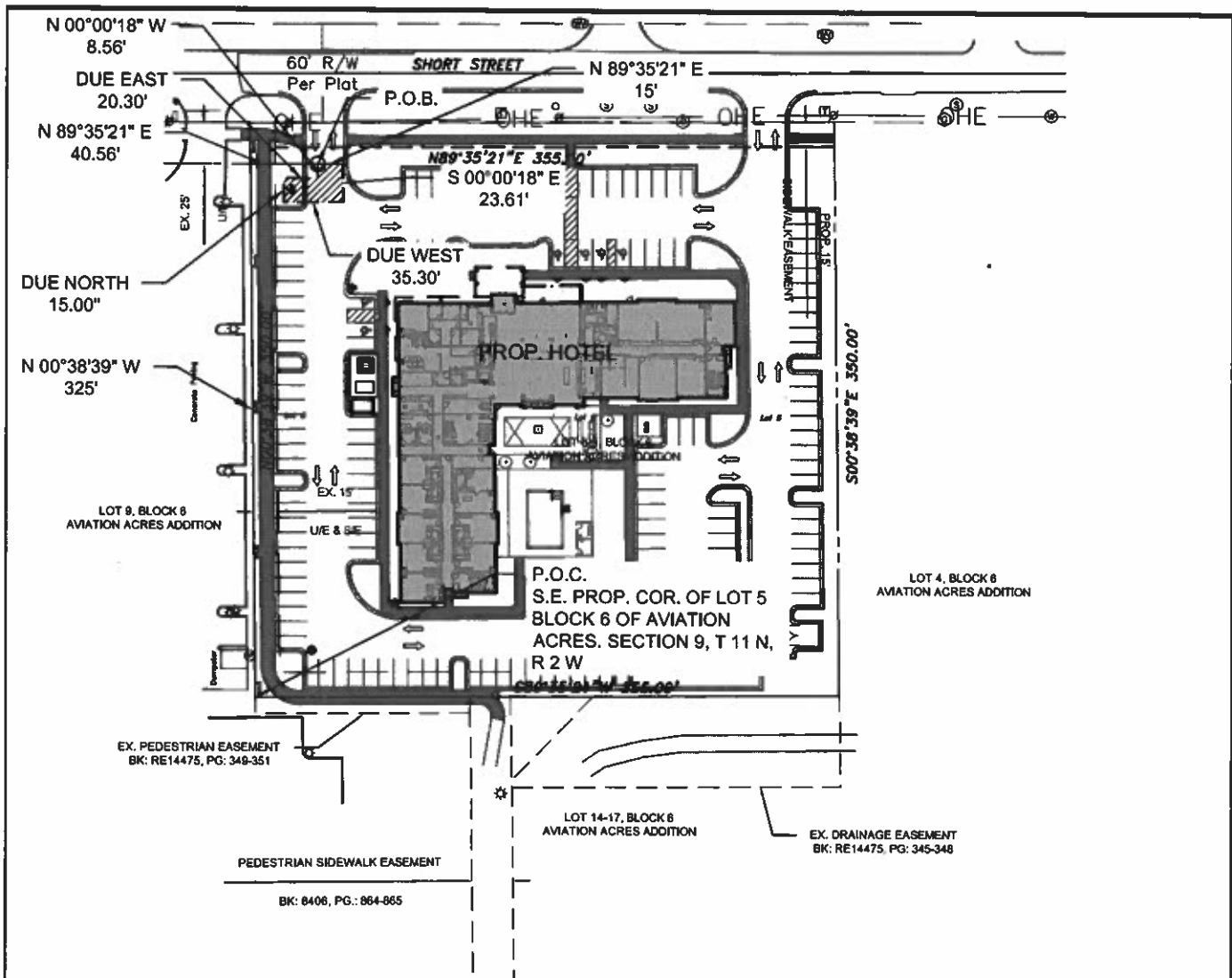


Approved by City Attorney _____ Date: _____

Approved by City Council _____ Date: _____

RETURN TO: City Clerk 100 N Midwest Boulevard Midwest City OK 73110

NORTH WATERLINE EASEMENT EXHIBIT



LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE I.M., MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST PROPERTY CORNER OF LOT 5, BLOCK 6 OF AVIATION ACRES ADDITION ACCORDING TO THE PLAT FILED THEREOF; THENCE N 00°38'39" W A DISTANCE OF 325.00 FEET; THENCE N 89°35'21" E A DISTANCE OF 40.56 FEET TO THE POINT OF BEGINNING.

THENCE N 89°35'21" E A DISTANCE OF 15.00 FEET;
 THENCE S 00°00'18" E A DISTANCE OF 23.61 FEET;
 THENCE DUE WEST A DISTANCE OF 35.30 FEET;
 THENCE DUE NORTH A DISTANCE OF 15 FEET;
 THENCE DUE EAST A DISTANCE OF 20.30 FEET;
 THENCE N 00°00'18" W A DISTANCE OF 8.56 FEET TO THE POINT OF BEGINNING.

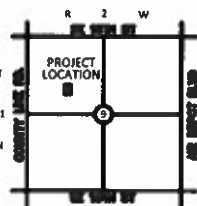


EXHIBIT A

CEDAR CREEK
 CIVIL ENGINEERING • PLANNING • CONSULTING
 P.O. Box 14534 Oklahoma City, OK 73113
 jczarnett@cedarcreekinc.com
 Phone 405.406.4622

OK CA 5864
 EXP. 08/30/22

NOT TO SCALE

GRANT OF PERMANENT EASEMENT

KNOW ALL BY THESE PRESENTS:

That Shree Aurobindo L.L.C., an Oklahoma limited company, (grantor), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the City of Midwest City, a municipal corporation, (grantee), a permanent public easement across, over and under the following described lots, tracts or parcels of land situated in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT A ATTACHED

This easement is granted for the purpose of enabling the City of Midwest City, its officers, agents, contractors and employees to go upon, layout, construct, change, and or build any and all public improvements of whatsoever nature upon the above described lots, parcels or tracts of land and includes the permanent right of ingress and egress for employees, tools and equipment of the City of Midwest City, its officers, agents, contractors and employees.

The consideration herein covers any and all kinds and character of damages or injury that may be sustained directly or indirectly to any lands owned by the Grantor by reason of the construction and maintenance of such improvements.

Grantor hereby covenants and warrants that at the time of the delivery of this easement that the above-described real estate and premises are free of all liens and claims whatsoever, except -none- and that they will, so long as this easement is in full force and effect, defend the same unto the City of Midwest City against all claiming to the contrary.

WITNESS the hands of the parties this 12th day of February, 2021

_____ 
MANAGER, Kirit Bhakta

STATE OF OKLAHOMA)
)ss.
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public in and for the state and county aforesaid, on this 12th day of February, 2021 personally appeared Kirit Bhakta

as Manager of Shree Aurobindo L.L.C., an Oklahoma limited liability company, to me known

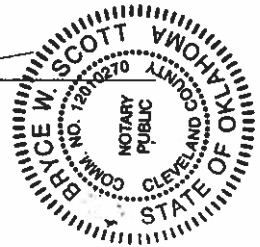
to be the identical person(s) who executed the within and foregoing instrument and

acknowledged to me that he executed the same as his free and voluntary act and deed and as
the free and voluntary act and deed of Shree Aurobindo L.L.C

WITNESS, my hand and seal this 12th day of February, 20 21

My Commission expires: 10/29/24


NOTARY PUBLIC

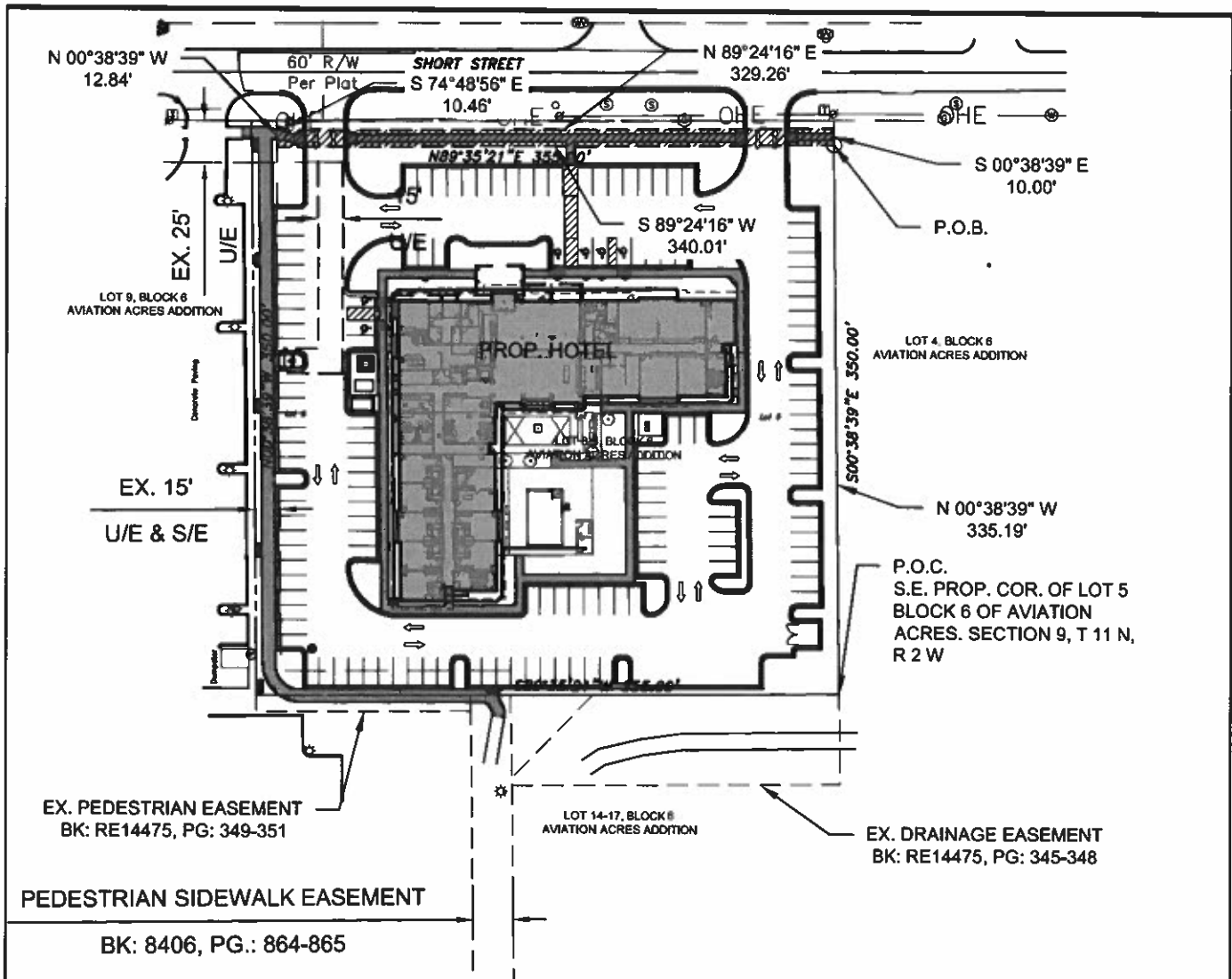


Approved by City Attorney _____ Date: _____

Approved by City Council _____ Date: _____

RETURN TO: City Clerk 100 N Midwest Boulevard Midwest City OK 73110

NORTH SIDEWALK EASEMENT EXHIBIT



LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE I.M., MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE PROPERTY CORNER OF LOT 5, BLOCK 6 OF AVIATION ACRES ADDITION ACCORDING TO THE PLAT FILED THEREOF; THENCE N 00°38'39" W A DISTANCE OF 335.19 FEET TO THE POINT OF BEGINNING.

THENCE S 89°24'16" W A DISTANCE OF 340.01 FEET;
 THENCE N 00°38'39" W A DISTANCE OF 12.84 FEET;
 THENCE S 74°48'56" E A DISTANCE OF 10.46 FEET;
 THENCE N 89°24'16" E A DISTANCE OF 329.26 FEET;
 THENCE S 00°38'39" E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

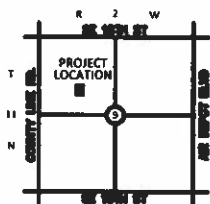


EXHIBIT A

CEDAR CREEK
 CIVIL ENGINEERING • PLANNING • CONSULTING
 P.O. Box 14534 Oklahoma City, OK 73113
 jemmets@cedarcreekinc.com
 Phone 405.406.4622

OK CA 5864
 EXP. 08/31/20

NOT TO SCALE



Public Works Administration

R. Paul Streets, Director
pstreets@midwestcityok.org

405-739-1061

Patrick Menefee, Public Works City Engineer
pmenefee@midwestcityok.org

405-739-1062

8730 S.E. 15th Street,
Midwest City, Oklahoma 73110

To: Honorable Mayor and Council

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

Date: March 23rd, 2021

Subject: Discussion and consideration of accepting maintenance bonds from Patriot Construction Services, Inc. in the amount of \$3735.94, respectively.

The one year maintenance bonds from Patriot Construction Services, Inc. are for the water line improvements constructed for Midwest City High School's Rose Field.

Acceptance is at the discretion of the council.

Patrick Menefee, P.E.,

Public Works City Engineer

Attachment

DEVELOPMENT - PAVING, WATER MAINS, STORM AND SANITARY SEWERS

MAINTENANCE BOND

#GR45776

KNOW ALL BY THESE PRESENTS that we, Patriot Construction Services, Inc., as Principal, and Granite Re, Inc., 14001 Quailbrook Dr., Oklahoma City, OK 73134, 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 *****Three Thousand Seven Hundred Thirty Five & 94/100**** dollars (\$ 3,735.94), such sum being not less than ten percent (10%) of the total contract price to construct or install Mid-Del Public Schools Rose Field Public Waterline Extension (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 CMS Willowbrook, dated the 10th day of December, 2018, 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 June, 2020.

ATTEST:
[Signature]
Secretary

Patriot Construction Services, Inc.
Principal
By [Signature]

ATTEST:
[Signature]
Secretary Witness

Granite Re, Inc.
Surety
By [Signature]
Wendy Hollen - Attorney-in-Fact

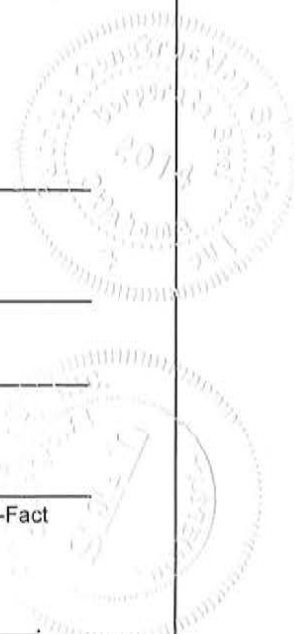
APPROVED as to form and legality this _____ day of _____, 20____.

City Attorney

ACCEPTED by the City Council of the City of Midwest City this _____ day of _____, 20____.

City Clerk

Mayor



GRANITE RE, INC.
GENERAL POWER OF ATTORNEY

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

W.M. McNEILL; LISA SHERMAN; MIKE SHANNON; CODY M. McNEILL; WENDY HOLLEN; JOHN ROGERS; ROCKY MOORE; KYLE D. RESER; JOHN L. BIRSNER; SUSANNE CUSIMANO its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

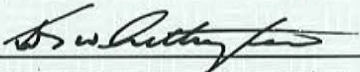
To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

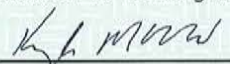
W.M. McNEILL; LISA SHERMAN; MIKE SHANNON; CODY M. McNEILL; WENDY HOLLEN; JOHN ROGERS; ROCKY MOORE; KYLE D. RESER; JOHN L. BIRSNER; SUSANNE CUSIMANO may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Secretary/Treasurer, this 3rd day of January, 2020.

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)





Kenneth D. Whittington, President


Kyle P. McDonald, Treasurer

On this 3rd day of January, 2020, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Secretary/Treasurer of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Secretary/Treasurer of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Secretary/Treasurer, respectively, of the Company.

My Commission Expires:
August 8, 2021
Commission #: 01013257





Notary Public

GRANITE RE, INC.
Certificate

THE UNDERSIGNED, being the duly elected and acting Secretary/Treasurer of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

"RESOLVED, that the President, any Vice President, the Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this 10th day of June, 2020.





Kyle P. McDonald, Secretary/Treasurer



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/10/2020

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

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

PRODUCER Insurance Agency of Mid America Inc 10009 S. Penn, Building E P. O. Box 890300 Oklahoma City OK 73189		CONTACT NAME: Brandy Jones PHONE (A/C, No, Ext): (405) 691-0016 E-MAIL ADDRESS: bjones@midamericainc.com		FAX (A/C, No): (405) 691-0415	
INSURED Patriot Construction Service, Inc. 8301 Hwy 105 Guthrie OK 73044		INSURER(S) AFFORDING COVERAGE		NAIC #	
		INSURER A: Ohio Security Ins Co		24082	
		INSURER B: Grain Dealers Mutual Ins Co		22098	
		INSURER C: Ohio Casualty Ins Co		24074.	
		INSURER D:			
		INSURER E:			
		INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 2019/2020

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	X		BKS56186594	6/24/2019	6/24/2020	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
	<input checked="" type="checkbox"/> X, C, U						MED EXP (Any one person)	\$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	\$ 2,000,000
B	AUTOMOBILE LIABILITY			B1P6479H	6/24/2019	6/24/2020	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input checked="" type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	\$
								\$
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			US056186594	6/24/2019	6/24/2020	EACH OCCURRENCE	\$ 5,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$ 5,000,000
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000							\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			XWS56186594	6/24/2019	6/24/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

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

Project: Rose Field Public Waterline Extension

As required by written contract, Certificate Holder is included as Additional Insured as respects to the General Liability (on-going & completed operations). Coverage is subject to the insuring agreements, conditions & exclusions in the policy forms.

CERTIFICATE HOLDER

(405) 739-1399

City of Midwest City
100 North Midwest Blvd
Midwest City, OK 73110

CANCELLATION

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

Cody McNeill/BJ

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Public Works Administration

R. Paul Streets, Director
pstreets@midwestcityok.org

405-739-1061

Patrick Menefee, Public Works City Engineer
pmenefee@midwestcityok.org

405-739-1062

8730 S.E. 15th Street,
Midwest City, Oklahoma 73110

To: Honorable Mayor and Council

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

Date: March 23rd, 2021

Subject: Discussion and consideration of accepting maintenance bonds from Commercial Construction Services, L.L.C. in the amount of \$3434.00, respectively.

The one year maintenance bonds from Commercial Construction Services, L.L.C are for the water line improvements constructed for the Center Marketplace Retail at 5902 S.E. 15th Street.

Acceptance is at the discretion of the council.

Patrick Menefee, P.E.,

Public Works City Engineer

Attachment

DEVELOPMENT – PAVING, WATER MAINS, STORM AND SANITARY SEWERS

MAINTENANCE BOND

999066043

KNOW ALL BY THESE PRESENTS that we, Commercial Construction Services, LLC
_____, as Principal, and

The Ohio Casualty 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 Three Thousand Four Hundred Thirty Dollars And Zero Cents

_____ dollars (\$3,434.00), such sum being
not less than ten percent (10%) of the total contract price to construct or install Public Water
Improvements - Center Marketplace Retails 5902 SE 15 St., Midwest City, OK

(the "Improvement"), for a period of 12 months 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
Public Water Improvements - Center Marketplace Retails 5902 SE 15 St., Midwest City, OK

dated the September 2, 2020 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 2nd day of September, 2020.

ATTEST:

[Signature]
Secretary

Commercial Construction Services, LLC
Principal

By [Signature]

The Ohio Casualty Insurance Company
Surety

ATTEST:

Kiana M. Pumphrey
Secretary Kiana M. Pumphrey

By Timothy A. Mikolajewski
Timothy A. Mikolajewski, Assistant Secretary

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

City Attorney

ACCEPTED by the City Council of the City of Midwest City this _____ day of _____, _____.

City Clerk

Mayor





This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

The Ohio Casualty Insurance Company
POWER OF ATTORNEY

Principal: Commercial Construction Services, LLC
Agency Name: Ricketts Fennell & Associates, LLC Bond Number: 999066043
Obligee: City of Midwest City
Bond Amount: (\$3,434.00) Three Thousand Four Hundred Thirty Four Dollars And Zero Cents
Contract Amount: (\$3,434.00) Three Thousand Four Hundred Thirty Four Dollars And Zero Cents

KNOW ALL PERSONS BY THESE PRESENTS: that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint Timothy A. Micolajewski in the city and state of Seattle, WA, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 26th day of September, 2016.



The Ohio Casualty Insurance Company
By: David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 26th day of September, 2016, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature or electronic signatures of any assistant secretary of the Company or facsimile or mechanically reproduced or electronic seal of the Company, wherever appearing upon a certified copy of any power of attorney or bond issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that this power of attorney executed by said Company is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Company this 2nd day of September, 2020.



By: Renee C. Llewellyn, Assistant Secretary



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/2/2020

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).

PRODUCER Rickets Fennell & Associates, LLC 5800 E Skelly Dr. Suite 605 Tulsa, OK 74135	CONTACT NAME: Katrina Jarrell PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: kjarrell@ricketsfennell.com <hr/> <table style="width:100%;"> <tr> <td style="text-align: center;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: center;">NAIC #</td> </tr> <tr> <td>INSURER A : Continental Insurance Co.</td> <td style="text-align: center;">35289</td> </tr> <tr> <td>INSURER B : American Interstate Ins Co</td> <td style="text-align: center;">31895</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> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Continental Insurance Co.	35289	INSURER B : American Interstate Ins Co	31895	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED Commercial Construction Services LLC PO Box 240 Crescent, OK 73028															

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
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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 CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			6081735617	8/30/2020	8/30/2021	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 15,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			6081735603	8/30/2020	8/30/2021	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6081735634	8/30/2020	8/30/2021	EACH OCCURRENCE	\$ 3,000,000
							AGGREGATE	\$ 3,000,000
								\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	AVWCOK2885502020	9/1/2020	9/1/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	\$ 1,000,000
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Project: Center Marketplace Retail 5902 SE 15th St. Midwest City, OK

CERTIFICATE HOLDER City of Midwest City 100 N Midwest Blvd Midwest City, OK 73110	CANCELLATION 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
---	--



CITY of MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

Billy Harless, Community Development Director
Brandon Bundy, P.E., City Engineer

ENGINEERING DIVISION
Brandon Bundy, P.E., City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, AICP, Manager
COMPREHENSIVE PLANNER
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., City Engineer

DATE : March 23rd, 2021

SUBJECT : Discussion and consideration of change order #2 amending the contract with Shiloh Enterprises, Inc. to construct the Animal Services Center in an increase of \$4,269.32 and adding 26 additional days of time.

The attached change order is for the construction of the Animal Services Center still underway. This change order is a culmination of various field changes.

COR#02 – Epoxy Flooring, \$3,529.02. Our architect, Selser Schaefer has been also working on an animal shelter for Edmond which is ahead of our project. They found that the specified epoxy in the plans is not sufficient for conditions and a better solution exists. Our architect has asked the General Contractor to use the improved epoxy coating.

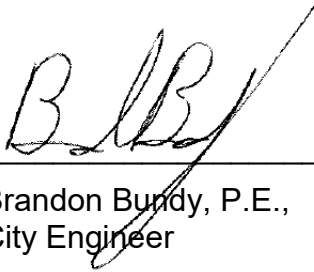
CO-PR 2 – Revise Vestibule flooring, \$242. Similar to the epoxy flooring, the Edmond project illuminated a problem with the vestibule flooring being a heavy duty carpet. This will not hold up well in an animal application. Instead, the architect proposes to keep the vestibule as a polished floor with contractual mats similar to other City buildings.

CO-PR 4 – Add millwork cabinet, 498.32. This request came from our office to add a built in cabinet in the community room for storage purposes.

Weather Days – The contractor has been slowed or stopped because of our extra snowy winter and a few additional rain days. The total weather days being asked for this project is 26 additional days to the contract.

This will increase the original contract by \$4,269.32, bringing the new contract amount to \$2,795,000.28. The additional 26 weather days will bring the new contract length to 393 days.

The funding for this project is appropriated in project #1019G1 Fund 270-10



Brandon Bundy, P.E.,
City Engineer

Attachment



AIA[®]

Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
 MWC Animal Services Center-0461
 8485 East Reno
 Midwest City, Oklahoma 73110

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: 3/11/20

CHANGE ORDER INFORMATION:
 Change Order Number: 002
 Date: 3/10/2021

OWNER: *(Name and address)*
 City Of Midwest City
 100 North Midwest Blvd
 Midwest City, Oklahoma 73110

ARCHITECT: *(Name and address)*
 Selsler Schaefer Architects
 2002 East 6th Street
 Tulsa, Oklahoma 74104

CONTRACTOR: *(Name and address)*
 Shiloh Enterprises, Inc
 5720 N. Industrial Boulevard
 Edmond, Oklahoma 73034.

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

COR#02 - Epoxy Flooring	\$3,529.02
CO-PR 2 - Revise Vestibule flooring	\$242.00
CO-PR 4 - Add millwork cabinet	\$498.30
Total	\$4,269.32

Weather Delays - 26 days

The original Contract Sum was	\$ 2,731,200.00
The net change by previously authorized Change Orders	\$ 59,530.96.00
The Contract Sum prior to this Change Order was	\$ 2,790,730.96
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,269.32
The new Contract Sum including this Change Order will be	\$ 2,795,000.28

The Contract Time will be unchanged by twenty-six (26) days.
 The new date of Substantial Completion will be May 11th 2021

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Selsler Schaefer Architects
 ARCHITECT *(Firm name)*

Shiloh Enterprises, Inc
 CONTRACTOR *(Firm name)*

City Of Midwest City
 OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

Jeffrey Thomas, Associate Principal
 PRINTED NAME AND TITLE

Steve Preston, President
 PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

3/10/2021
 DATE

3/11/2021
 DATE

DATE



GENERAL CONSTRUCTION
 MANAGEMENT
 5720 N. I-35 Industrial Blvd.
 Edmond, Ok. 73034

405-341-5500 Phone

405-341-7106 Fax

3/1/2021

Midwest City Animal Service Center
COR#2-Change Epoxy flooring from Tnemec to Adsil

	ADD	DEDUCT
Technicote-Contracted to apply the Tnemec		(\$36,700.00)
Belcovo-Certified to install Adsil	\$40,060.97	

Note: No additional days requested for this work.

Subtotal	<u>\$3,360.97</u>
OH&P 5% per bid day	\$168.05
Total	<u>\$3,529.02</u>



GENERAL CONSTRUCTION
MANAGEMENT
5720 N. I-35 Industrial Blvd.
Edmond, Ok. 73034

405-341-5500 Phone
405-341-7106 Fax

12/29/2020

Midwest City Animal Service Center
CO-PR#2 Add polished concrete to vestibule 101

	ADD	DEDUCT
Mid Ameica Concrete	\$490.00	
Bryans Flooring		(\$270.00)

Note: No additional days requested for this work.

Subtotal	<hr/>	\$220.00
OH&P 10%		\$22.00
Total	<hr/>	\$242.00



GENERAL CONSTRUCTION
MANAGEMENT
5720 N. I-35 Industrial Blvd.
Edmond, Ok. 73034

405-341-5500 Phone

405-341-7106 Fax

2/15/2021

**Midwest City Animal Service Center
CO-PR#4-Recessed Cabinet**

	ADD	DEDUCT
EGR	\$453.00	
Southwest Drywall-no charge	\$0.00	

Note: No additional days requested for this work.

Subtotal	<hr/>	\$453.00
OH&P 10%		\$45.30
Total	<hr/>	\$498.30



General Construction
Management

Selser Schaefer Architects
2002 E 6th Street
Tulsa, OK 74104

February 25, 2021

Ref: MWC Animal Service Center
Lost Weather Days

Jeff,

We are requesting a time extension of 60 additional days for the months of April 20'-5 days, May 20'-9- days, June 20'-3 days, July 20'-8 days, August 20'-9 days, September 20'-4 days, October 20'-5 days, December 20'-2 days, January 21'-5 days, February 21'-10 days. See attachment for Mesonet printouts. These lost weather days were due to poor road conditions, ice, snow, rain and/or muddy conditions which would not allow us to perform work associated with the critical path.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Preston", with a flourish extending to the right.

Steve Preston

Architect's Response: Per Specification Section 01 3200, thirty-four (34) weather days were allocated for the months listed above so the total number of days for extension shall be twenty-six (26) days.



DISCUSSION ITEMS





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

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

To: Honorable Mayor and City Council

From: Billy Harless, Community Development Director

Date: March 23, 2021

Subject: (PC-2063) Public hearing with discussion and consideration of an ordinance to redistrict from R-HD, High Density Residential to R-MH-2, Manufactured Home Park, for the property described as a part the SW/4 of Section 7, T11N, R1W, and addressed as 10301 S.E. 29th Street. No action was taken on this item at the January 12, 2021 City Council meeting.

The applicant is working with the property owner and staff to ensure that all City requirements can be met if this application is approved. The applicant has requested that this application be heard at a future City Council meeting.

No action is required at this time.

Billy Harless, AICP
Community Development Director

KG

March 5, 2021

City of Midwest City
Community Development Department
100 N Midwest City Blvd.
Midwest City, OK 73110

Attn: Mrs. Kellie Gilles

RE: Parkway Manufactured Home Community, 10301 SE 29th St.: Request for Continuance

Dear Kellie:

We are requesting a continuance of the hearing for the abovementioned City Council case. We ask for a one-month continuance of this item from **March 23, 2021** to **April 27, 2021** in order to continue working with staff on requirements for future expansion. This continuance helps ensure that the requirements are clear for both the City of Midwest City and the developer.

Thank you for your consideration in this matter. Should you have any questions or comments, please feel free to contact this office.

Respectfully Submitted,



Timothy W. Johnson, P.E., President
JOHNSON & ASSOCIATES, INC.

cc: Mark W. Zitzow, AICP, Johnson & Associates, Inc.
File: 4681 000/ZON



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
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BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Honorable Mayor and City Council

From: Billy Harless, Community Development Director

Date: March 23, 2021

Subject: (PC-2069) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential, PUD, Planned Unit Development and O-2 General Office to a PUD, governed by the R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Residential, for the property described as a part of the SW/4 of Section 6, T11N, R1W, addressed as 10100 S.E. 10th St. and 1120 S. Post Rd. No action was taken on this item at the February 23, 2021 meeting.

Executive Summary: This requested Planned Unit Development, PUD, is located on the southeast corner of SE 10th and S. Post Road and encompasses two (2) existing lots along SE 10th St. and S. Post Road. At the February 23, 2021 City Council meeting, there was discussion regarding parking, setbacks and access to rear yards among other items. The Council took no action at that meeting to allow the applicant and staff to work through some of the concerns. This proposed PUD is to be governed by R-MD, Medium Density Residential District. All variances requested under the original application have been eliminated and the applicant proposes to develop the area of request according to all requirements of the R-MD zoning district. A limits of no access is shown along S. Post Rd. and SE 10th St., meaning that individual lots will not have drives onto these streets. The development is served by one (1) access point from S. Post Rd. and one (1) access point from SE 10th St. If this PUD is approved, the applicant will proceed with a preliminary plat application to begin the subdivision process. All required infrastructure must be installed prior to application for a final plat. Action is at the discretion of the City Council.

Dates of Hearing: Planning Commission – January 5, 2021 - February 2, 2021
City Council – January 26, 2021 – February 23, 2021 – March 23, 2021

Council Ward: Ward 6, Rick Favors

Owner: Jeffrey L. Moore and Lex, LLC

Representation: David Box on behalf of Applicant, Cypress Real Estate, LLC

Proposed Use: Medium Density Residential Development – Townhomes and Duplexes

Size:

The area of request has frontage of approximately 600 feet along S. Post Rd. and 575 feet along SE 10th and contains an area of approximately 8.44 acres.



Development Proposed by Comprehensive Plan:

Area of Request – LDR, Low Density Residential
North and East – LDR, Low Density Residential
South – OR, Office Retail
West – OR, Office Retail and PSP, Public/Semi-Public

Zoning Districts:

Area of Request – R-6, Single Family Residential, PUD, Planned Unit Development and O-2, General Office
North and East – R-6, Single Family Residential
South – PUD, Planned Unit Development
West – R-6, Single Family Residential with a SUP and C-3, Community Commercial

Land Use:

Area of Request – vacant lots
North and East – single family homes
South – vacant
West – church and office

2008 Comprehensive Plan Citation:

Chapter 4: Future Land Use Plan

HDR – High Density Residential Land Use

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

Municipal Code Citation:

2.25 PUD, Planned Unit Development

2.25.1 General Provisions

The planned unit development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls to produce unique, creative, progressive, or quality land developments.

The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan.

The PUD is subject to special review procedures within the PUD application and review and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.25.2 Intent and Purpose

The intent and purpose of the PUD provisions are as follows:

(A) Innovative land development

Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

(B) Flexibility within developments

Permit flexibility within the development to maximize the unique physical features of the particular site.

(C) Efficient use of land

Encourage efficient use of land, facilitate economic arrangements of buildings and circulation systems, and encourage diversified living environments and land uses.

(D) Function, design and diversity

Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.

(E) Modifications to development requirements

Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

History:

1. This area was platted as a part of the Leavitt's SE 15th Street Acres, approved in Feb. of 1949.
2. June 2004 – (PC-1536) A PUD was approved for the property to the south of the area of request and included a portion of the southeast corner of the area of request. The current owner of that property submitted a letter to staff abandoning that PUD as he does not plan to develop the property in accordance with the PUD.
3. July 5, 2011 – (PC-1743) A PUD was approved allowing for R-6, Single Family Detached Residential and C-3, Community Commercial
4. August 23, 2011 – (PC-1746) A preliminary plat including the area of request was approved.
5. January 10, 2012 – (PC-1757) A final plat including the area of request was approved.
6. January 10, 2013 – The approved final plat approval became void as the plat was not filed within one (1) year of approval as required by the Subdivision Regulations.
7. July 2014 (PC-1743) The governing PUD expired due to inaction within the three year required timeline in accordance with 7.3.2 (b) (3) of the 2010 Zoning Ordinance.
8. This item was continued from the 1/5/21 Planning Commission meeting and 1/26/21 City Council meeting as the Journal Record did not publish the notice on time for those meetings.
9. The Planning Commission recommended approval of this item February 2, 2021.

Staff Comments:

Engineer's report:

Note: This application is for rezoning of 1120 S Post Road and 10100 S.E. 10th Street from Single Family Residential (R-6) to a PUD governed by R-MD, Medium Density Residential.

Water Improvements

There are two public waterlines bordering this parcel. A six (6) inch public water main runs along the south side of S.E. 10th Street. A thirty six (36) inch public water main running along the east side of Post Road. Of note is that the thirty six (36) inch line is largely under the pavement of Post Road which would require additional work if tapping for commercial purposes.

There is a section of six (6) inch waterline with hydrant on the 10100 S.E. 10th Street parcel. This line was installed per a now expired preliminary plat and was never accepted by the City but built under approved plans; therefore it is considered privately owned but unable to operate. If the applicant wishes to have the waterline accepted by the City; it will need to be pressure tested, disinfected, bonded, and as-builts provided.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new building permits.

Sanitary Sewerage Collection and Disposal

There are three public sanitary sewer lines bordering this parcel. An eight (8) inch line runs along the north side of S.E. 10th Street. An eight (8) inch line runs along the east side of Post Road. A twelve (12) inch line runs along the south side of the proposed parcels.

There is a section of eight (8) inch waterline with manholes on the 10100 S.E. 10th Street parcel. This line was installed per a now expired preliminary plat and was never accepted by the City but built under approved plans; therefore it is considered privately owned but unable to operate. If the applicant wishes to have the sewer line accepted by the City; it will need to be visually inspected, mandrel run, bonded, and as-builts provided.

Connection to the public sanitary sewer system for domestic service is a building permit requirement per Municipal Code Chapter 43-109.

Streets and Sidewalks

Access to the area of request is available off S.E. 10th Street which is classified as an existing collector in the 2008 Comprehensive Plan. A collector street requires a total right of way of 60 feet, 30 feet on each side of the centerline. Post Road is classified as a Secondary Arterial in the 2008 Comprehensive Plan. A secondary street requires a total right of way of 100 feet, 50 feet on each side of the centerline.

S.E. 10th Street is a two lane, 20 foot wide, uncurbed, asphalt roadway. If the applicant plats this property in the future; half street improvements along S.E. 10th Street will be required per 38-45.

Post Road has been constructed as a divided secondary arterial with appropriate lane widths and curbing. No median cuts will be allowed for future development unless for a public thoroughfare. Sidewalks do not exist on the east side of Post Road or along either side of S.E. 10th Street. Sidewalk improvements along S.E. 10th Street and Post Road will be required with a building permit submittal as outlined in Municipal Code 37-67.

A signalized pedestrian crossing exists immediately to the northwest at S.E. 10th Street and Post Road. At the crossing, a sidewalk runs from the south along the west side of Post Road; the sidewalk crosses and then runs along the east side of Post Road to the north. The portion of the east side of Post Road from S.E. 10th Street to SE 15th Street has been identified by the Sidewalk Committee as a priority area.

Drainage and Flood Control, Wetlands, and Sediment Control

The proposed development falls to the south and southeast to a tributary flowing west under Post Road. A developed storm system runs along Post Road and there is a 24 inch cross drain crossing S.E. 10th at the northeast corner of the property.

All the drainage eventually flows into Soldier Creek. Currently, the proposed development tract is undeveloped with no improvements or structures.

Detention plans and construction will be required during the platting phase.

The area of request does not have regulated floodway or flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

The National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, accessed December 11th 2020, shows that the blue line tributary on the south boundary is a Freshwater Forested/Shrub Wetland, PF01A. Any development of the parcel will need appropriate permitting and/or documentation from the Army Corps of Engineers.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."

Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

Easements and Right-of-Way

As outlined in Municipal Code 38-45, S.E. 10th Street is a collector road and shall have a total right-of-way of sixty (60) feet, thirty (30) feet each side of center line. The area of request currently shows to have fifty five (55) feet which is less than required per subdivision regulations. If future platting, the additional right of way will be required. Post Road is a secondary divided arterial and shall have a total right-of-way of one hundred (100) feet, fifty (50) feet each side of center line.



Westbound S.E. 10th Street



Eastbound S.E. 10th Street



Drainage inlet on north side of S.E. 10th Street which drains to the south



Outfall ditch from inlet. Looking south, ditch roughly bisects property.



Eastern portion of proposed development, showing waterline which is not yet accepted by City



S.E. 10th Street, note the top layer of asphalt separated from underlying road.



Looking south along Post Road from S.E. 10th Street intersection



Looking north along Post Road from S.E. 10th Street intersection

Fire Marshal's report:

The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Plan Review Comments:

This PUD application proposes a medium density residential development. The allowable density within the R-MD zoning district is 10-20 dwelling units per acre. If this PUD application is approved, the applicant will submit a preliminary plat application to subdivide the property.

The PUD application will meet the following R-MD zoning regulations:

Maximum density for R-MD: 10-20 dwelling units per acre

Density requested: Not specified

Lot width for two-family attached units: 30' per dwelling unit, 20' per dwelling unit abutting the street

Lot width for townhomes: 22' per dwelling unit, 18' per dwelling unit abutting the street

Lot depth for two-family units and townhomes: 100'

Lot size for two-family: 3,500 sq. ft. per dwelling unit

Lot size for townhomes: 2,200 sq. ft. per dwelling unit

Maximum building height for two-family and townhomes: 45'

Minimum rear setback for two-family: 20' or 20% of lot depth, whichever is smaller

Minimum rear setback for townhomes: 15'

Minimum front setback for two-family units and townhomes: 25'

Minimum side setback for two-family units and townhomes: 7'

Maximum building coverage for two-family: 50% lot area

Maximum building coverage for townhomes: 60% lot area

Maximum impervious surface coverage for two-family and townhomes: 90% of lot area

Exterior materials: 85% masonry materials total, 100% masonry for the side(s) of dwelling units facing the street

Landscaping: 2 per dwelling unit in each front yard. A Tree Canopy Management Plan will also be required if the zoning is approved and at the time of the preliminary plat application.

Screening: Site proof screening is required where this development abuts single family residential zoning. Thoroughfare screening will also be required along S. Post with the preliminary plat application.

Parking: 2 spaces per dwelling unit

Access

This subdivision is to be accessed by one access point on S. Post and one access point on SE 10th Street. A "Limits of No Access" will be required for the residential lots along S. Post Road and SE 10th at the time of platting.

Signage

The PUD states that free-standing accessory signs and attached signs will be in accordance with the R-MD zoning district.

The Sign Ordinance does not state regulations for signage in the R-MD zoning district, however, Section 9-384(h) states that the following signs do not require a permit but shall comply with all other provisions of the code:

(12) "One (1) subdivision construction sign per frontage of the subdivision so long as the sign advertises the entire subdivision and its display surface area is no more than fifty (50) square feet.

(13) One (1) subdivision identification sign per immediate entrance to the subdivision so long as it contains only the subdivision's name, is indirectly illuminated and is not more than thirty-two (32) square feet in display surface area.

The PUD also states that non-accessory and electronic message signs shall be prohibited.

Amenities

The PUD lists the following amenities:

Access to detention area for walking/recreation

Fenced area for dog run/park

Play area for residents

At the time of platting, an HOA will be required for care and maintenance of any common areas, detention and amenities. The applicant has included as an exhibit within this PUD, the anticipated covenants and restrictions that address rear yard access for attached dwelling units, garbage container storage and parking. Exhibit C also references the storage of trash bins, requiring that they not be stored in areas visible from the street or common areas. As stated previously, the covenants are a requirement of a final plat application. If this PUD is approved, the items outlined in Exhibit C of this PUD must be included in the recorded covenants.

Notification

This item was originally scheduled for the January 5, 2021 Planning Commission meeting and January 26, 2021 City Council meeting. Staff mailed notices to the surrounding property owners and sent the notice to the Journal Record for publication as required by the Zoning Ordinance. Staff received publication verification for the other January PC cases and noticed that the publication for this item was not included. Staff verified that it was sent to the Journal Record, however, staff with the Journal Record stated that it did not get published. The Zoning Ordinance requires that notices be mailed and published 15 business days prior to public hearings. When this error was realized, there was not enough time to have the notice published again 15 business days prior to the January 5, 2021 Planning Commission meeting. Staff mailed and published notices advertising the hearing dates of February 2, 2021 for Planning Commission and February 23, 2021 for Council and verified that the published notice was published on time.

Action is at the discretion of the City Council.

Action Required:

Approve or deny and ordinance to redistrict to PUD for the property as noted herein, and approve or deny the resolution to amend the Comprehensive Plan from LDR to MDR for the property as noted herein, subject to staff's comments as found in the March 23, 2021 agenda packet and made a part of PC-2069 file.

Billy Harless,
Community Development Director

KG



Midwest City Fire Marshal's Office

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



Re: PC - 2069

Date: 09 December 2020

PC 2069 is a request to rezone the parcels addressed as 1120 S. Post and 10100 SE 10th to a PUD governed by the R-MD, Medium Density Residential district. The applicant is proposing quad/fourplexes. If this PUD is approved, they will plat the property in accordance with the PUD.

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Respectfully,

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

Duane Helmberger
Fire Marshal
Midwest City Fire Department

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

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: December 18th, 2020

Subject: Engineering staff comments for pc-2069 rezoning application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2069:

Note: This application is for rezoning of 1120 S Post Road and 10100 S.E. 10th Street from Single Family Residential (R-6) to a PUD governed by R-MD, Medium Density Residential.

Water Improvements

There are two public waterlines bordering this parcel. A six (6) inch public water main runs along the south side of S.E. 10th Street. A thirty six (36) inch public water main running along the east side of Post Road. Of note is that the thirty six (36) inch line is largely under the pavement of Post Road which would require additional work if tapping for commercial purposes.

There is a section of six (6) inch waterline with hydrant on the 10100 S.E. 10th Street parcel. This line was installed per a now expired preliminary plat and was never accepted by the City but built under approved plans; therefore it is considered privately owned but unable to operate. If the applicant wishes to have the waterline accepted by the City; it will need to be pressure tested, disinfected, bonded, and as-builts provided.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new building permits.

Sanitary Sewerage Collection and Disposal

There are three public sanitary sewer lines bordering this parcel. An eight (8) inch line runs along the north side of S.E. 10th Street. An eight (8) inch line runs along the east side of Post Road. A twelve (12) inch line runs along the south side of the proposed parcels.

There is a section of eight (8) inch waterline with manholes on the 10100 S.E. 10th Street parcel. This line was installed per a now expired preliminary plat and was never accepted by the City but built under approved plans; therefore it is considered privately owned but unable to operate. If the applicant wishes to have the sewer line accepted by the City; it will need to be visually inspected, mandrel run, bonded, and as-builts provided.

100 N. Midwest Boulevard, Midwest City, Oklahoma 73110

Engineering Division (405) 739-1220 X FAX (405)739-1399

An Equal Opportunity Employer

Connection to the public sanitary sewer system for domestic service is a building permit requirement per Municipal Code Chapter 43-109.

Streets and Sidewalks

Access to the area of request is available off S.E. 10th Street which is classified as an existing collector in the 2008 Comprehensive Plan. A collector street requires a total right of way of 60 feet, 30 feet on each side of the centerline. Post Road is classified as a Secondary Arterial in the 2008 Comprehensive Plan. A secondary street requires a total right of way of 100 feet, 50 feet on each side of the centerline.

S.E. 10th Street is a two lane, 20 foot wide, uncurbed, asphalt roadway. If the applicant plats this property in the future; half street improvements along S.E. 10th Street will be required per 38-45.

Post Road has been constructed as a divided secondary arterial with appropriate lane widths and curbing. No median cuts will be allowed for future development unless for a public thoroughfare.

Sidewalks do not exist on the east side of Post Road or along either side of S.E. 10th Street. Sidewalk improvements along S.E. 10th Street and Post Road will be required with a building permit submittal as outlined in Municipal Code 37-67.

A signalized pedestrian crossing exists immediately to the northwest at S.E. 10th Street and Post Road. At the crossing, a sidewalk runs from the south along the west side of Post Road; the sidewalk crosses and then runs along the east side of Post Road to the north. The portion of the east side of Post Road from S.E. 10th Street to SE 15th Street has been identified by the Sidewalk Committee as a priority area.

Drainage and Flood Control, Wetlands, and Sediment Control

The proposed development falls to the south and southeast to a tributary flowing west under Post Road. A developed storm system runs along Post Road and there is a 24 inch cross drain crossing S.E. 10th at the northeast corner of the property.

All the drainage eventually flows into Soldier Creek. Currently, the proposed development tract is undeveloped with no improvements or structures.

Detention plans and construction will be required during the platting phase.

The area of request does not have regulated floodway or flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

The National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, accessed December 11th 2020, shows that the blue line tributary on the south boundary is a Freshwater Forested/Shrub Wetland, PF01A. Any development of the parcel will need appropriate permitting and/or documentation from the Army Corps of Engineers.

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Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

Easements and Right-of-Way

As outlined in Municipal Code 38-45, S.E. 10th Street is a collector road and shall have a total right-of-way of sixty (60) feet, thirty (30) feet each side of center line. The area of request currently shows to have fifty five (55) feet which is less than required per subdivision regulations. If future platting, the additional right of way will be required. Post Road is a secondary divided arterial and shall have a total right-of-way of one hundred (100) feet, fifty (50) feet each side of center line.



Westbound S.E. 10th Street



Eastbound S.E. 10th Street



Drainage inlet on north side of S.E. 10th Street which drains to the south



Outfall ditch from inlet. Looking south, ditch roughly bisects property.



Eastern portion of proposed development, showing waterline which is not yet accepted by City



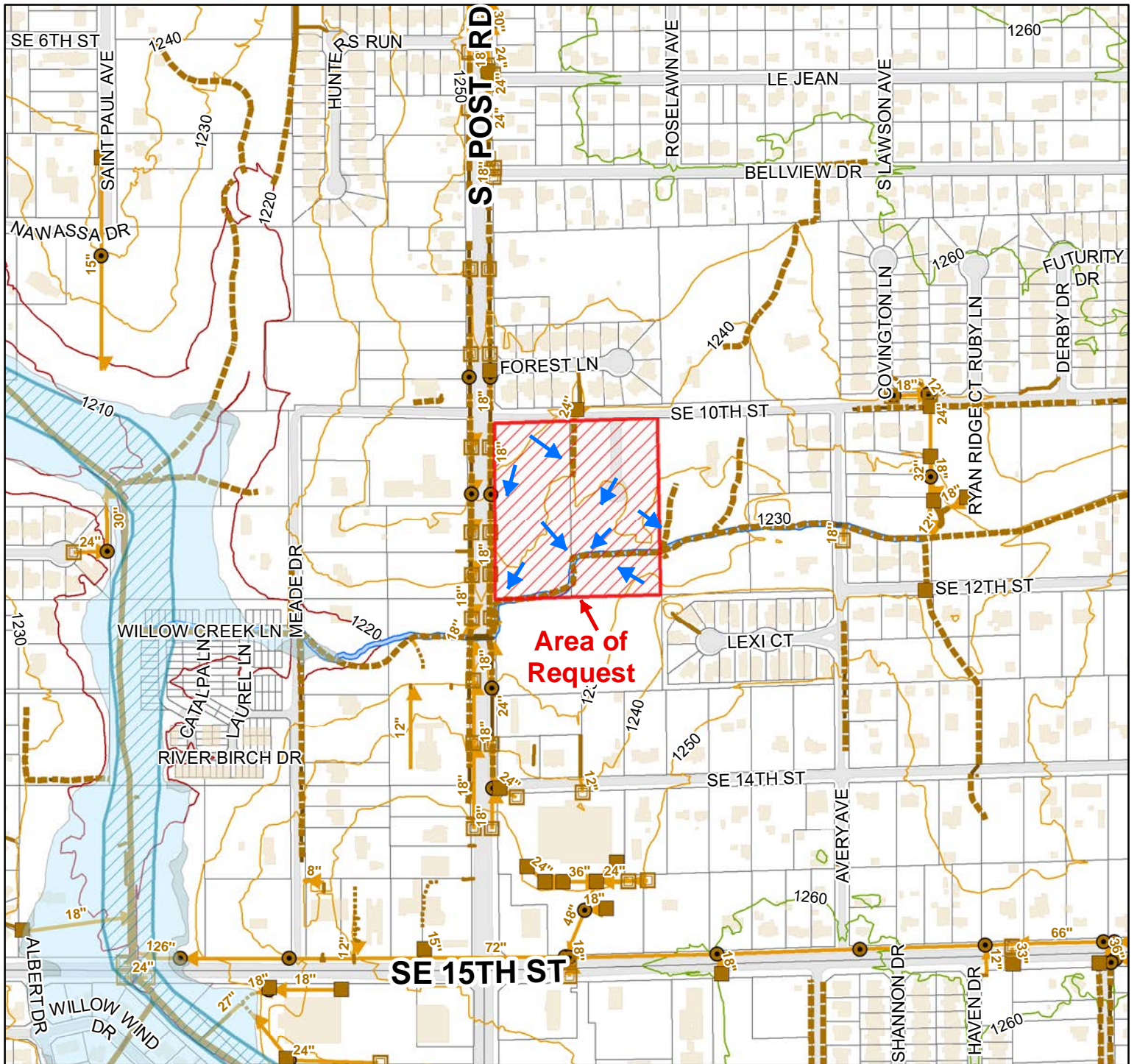
S.E. 10th Street, note the top layer of asphalt separated from underlying road.



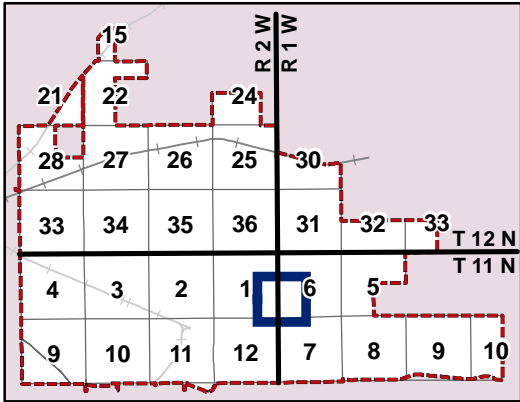
Looking south along Post Road from S.E. 10th Street intersection



Looking north along Post Road from S.E. 10th Street intersection



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

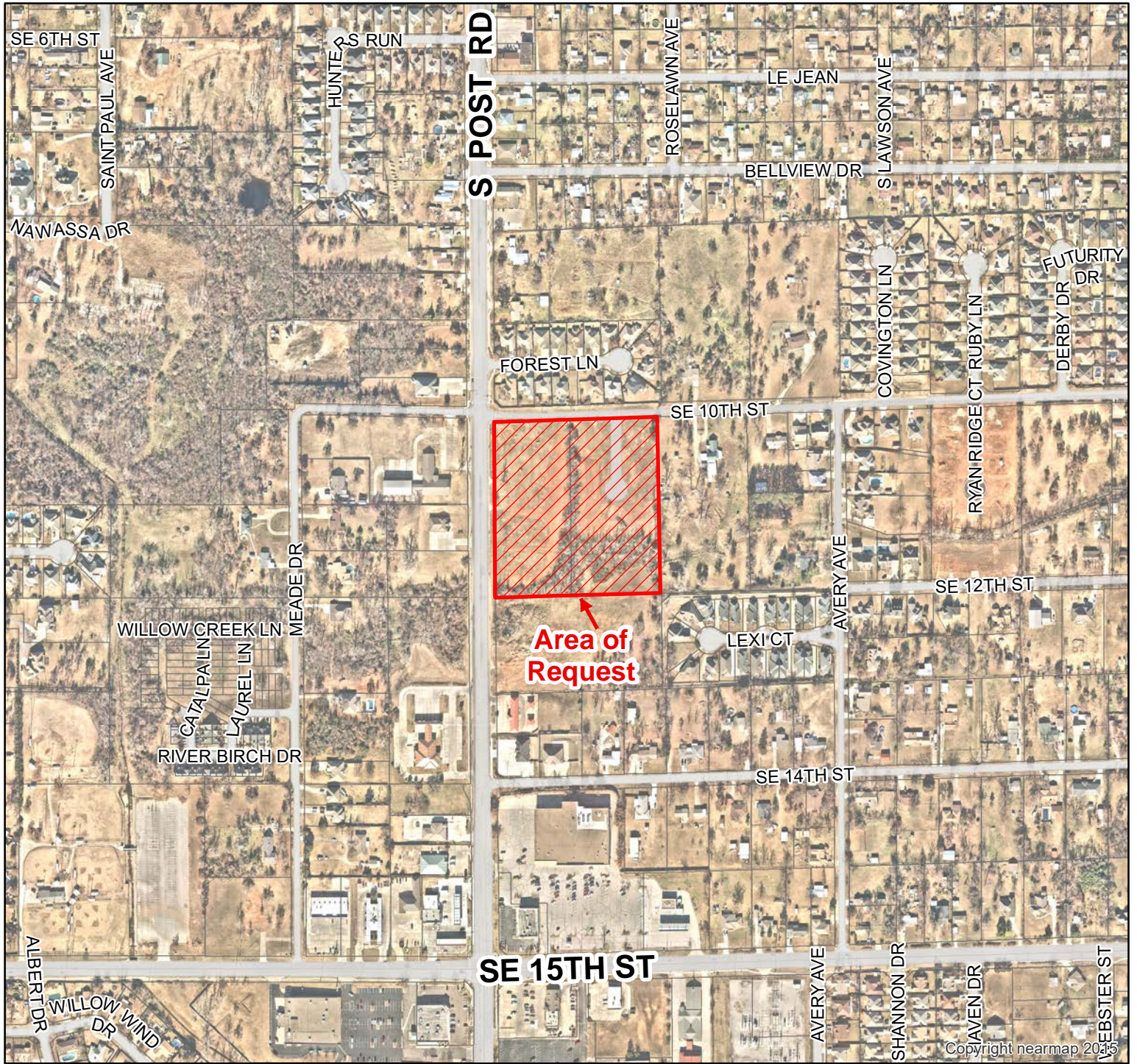
- 2009 FEMA Floodplains**
- 500-yr floodplain
 - 100-yr floodplain
- 2009 FEMA Floodway**
- FLOODWAY

**DRAINAGE
LOCATION MAP FOR
PC-2069
(SW/4, Sec. 6, T11N, R1W)**

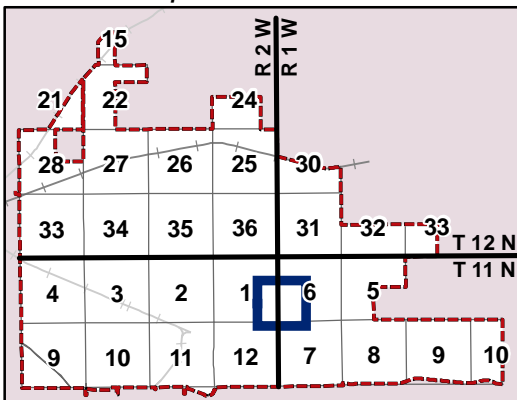
0 500 1,000 Feet

1 inch = 500 feet

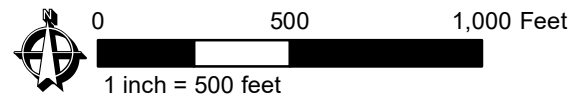
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



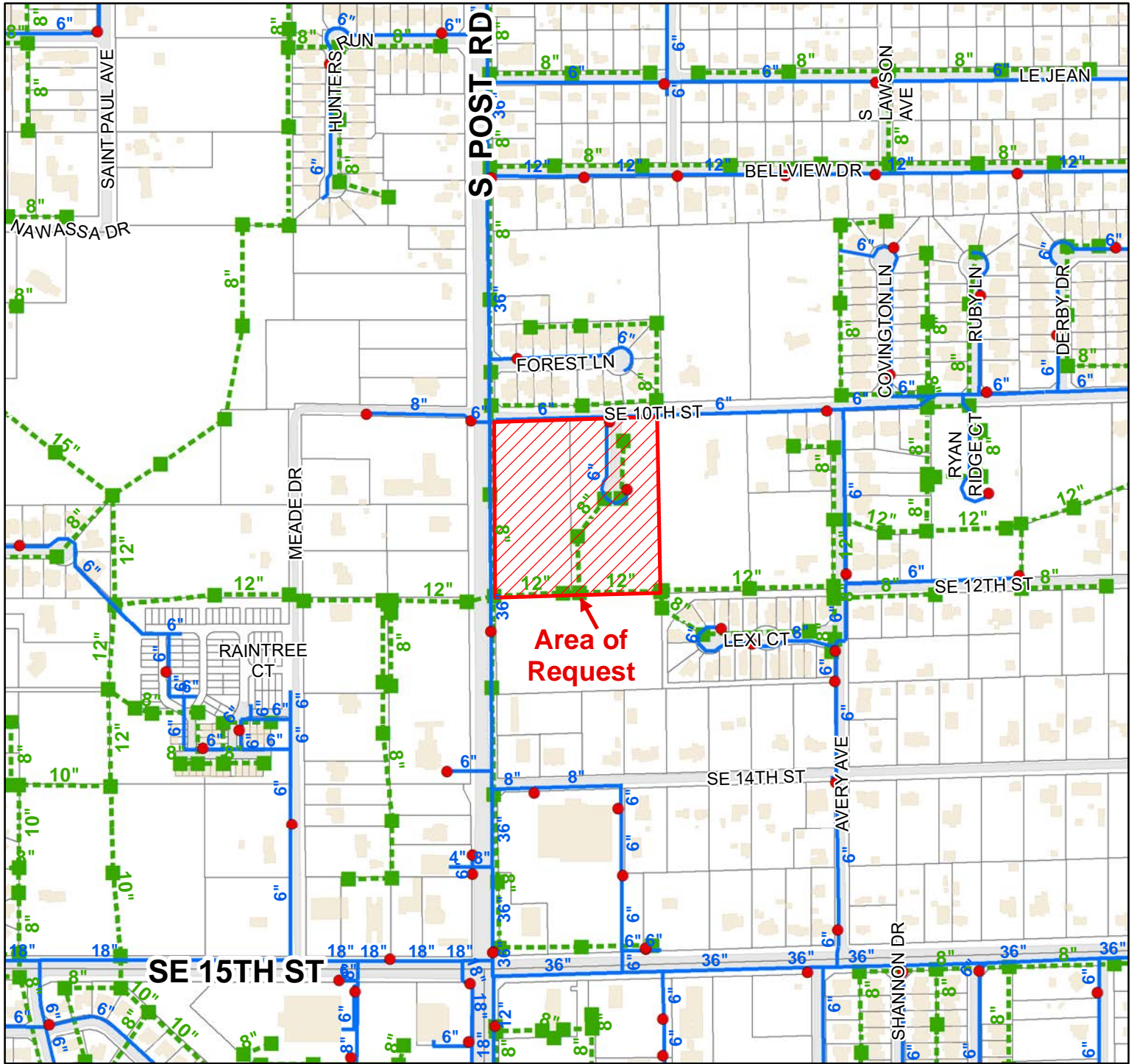
Locator Map



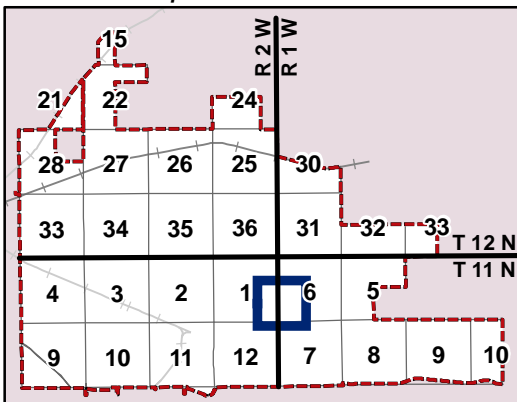
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2069
(SW/4, Sec. 6, T11N, R1W)**



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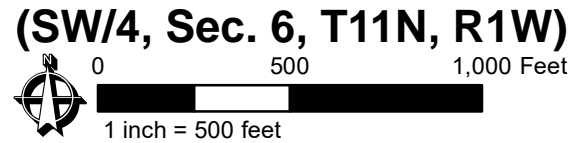
Locator Map



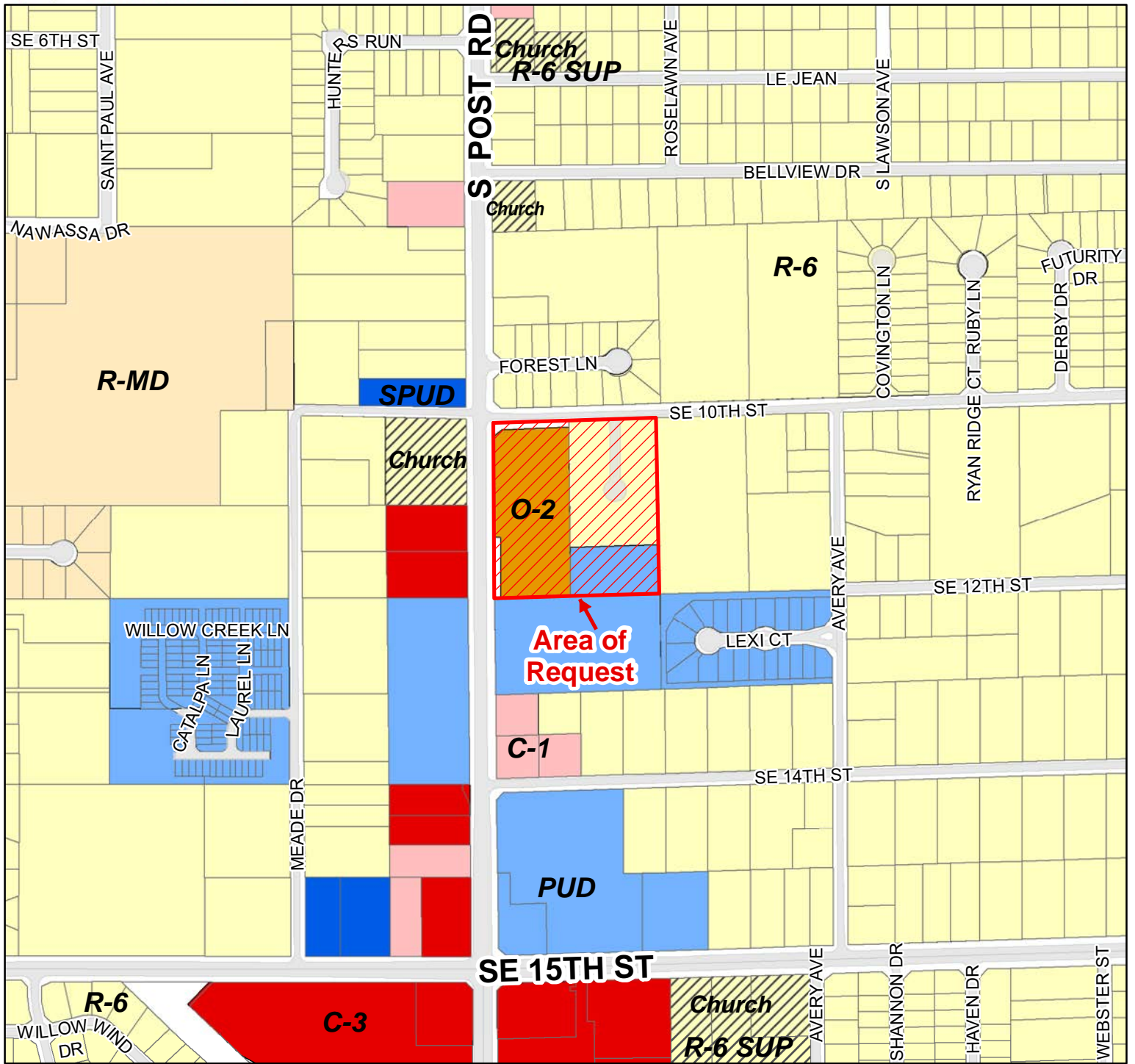
Water/Sewer Legend

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

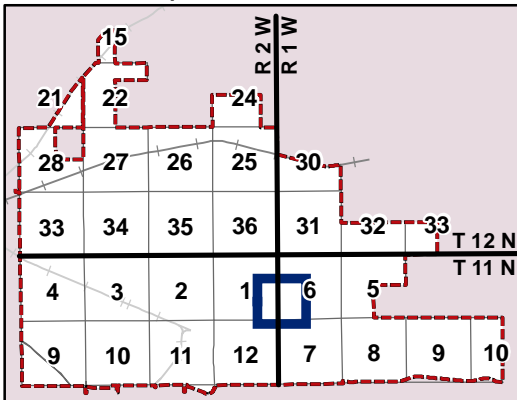
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2069
(SW/4, Sec. 6, T11N, R1W)**



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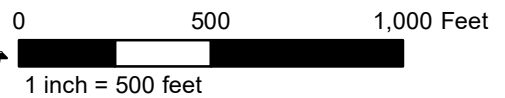
Locator Map



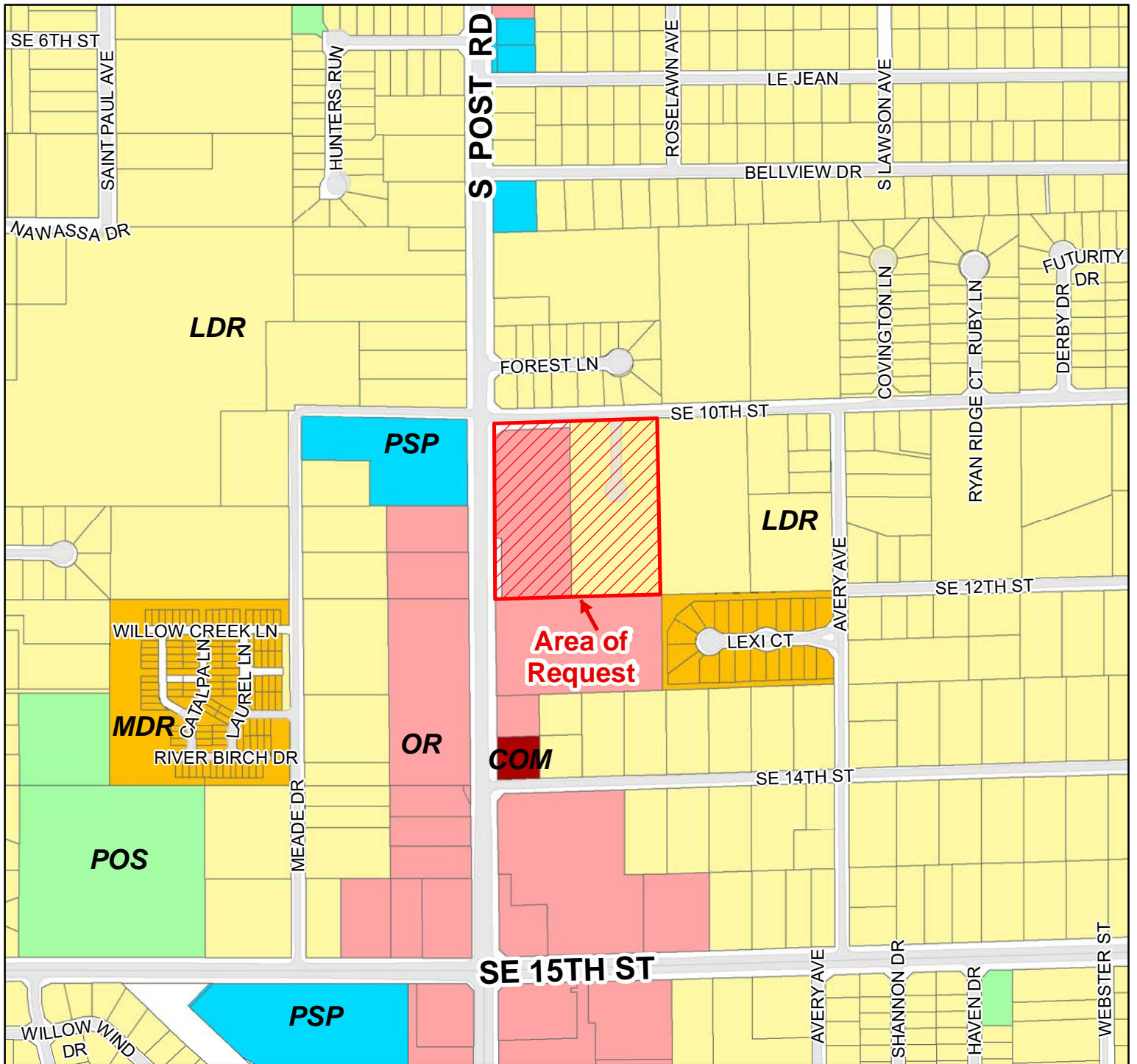
Current Zoning Legend

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

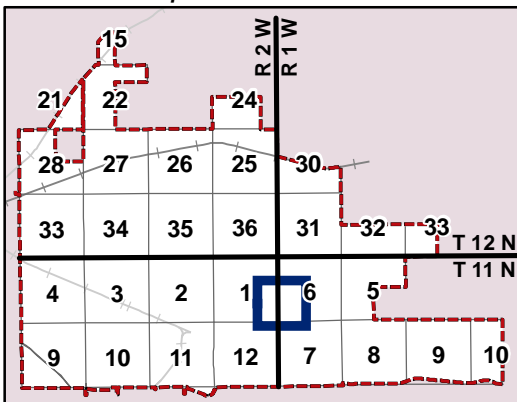
**ZONING MAP FOR
PC-2069
(SW/4, Sec. 6, T11N, R1W)**



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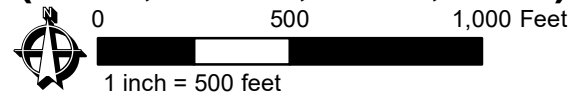
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE
MAP FOR
PC-2069
(SW/4, Sec. 6, T11N, R1W)**



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THE CITY OF MIDWEST CITY
PLANNED UNIT DEVELOPMENT
MASTER DESIGN STATEMENT FOR
10100 SE 10th St. & 1120 S. Post Rd.

November 30, 2020
December 14, 2020
March 11, 2021

PREPARED BY:

Williams, Box, Forshee & Bullard PC
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbflaw.com

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1.0 INTRODUCTION

The Planned Unit Development is located within the Southwest Quarter (SW/4) of Section Six (6), Township Eleven North (T11N), Range One West (R1W) of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, consisting of 8.44 acres.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit "A", which is made a part of this design statement.

3.0 OWNER/DEVELOPER

The owners of the property described in Section 2.0 are Jeffrey L. Moore, individually (1120 S Post Rd), and Lex, LLC (10100 SE 10th St). Both properties are currently under contract to be acquired by Cypress Real Estate, LLC.

The developer of the property described in Section 2.0 is Cypress Real Estate, LLC.

4.0 SITE AND SURROUNDING AREA

4.1 ZONING

The subject property at 10100 SE 10th St. is currently zoned as R-6, with the south quarter zoned as C-3. The subject property at 1120 S. Post Rd. is currently zoned as PC-2052 / O-2. Surrounding properties are zoned and used for:

North: R-6

East: R-6

South: PC-1536 / C-3

West: S. Post Rd.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

5.0 PHYSICAL CHARACTERISTICS

The property is undeveloped.

6.0 CONCEPT

The concept for this PUD is to develop an upscale residential development consistent with the R-MD zoning district.

7.0 SERVICE AVAILABILITY

7.1 STREETS

This site is located on SE 10th St. and South Post Rd. in Midwest City.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available and will be extended to serve the site.

7.3 WATER

Public water facilities for this property are available and will be extended to serve the site.

7.4 FIRE PROTECTION

Police and Fire protection are available from Midwest City.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Gas, electrical, and telephone services serve several developments in the area of this Planned Unit Development and have lines adjacent to the subject property. Proper coordination with the various utility companies will be made in conjunction with this Development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

Development of this parcel will comply with the requirements of the Midwest City Municipal Code, 2020, as amended.

7.8 COMPREHENSIVE PLAN

The uses proposed in this Planned Unit Development are consistent and compatible with the surrounding zoning and the Midwest City Comprehensive Plan. The Comprehensive Plan states that residential land use will continue to be the largest land use category in Midwest City, and that “it is anticipated that new areas for medium density land use will be developed in the future.” The Comprehensive Plan also mentions that land uses can be buffered with “medium and high-density residential land uses.” Therefore, the proposed land use would achieve multiple purposes in accordance with the growing population and the Comprehensive Plan.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Zoning Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this planned unit development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Zoning Regulations of this PUD. For purposes of interpretation of these Zoning Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the Midwest City Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Midwest City Municipal Code, as amended (Code), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the code shall prevail and be controlling; provided however, that in the event of a conflict between the Zoning Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this planned unit development, such Zoning Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

This planned unit development shall consist of the subject property in its entirety. The use and development regulations of **R-MD Medium Density Residential District** shall govern the property in its entirety of this PUD, except as herein modified.

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1 FAÇADE REGULATIONS

Pursuant to the base zoning district.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of Midwest City's Landscaping Ordinance in place at the time of development, except as modified herein.

9.3 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

9.4 PLATTING REGULATIONS

Platting shall be required within this PUD.

9.5 DUMPSTER REGULATIONS

The base zoning district shall regulate the dumpster requirements.

9.6 ACCESS REGULATIONS

There shall be one access point each from SE 10th St. and S. Post Rd. for a total of two points of access to the PUD. The plat shall include “Limits of no Access” for residential lots along Post Rd. and SE 10th St.

9.7 SIGNAGE REGULATIONS

9.7.1 FREESTANDING ACCESSORY SIGNS

Freestanding Accessory signs will be in accordance with the base zoning district regulations.

9.7.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.7.3 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

9.7.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.8 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Appendix A, Section 5.11, of the Midwest City Municipal Code, 2020, as amended.

9.9 ROOFING REGULATIONS

All structures within this PUD shall adhere to all municipal regulations as it relates to roofing materials.

9.10 SETBACK REGULATIONS

The base zoning district regulations shall regulate setbacks of structures in this PUD.

9.10 HEIGHT REGULATIONS

The base zoning district of each respective tract shall regulate the height requirements.

9.11 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Appendix A, Section 5.3 of the Midwest City Municipal Code, 2020, as amended.

9.12 SIDEWALK REGULATIONS

This PUD shall adhere to all municipal sidewalk requirements.

9.13 COMMON AREAS

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

9.14 AMENITIES

- Access to detention area for walking/recreation
- Fenced area for dog run/park
- Play area for residents

10.0 EXHIBITS

Exhibit A: Legal Description
Exhibit B: Conceptual Master Development Plans
Exhibit C: Proposed Development CC&Rs
Exhibit D: Conceptual Townhome Plan

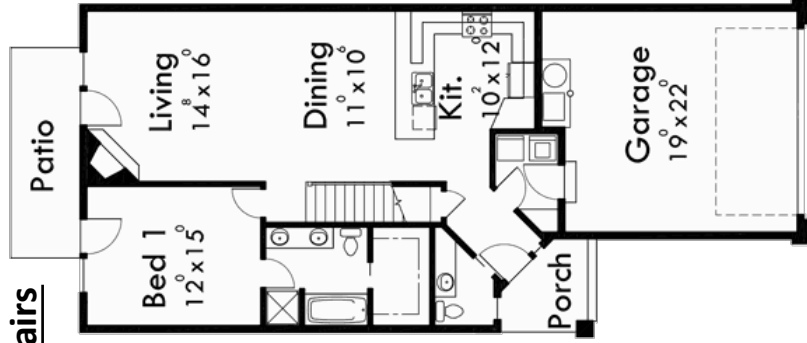
Exhibit A
Legal Descriptions

10100 SE 10th St. Legal Description: LEAVITTS SE 15TH ST ACRES 000 000
BLK 59 PLUS 1/2 VACATED STREET ADJ ON S AKA BEG 50FT E &
1950.95FT N & 267.70FT E & 30FT S OF SW/C SW4 SEC 6 11N 1W TH
E318.49FT S598.21FT W318FT N597.58FT TO BEG

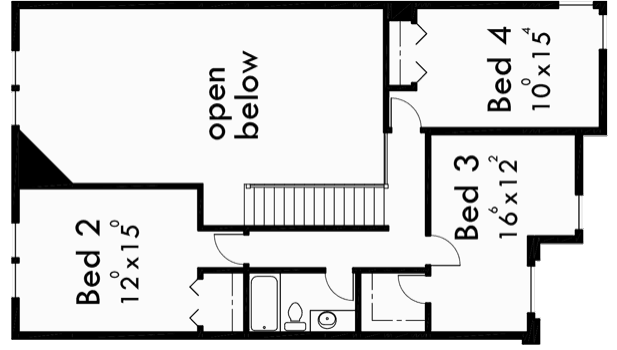
1120 S. Post Rd. Legal Description: LEAVITTS SE 15TH ST ACRES 000 000
BLK 60 PLUS 1/2 VACATED STREET ADJ ON S ALSO DESC AS BEG 50FT
E & 1950.95FT N & 55FT S OF SW/C SW4 SEC 6 11N 1W TH NE35.90FT
E243.51FT S597.58FT W252.73FT N212.07FT W15FT N363.85FT TO BEG



Downstairs



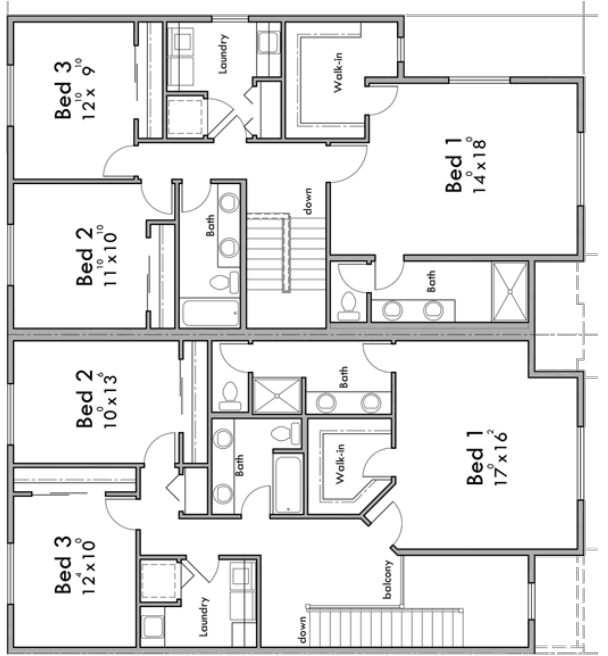
Upstairs



Downstairs



Upstairs



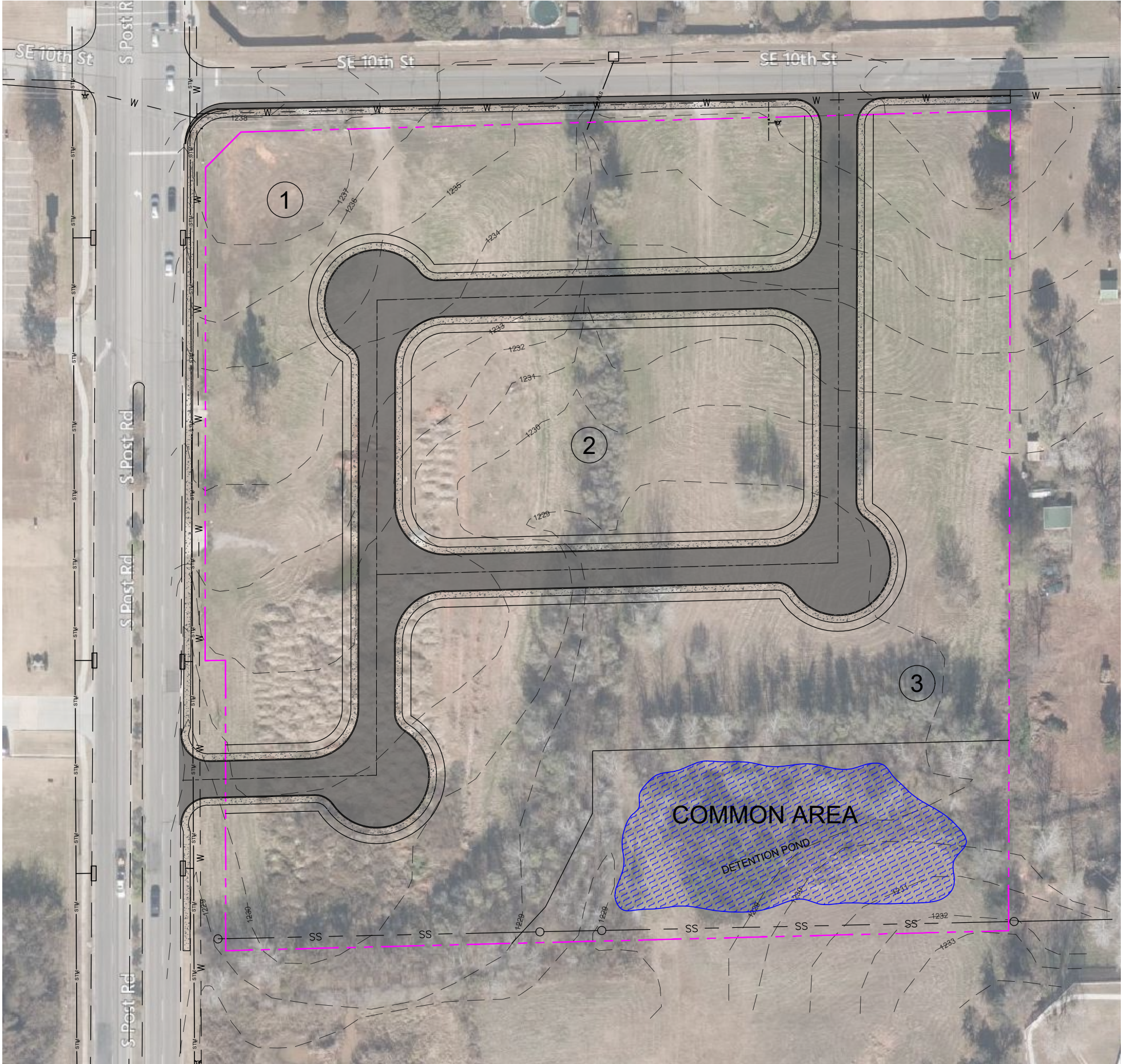




Exhibit B-2

EXHIBIT C

The CC&R's of this proposed development is anticipated to have regulations similar to the following:

Yard Access Easement. Where three (3) or more dwelling units are constructed within one (1) building, so that the interior dwelling unit or units share a party wall with an exterior dwelling unit or units, the owner of any interior dwelling unit, his immediate family, tenants, licensees or invitees shall have an easement over, upon and across the rear yard of the adjacent exterior dwelling unit for the purpose of ingress and egress to the rear yard of the interior dwelling unit, so that yard and exterior maintenance can be accomplished, utility maintenance and meter reading can be accomplished, and other similar maintenance work be completed.

Trash and Bins. Garbage cans, equipment, coolers, wood storage piles, or any other waste/refuse shall be located as not to be visible from the street and/or common area within the development.

Parking. No owner shall permit a vehicle of any type or other object whatsoever to be parked permanently in the streets. Only visitor, guest and temporary parking is allowed in the street and must abide by any other parking restrictions whether in this document or visibly displayed in the development. Dwelling owners' vehicles must be parked in their garage or driveway, clear of the sidewalk. No commercial type of vehicle, truck or recreational vehicle shall be parked on the streets and/or common area except as above described. No unused vehicle shall be stored or parked on the streets, common area or any dwelling driveway.

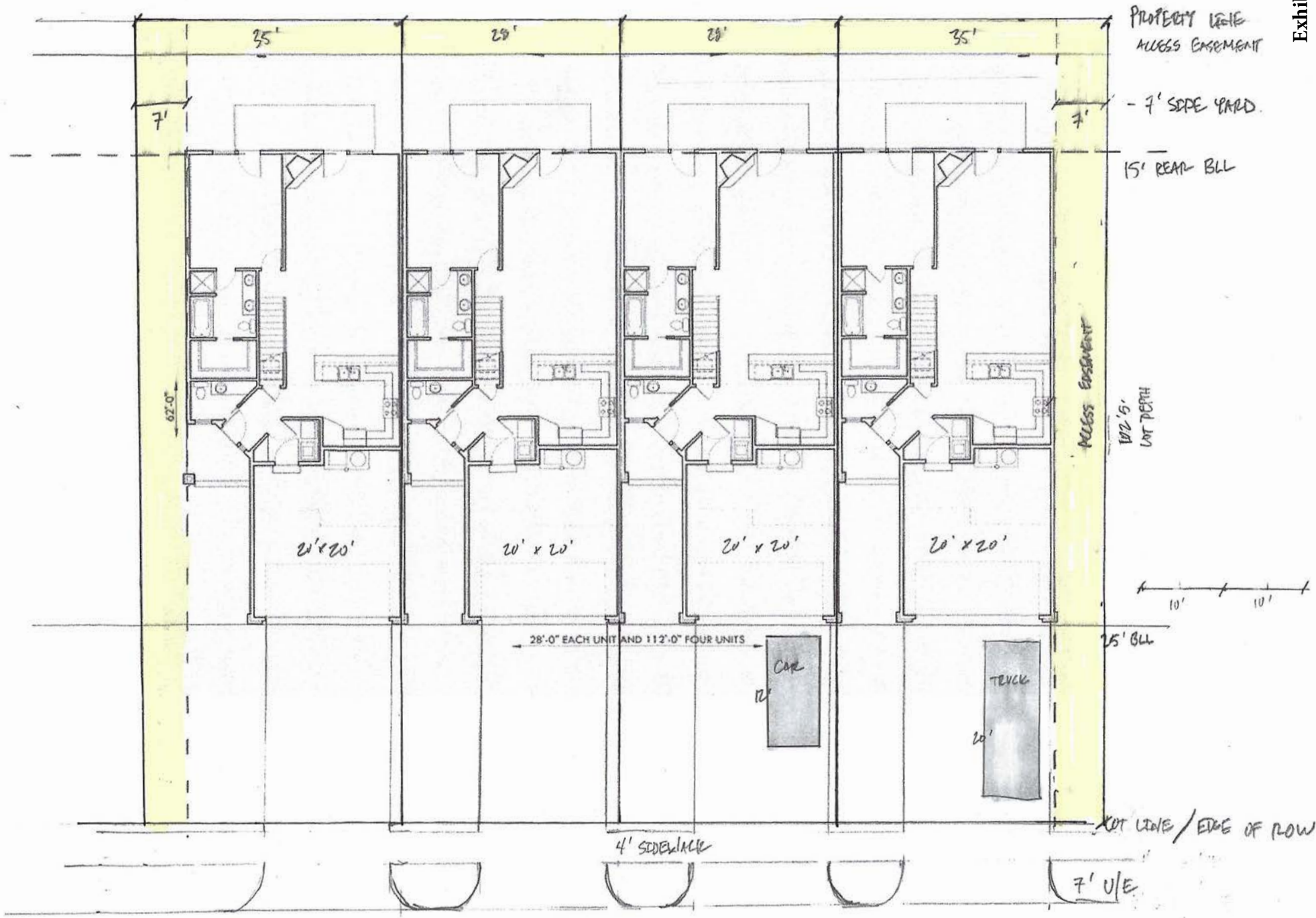




Exhibit B-2

EXHIBIT C

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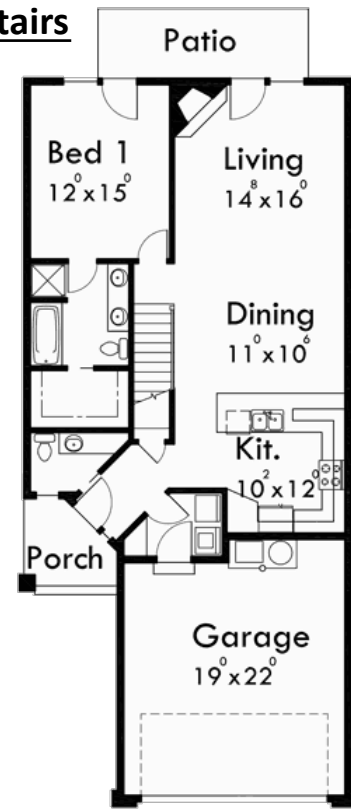
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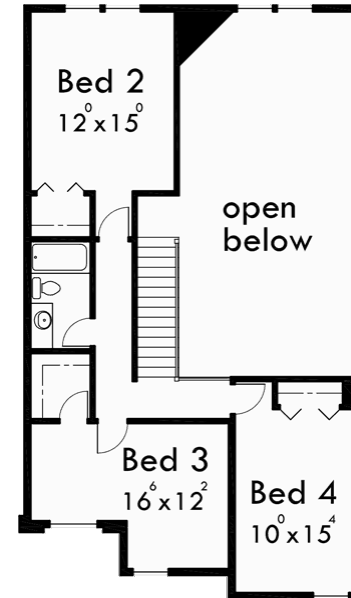


Exhibit B-1

Downstairs

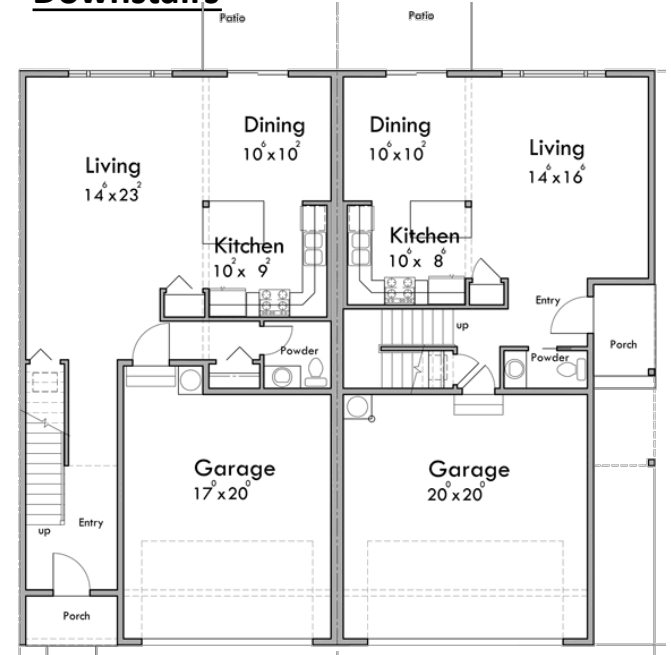


Upstairs

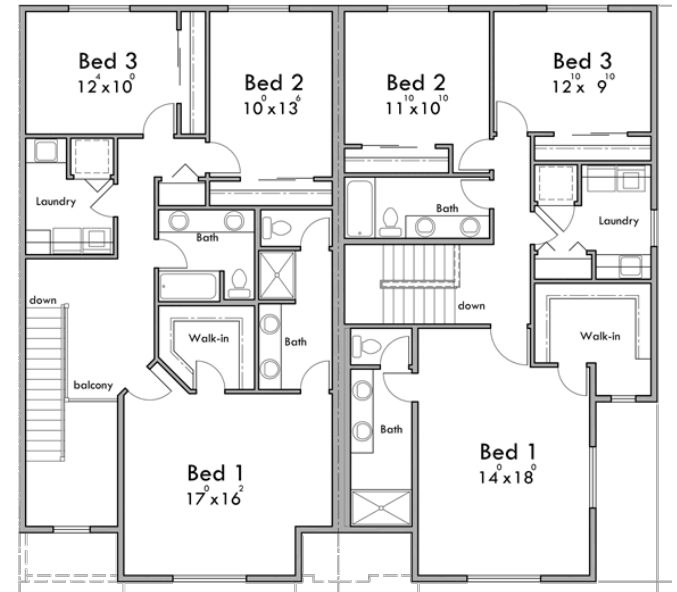


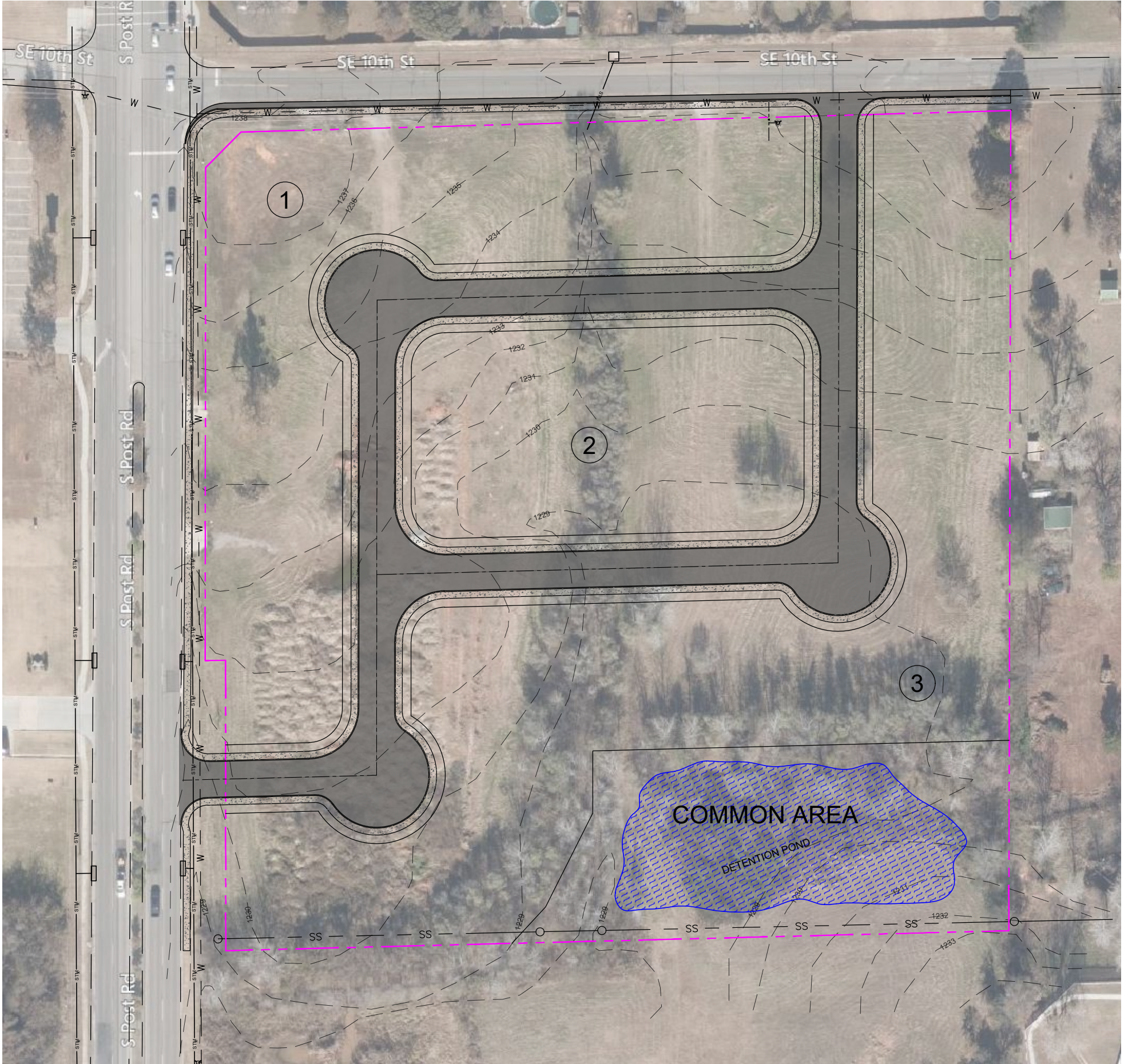


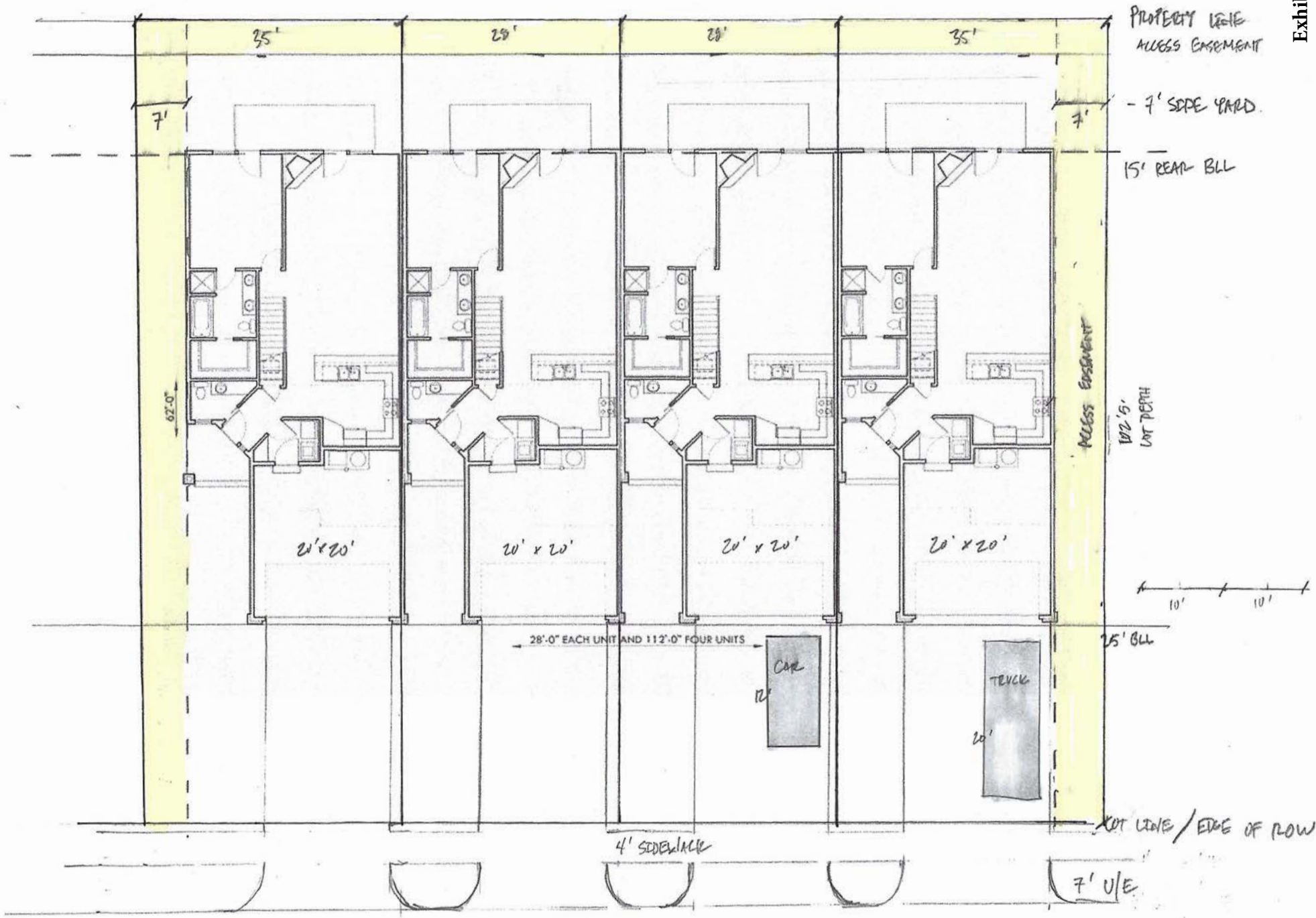
Downstairs



Upstairs







1 **PC-2069**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE TO PLANNED UNIT DEVELOPMENT (PUD),**
5 **AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO**
6 **REFLECT THE RECLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT;**
7 **AND PROVIDING FOR REPEALER AND SEVERABILITY**

8 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

9 **ORDINANCE**

10 SECTION 1. That the zoning district of the following described property is hereby reclassified
11 to Planned Unit Development, PUD, subject to the conditions contained in the PC-2069 file, and
12 that the official Zoning District Map shall be amended to reflect the reclassification of the prop-
13 erty’s zoning district as specified in this ordinance:

14 A part of the SW/4 of Section Six (6), Township Eleven (11) North,
15 Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma,
16 described as Lots 59 and 60, in LEAVITT'S S.E. 15th ST. ACRES, in
17 Oklahoma County, Oklahoma, plus the adjoining North 1/2 of S.E. 12th
18 Street right of way, as vacated in JOURNAL ENTRY OF JUDGMENT recorded in
19 Book 9628, Pages 262-268.

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

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

25 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
26 on the _____ day of _____, 2021.

27 THE CITY OF MIDWEST CITY, OKLA-
28 HOMA

29 _____
30 MATTHEW D. DUKES II, Mayor

31 ATTEST:

32 _____
33 SARA HANCOCK, City Clerk

34 APPROVED as to form and legality this _____ day of _____, 2021.

35 _____
36 HEATHER POOLE, City Attorney

RESOLUTION NO. 2021-_____

A RESOLUTION AMENDING THE 2008 COMPREHENSIVE PLAN MAP CLASSIFICATION FROM LDR, LOW DENSITY RESIDENTIAL TO MDR, MEDIUM DENSITY RESIDENTIAL, FOR THE PROPERTY DESCRIBED IN THIS RESOLUTION WITHIN THE CITY OF MIDWEST CITY, OKLAHOMA.

WHEREAS, the 2008 Comprehensive Plan Map of Midwest City, Oklahoma shows the following described property identified as LDR, Low Density Residential:

A part of the SW/4 of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, described as Lots 59 and 60, in LEAVITT'S S.E. 15th ST. ACRES, in Oklahoma County, Oklahoma, plus the adjoining North 1/2 of S.E. 12th Street right of way, as vacated in JOURNAL ENTRY OF JUDGMENT recorded in Book 9628, Pages 262-268.

WHEREAS, it is the desire of the Midwest City Council to amend the classification of the referenced property to Medium Density Residential;

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

That the classification of above described property located in Midwest City, Oklahoma is hereby changed to Medium Density Residential on the 2008 Comprehensive Plan Map.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, this _____ day of _____, 2021.

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2021.

HEATHER POOLE, City Attorney



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

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

To: Honorable Mayor and City Council
From: Billy Harless, Community Development Director
Date: March 23, 2021

Subject: (PC-2073) Public hearing with discussion and consideration of an ordinance to redistrict from C-1, Restricted Commercial to R-6, Single Family Detached Residential, for the property described as Block 7, Lot 4 of the Country Estates Third Addition, addressed as 419 Russell Drive.

Executive Summary: This is a request to rezone the property from C-1, Restricted Commercial to R-6, Single Family Detached Residential. In 2008, a permit was issued to expand the paving at this location for a parking lot. A Certificate of Occupancy was also issued in 2008 allowing a real estate office at this location. The real estate business has since moved and the new owner of the property would like to use the structure as a residence rather than an office. Aside from a laundry business to the east, this property is surrounded by residential structures. The applicant has verified that the parcel as is with the structure and parking area does not exceed the maximum allowable impervious surface coverage of 65% in the R-6 zoning district. No variances are being requested. Any future construction would be required to meet the minimum requirements of the Zoning Ordinance for the R-6, Single Family Detached Residential zoning district. Action is at the discretion of the City Council.

Dates of Hearing: Planning Commission – March 2, 2021
City Council – March 23, 2021

Applicant: Krista Borrego, Trinity Property Management, LLC

Owner: Robert Macias

Proposed Use: one single family residential home

Size:

The area of request has a frontage of approximately 81' along Russell Dr. and a depth of approximately 92' containing an area of approximately .17 acres or 7,405 square feet, more or less.



Development Proposed by Comprehensive Plan:

Area of Request – Low Density Residential (LDR)

North and West – Low Density Residential

South and East – Office Retail (OR) and Low Density Residential (LDR)

Zoning Districts:

Area of Request – R-6, Single Family Detached Residential

North, South and West – R-6, Single Family Detached Residential

East – C-1, Restricted Commercial

Land Use:

Area of Request – vacant structure

North and West – single family residential homes

South – single family residence and structure used for the Garden Club

West – Laundry facility

Municipal Code Citation:

2.7. R-6, Single-Family Detached Residential District

2.7.1 General Description

The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA). Additional uses for the district shall include churches, schools and public parks in logical neighborhood units.

History:

1. No record can be found of when parcel was zoned from residential use to C-1, Restricted Commercial.
2. September 23, 2008 a Certificate of Occupancy was issued for a real estate office at the area of request.
3. The 2010 Zoning Map identified this parcel as C-1, Restricted Commercial.
4. Planning Commission recommended approval of this item March 2, 2021.

Staff Comments:

Engineer's report:

Note: No engineering improvements are required with this application.

Water Improvements

There are two public water mains bordering the proposed parcel; an eight (8) inch line along the west side of Key Boulevard and a six (6) inch line running along the west/south side of Russell Drive. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

Immediately bordering the proposed parcel is an eight (8) inch public sanitary sewer along the north/east side of Russell Drive. Additionally; there is an eight (8) inch public sanitary sewer main which terminates at the northwest corner of the parcel on the west side of Key Boulevard. Any new building permit will require tie into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Russell Drive and Key Boulevard. Russell Drive is classified as a Local Road in the 2008 Comprehensive Plan. Key Boulevard is classified as an Existing Collector in the 2008 Comprehensive Plan. There is a large driveway which exists off Key Boulevard. This particular drive is wider than current standard allows and will not be able to be modified in the future unless the width is reduced.

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.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal's report:

The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Chief Building Official's report:

After inspection of 419 Russell Dr it has been determined that the structure meets the minimum requirements to be a residential dwelling as outlined in the 2015 International Property Maintenance and Residential Building Codes as amended and adopted by the City of Midwest City.

Plan Review Comments:

This is an application to rezone the parcel located at 419 Russell Dr. from C-1, Restricted Commercial to R-6, Single Family Detached Residential.

The applicant plans to leave the existing structure and use it as a single family detached residence. The Current Planning Manager and Chief Building Official inspected the structure on February 21, 2021 and found it to meet the requirements for a residential dwelling unit.

While the structure was used as an office, a parking area was poured. In the R-6, single family residential zoning district, a maximum of 65% of the lot can be used for buildings and pavement. The applicant measured the driveway and parking area which total approximately 2,300 square feet. The structure on the lot is 819 square feet. The paving and building areas total 3,119 square feet. The lot is 7,452 square feet. 65% of 7,452 is 4,843 which means that the paving and building areas are under the 65% maximum coverage.

Staff sent notices out to all property owners within 300 feet of the area of request. As of this writing, staff has received no calls or letters of protest.

Action is at the discretion of the City Council.

Action Required:

Approve or reject the ordinance to redistrict to R-6, Single Family Detached Residential, for the property as noted herein, subject to staff comments as found in the March 23, 2021 agenda packet and made a part of PC-2073 file.



Billy Harless,
Community Development Director
KG

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: February 11th, 2021

Subject: Engineering staff comments for pc-2073 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2073:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are two public water mains bordering the proposed parcel; an eight (8) inch line along the west side of Key Boulevard and a six (6) inch line running along the west/south side of Russell Drive. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

Immediately bordering the proposed parcel is an eight (8) inch public sanitary sewer along the north/east side of Russell Drive. Additionally; there is an eight (8) inch public sanitary sewer main which terminates at the northwest corner of the parcel on the west side of Key Boulevard. Any new building permit will require tie into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Russell Drive and Key Boulevard. Russell Drive is classified as a Local Road in the 2008 Comprehensive Plan. Key Boulevard is classified as an Existing Collector in the 2008 Comprehensive Plan. There is a large driveway which exists off Key Boulevard. This particular drive is wider than current standard allows and will not be able to be modified in the future unless the width is reduced.

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.

Easements and Right-of-Way

No further easements or right of way would be required with this application.



Midwest City Fire Marshal's Office

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



Re: PC - 2073

Date: February 11, 2021

PC-2073 is a request to rezone 419 Russell Drive from C-1 Restricted Commercial to R-6, Single Family Detached Residential.

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Respectfully,

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

Duane Helmlberger
Fire Marshal
Midwest City Fire Department

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



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Christine Brakefield, Chief Building Official

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

Date: February 23, 2021

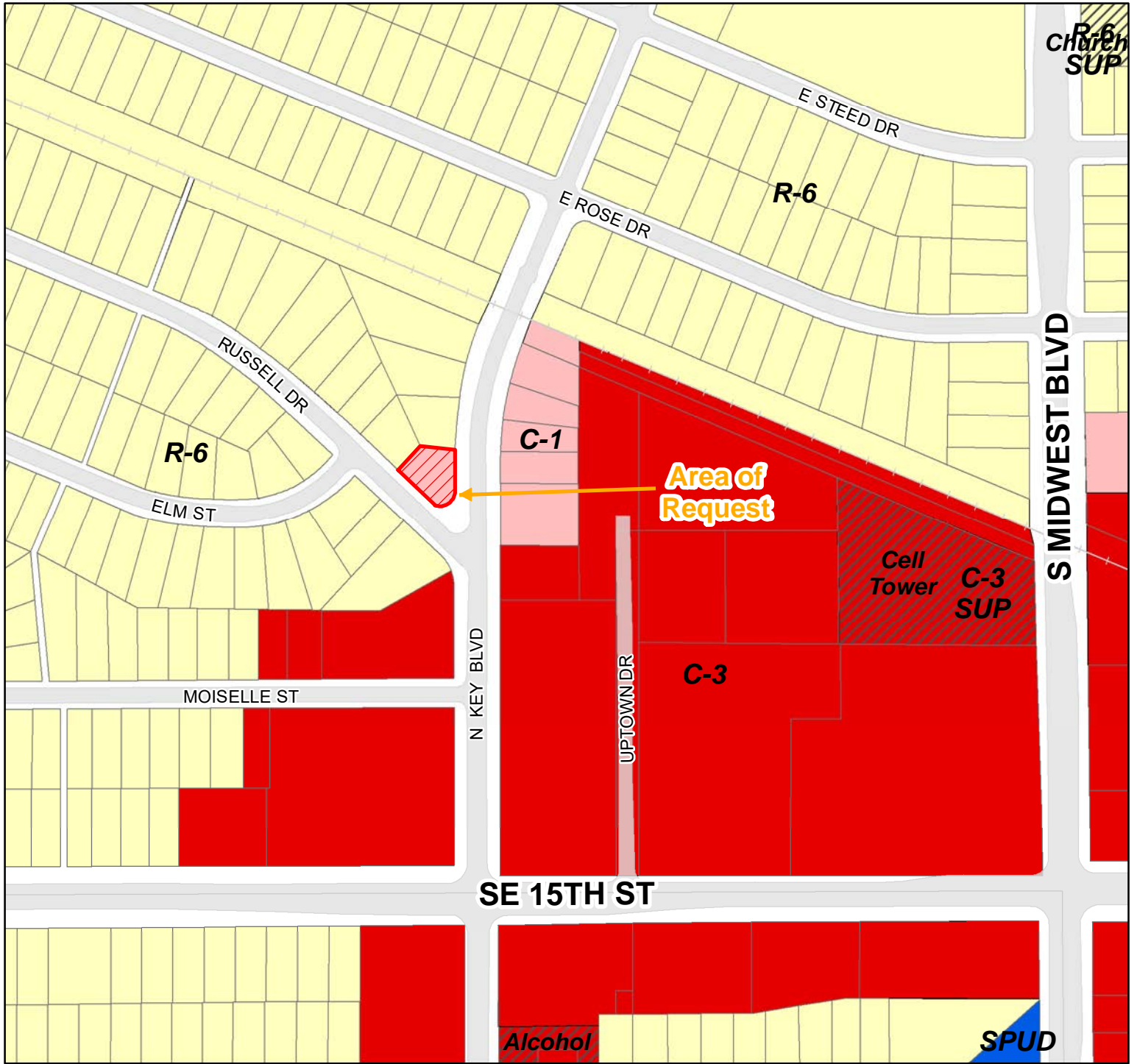
RE: 419 Russell Dr
Commercial to Residential

To whom it may concern:

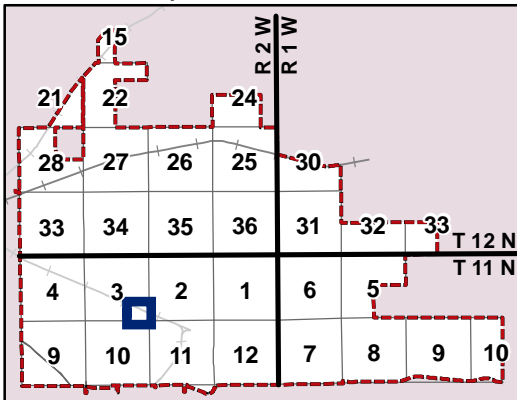
After inspection of 419 Russell Dr it has been determined the structure meets the minimum requirements to be a residential dwelling as outlined in the 2015 International Property Maintenance and Residential Building Codes as amended and adopted by the City of Midwest City.

Sincerely,

Christine Brakefield, MPA
Chief Building Official
Community Development



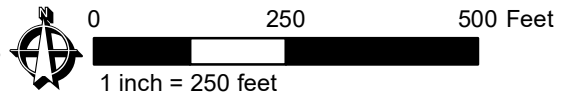
Locator Map



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-2073
(SE/4, Sec. 3, T11N, R2W)**

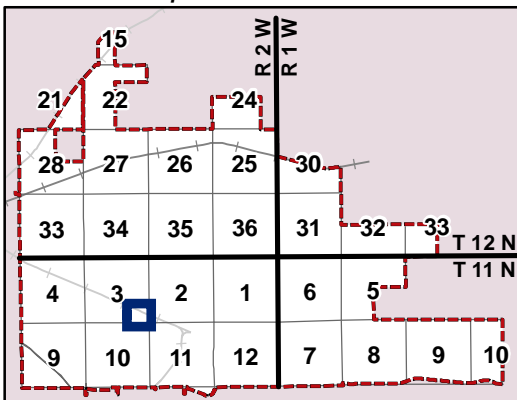


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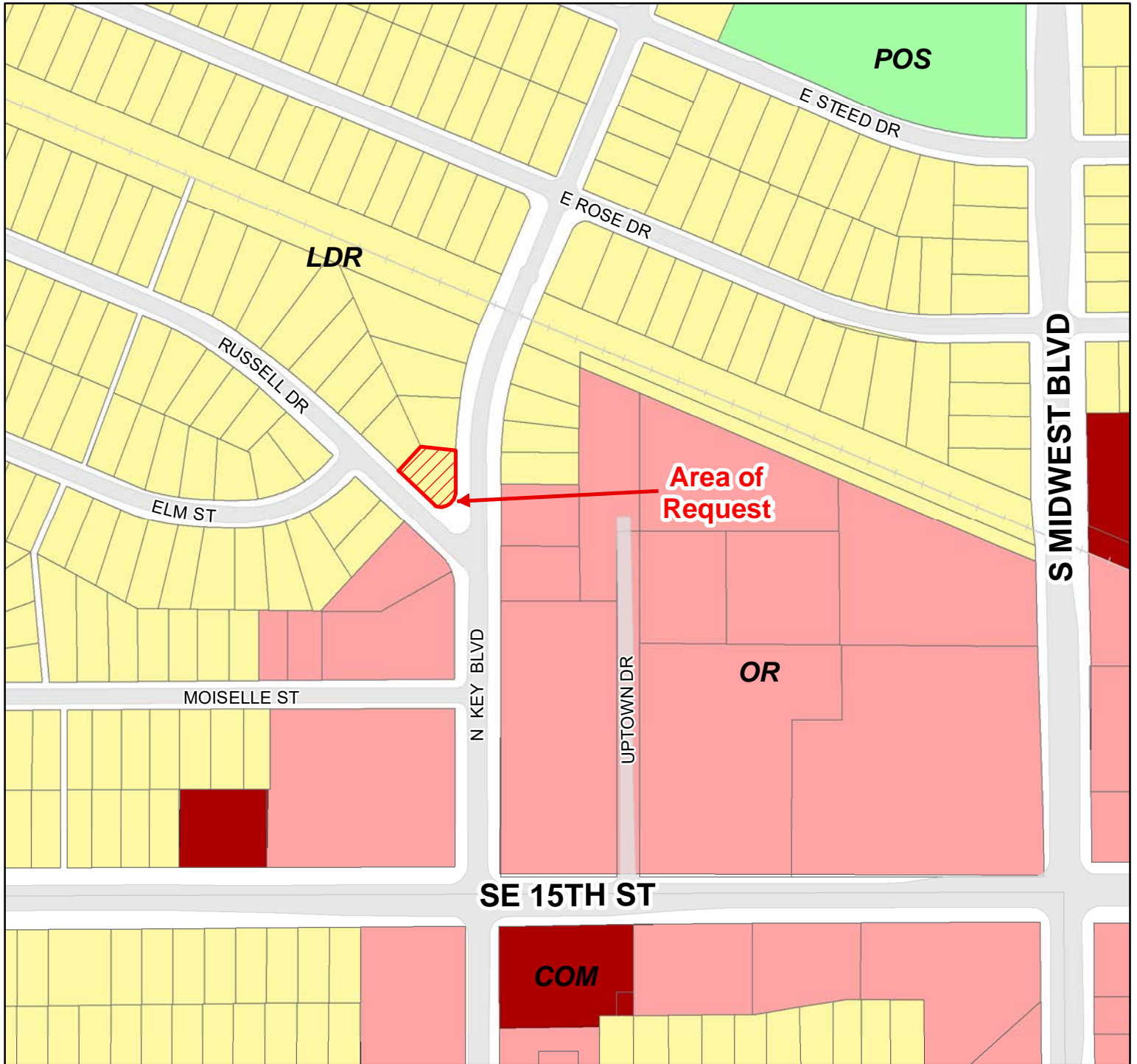
Locator Map



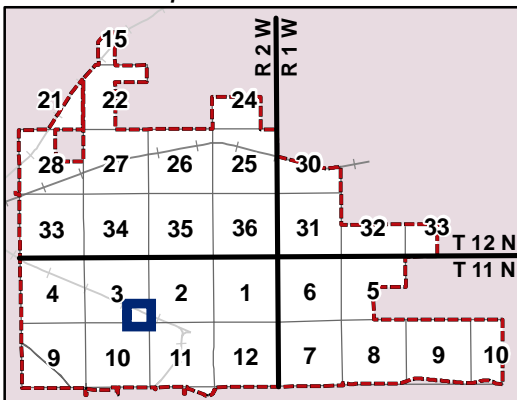
**12/2020 NEARMAP AERIAL VIEW FOR
PC-2073
(SE/4, Sec. 3, T11N, R2W)**



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Locator Map

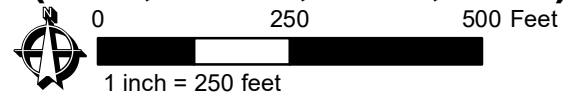


Future Land Use Legend

- 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-2073**

(SE/4, Sec. 3, T11N, R2W)



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1 **PC-2073**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE TO R-6, SINGLE FAMILY DETACHED RESI-**
5 **DENTIAL, AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT**
6 **MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY’S ZONING DIS-**
7 **TRICT; AND PROVIDING FOR REPEALER AND SEVERABILITY**

8 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

9 **ORDINANCE**

10 SECTION 1. That the zoning district of the following described property is hereby reclassified
11 to R-6, Single Family Detached Residential, subject to the conditions contained in the PC-2073
12 file, and that the official Zoning District Map shall be amended to reflect the reclassification of
13 the property’s zoning district as specified in this ordinance:

14 Lot 4, Block 7 of the Country Estates Third Addition, Midwest City, Oklahoma.

15 SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict herewith are
16 hereby repealed.

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

20 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
21 on the _____ day of _____, 2021.

22 THE CITY OF MIDWEST CITY, OKLA-
23 HOMA

24 _____
25 MATTHEW D. DUKES II, Mayor

26 ATTEST:

27 _____
28 SARA HANCOCK, City Clerk

29 APPROVED as to form and legality this _____ day of _____, 2021.

30 _____
31 HEATHER POOLE, City Attorney



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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

Billy Harless, Community Development Director

To: Honorable Mayor and City Council
From: Billy Harless, Community Development Director
Date: March 23, 2021

Subject: (PC-2074) Public hearing with discussion and consideration of an ordinance to redistrict from C-3, Community Commercial, to SPUD, Simplified Planned Unit Development governed by the C-4, General Commercial district, and a resolution to amend the Comprehensive Plan from OR, Office/Retail to COMM, Commercial, for the property described as a part the SW/4 of Section 34, T12N, R2W, and addressed as 422 N. Air Depot Blvd.

Executive Summary: This is a request to rezone the property from C-3, Community Commercial to a SPUD, Simplified Planned Unit Development, governed by the C-4, General Commercial district. An auto mechanic shop is currently being operated at this location. The owner met with staff and stated that he would like to operate a car sales lot on the property which is not an allowable use in the C-3 district. An application to rezone this parcel to C-4 was denied by the City Council in January 2021. The applicant has submitted this SPUD application and added additional controls for the property. These



are listed in the planning section of this report. If approved, all C-3 uses would be allowed on the property with the one C-4 use of automotive sales and rentals: light. No additions or modifications to the existing structure are requested with this application. Action is at the discretion of the City Council.

Dates of Hearing: Planning Commission – March 2, 2021
City Council – March 23, 2021
Council Ward: Ward 4, Sean Reed

Owner/Applicant: Abdul Karem Alsafafi
Proposed Use: Car sales

Size:

The area of request has a frontage of approximately 167' along N. Air Depot Blvd. and contains an area of approximately 1.46 acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request – O/R, Office Retail
South and East – O/R, Office Retail
West – HDR, High Density Residential
North – PSP, Public Open Space

Zoning Districts:

Area of Request – C-3, Community Commercial
North and South – C-3 Community Commercial
East – R-6, Single Family Residential with a SUP for a church
West – Rolling Oaks Apartments

Land Use:

Area of Request – Pit Stop Total Car Care Center
North – Vacant and Ridgcrest Church of Christ property
South – Multi-tenant commercial buildings
East – Vacant
West - Apartments

Municipal Code Citation:

2.26 SPUD, Simplified Planned Unit Development

2.26.1. General Description

The simplified planned unit development, herein referred to as SPUD, is a special Zoning district that provides an alternate approach to conventional land use controls to produce unique, creative, progressive or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed as one unit according to a master development plan map.

The SPUD is subject to special review procedures and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.26.2 Intent and Purpose

The intent and purpose of the simplified planned unit development provisions are to ensure:

(A) Innovative development

Encouraging innovative development and protect the health, safety and welfare of the community.

(B) Efficient use of land

Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems;

(C) Appropriate limitations and compatibility

Maintain appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

Comprehensive Code Citation:

Commercial

Areas designated for commercial land use are intended for a variety of commercial uses and establishments with outside storage, display and sales. Examples of such uses include automobile-related services, manufactured home sales, self-storage units, welding shops, and pawnshops. Commercial uses often located along major thoroughfares not because they need the visibility, as retail uses generally do, but because they need the accessibility. The challenge lies in the face that commercial uses often have a greater need for outside storage areas and these areas tend to lessen the visual quality of major thoroughfares.

History:

1. The property was designated as C-3, Community Commercial, at the time of adoption of the 1985 Zoning Map.
2. A request to rezone this parcel to C-4, General Commercial was denied by the City Council January 12, 2021 (PC-2062)
3. The Planning Commission recommended approval of this item March 2, 2021.

Staff Comments:

Engineer Brandon Bundy's report:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

A twelve (12) inch public water main is located along the east side of Air Depot Boulevard. Any building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are two eight (8) inch public sanitary sewers bordering the site. One runs along the east side of Air Depot Boulevard and another runs along the east edge of the property. Any building permit will require that connection to the public sanitary sewer as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Air Depot Boulevard which is classified as a Secondary Arterial in the 2008 Comprehensive Plan. City sidewalks currently exist along the frontage of Air Depot Boulevard.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM) on map number 40109C0310H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application but any additional paving will be required to drain west over the property to Air Depot Boulevard. No additional water can be directed to the north or south than the existing flow.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal Duane Helmberger's report:

The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

- Fire department access is required around entire facility, car sales placement cannot cover a 20' wide fire lane that is required. The fire lane is required to be properly marked.
- The fire lane shall be continuous from the North to South entrances, the fire lane shall be designed to hold the imposed weight of 75,000 lbs.
- Tires are not allowed to be in storage units unless done in accordance with the International Fire Code.
- An inspection shall be completed for the interior of the business prior to the issuance of a Certificate of Occupancy for this location.

Neighborhood Services Director Mike Stroh's report:

The property at 422 North Air Depot Boulevard has taken care of all issue that we have pointed out and has continued to keep the property clear of any code violations that we would have. The property has continued to stay clear of any violations since our last inspection, over a month ago.

Plan Review Comments:

The applicant has met with staff and would like to operate a car sales business from the parcel addressed as 422 N. Air Depot Blvd. The parcel is currently zoned C-3, Community Commercial which does not allow car sales and only allows limited outdoor merchandise display/storage. This application is a request to rezone the parcel to Simplified Planned Unit Development, SPUD, governed by the C-4, General Commercial district to allow all C-3 uses and the one C-4 use of automotive sales and rentals: light.

All parking for customers and merchandise (cars for sale) must be permanent paved hard surface. There is an area in the rear, eastern portion of this lot that has been used for vehicle storage before. If this request is approved, this area must be paved with hard surface pavement prior to issuance of a Certificate of Occupancy for car sales. The applicant has outlined in his planning statement that he only plans to operate during the hours of 8 am to 7 pm Monday through Friday and 8 am to 5 pm on Saturdays.

At this time, there are no proposed additions or alterations to the existing structure. If alterations are proposed in the future, a building permit is required and all alterations must meet all requirements of the municipal code.

Action is at the discretion of the City Council.

Action Required:

Approve or reject the ordinance to redistrict to SPUD, Simplified Planned Unit Development for the property as noted herein, subject to staff's comments as found in the March 23, 2021 agenda packet and made a part of PC-2074 file.



Billy Harless,
Community Development Director
KG



Midwest City Fire Marshal's Office

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



Re: PC - 2074

Date: 11 February 2021

PC-2039 is a request to rezone the existing C-3 zoned Pit Stop Carwash to a SPUD governed by C-4 for a used car sales lot.

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire department access is required around entire facility, car sales placement cannot cover a 20' wide fire lane that is required. The fire lane is required to be properly marked.
- The fire lane shall be continuous from the North to South entrances, the fire lane shall be designed to hold the imposed weight of 75,000 lbs.
- Tires are not allowed to be allowed in storage units unless done in accordance with the International Fire Code.
- A inspection shall be completed for the interior of the business prior to the issuance of a Certificate of Occupancy for this location.

Respectfully,

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

Duane Helmberger
Fire Marshal
Midwest City Fire Department

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

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: February 11th, 2021

Subject: Engineering staff comments for pc-2074 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2074:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

A twelve (12) inch public water main is located along the east side of Air Depot Boulevard. Any building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are two eight (8) inch public sanitary sewers bordering the site. One runs along the east side of Air Depot Boulevard and another runs along the east edge of the property. Any building permit will require that connection to the public sanitary sewer as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Air Depot Boulevard which is classified as a Secondary Arterial in the 2008 Comprehensive Plan. City sidewalks currently exist along the frontage of Air Depot Boulevard.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM) on map number 40109C0310H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application but any additional paving will be required to drain west over the property to Air Depot Boulevard. No additional water can be directed to the north or south than existing.

Easements and Right-of-Way

No further easements or right of way would be required with this application.



The City Of Midwest City
Neighborhood Services Department
Code Enforcement • Neighborhood Initiative

MEMO

To: Kellie Gilles, Planning Manager
From: Mike S. Stroh, Neighborhood Services Director
Date: February 23, 2021
Subject: 422 North Air Depot Boulevard

The property at 422 North Air Depot Boulevard has taken care of all issue that we have pointed out and has continued to keep the property clear of any code violations that we would have. The property has continued to stay clear of any violations since our last inspection, over a month ago.

Thank you,

Mike S. Stroh
Neighborhood Services Director



Feb 22, 2021 at 11:16:21 AM





Feb 22, 2021 at 11:14:05 AM

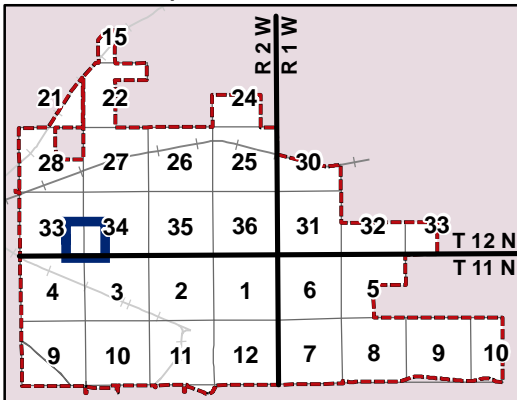




Feb 22, 2021 at 11:13:57 AM



Locator Map



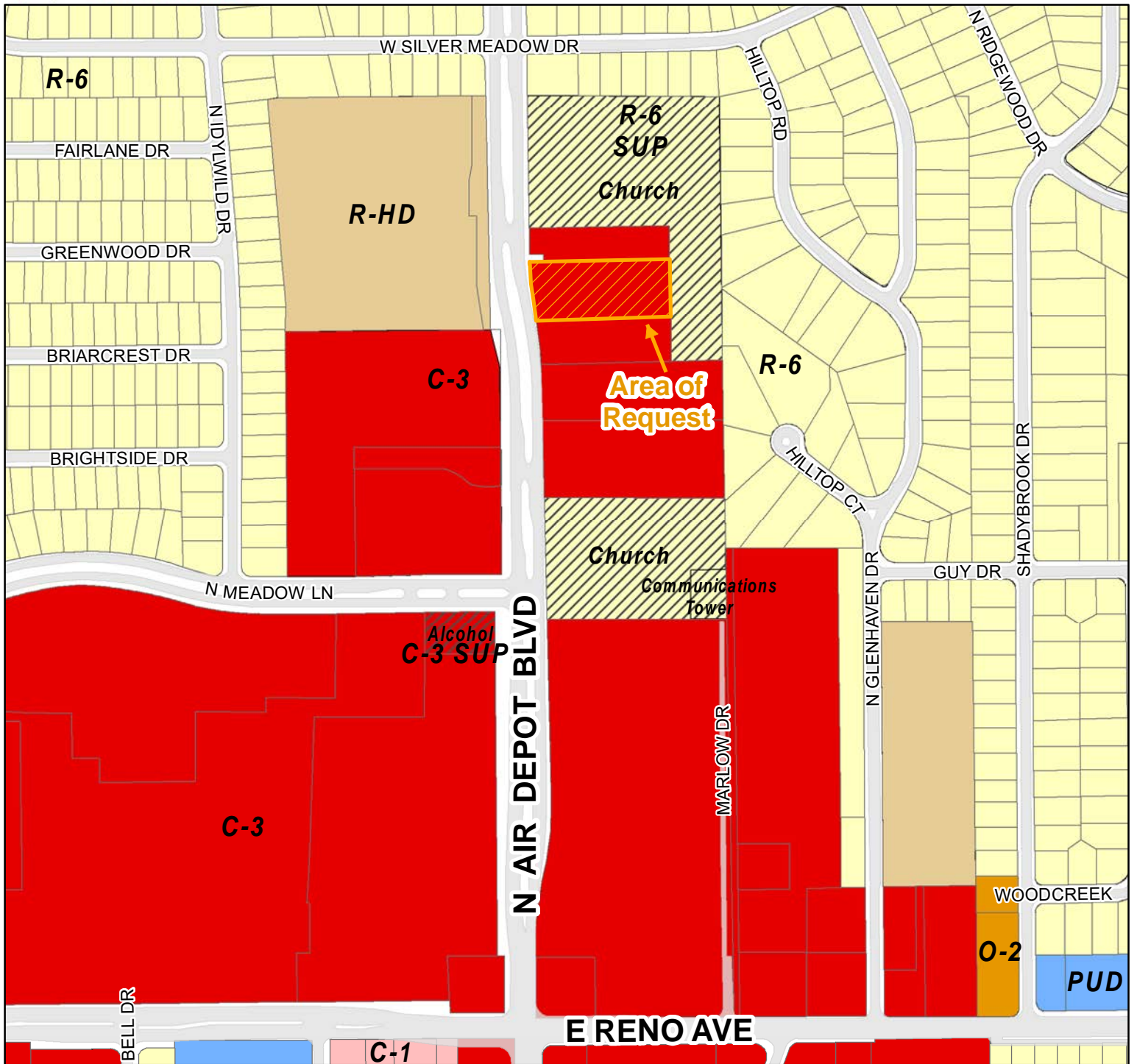
**12/2020 NEARMAP AERIAL VIEW FOR
PC-2074
(SW/4, Sec. 34, T12N, R2W)**



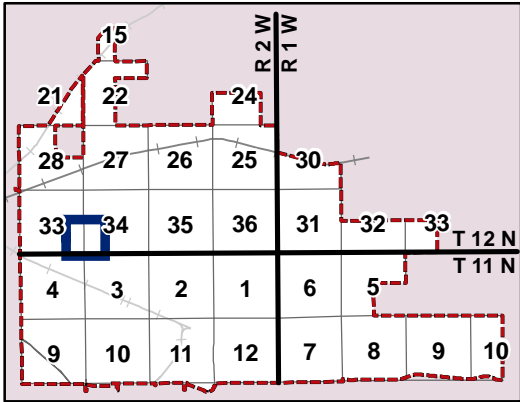
0 400 800 Feet

1 inch = 400 feet

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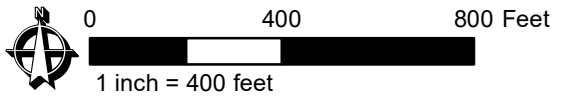
Locator Map



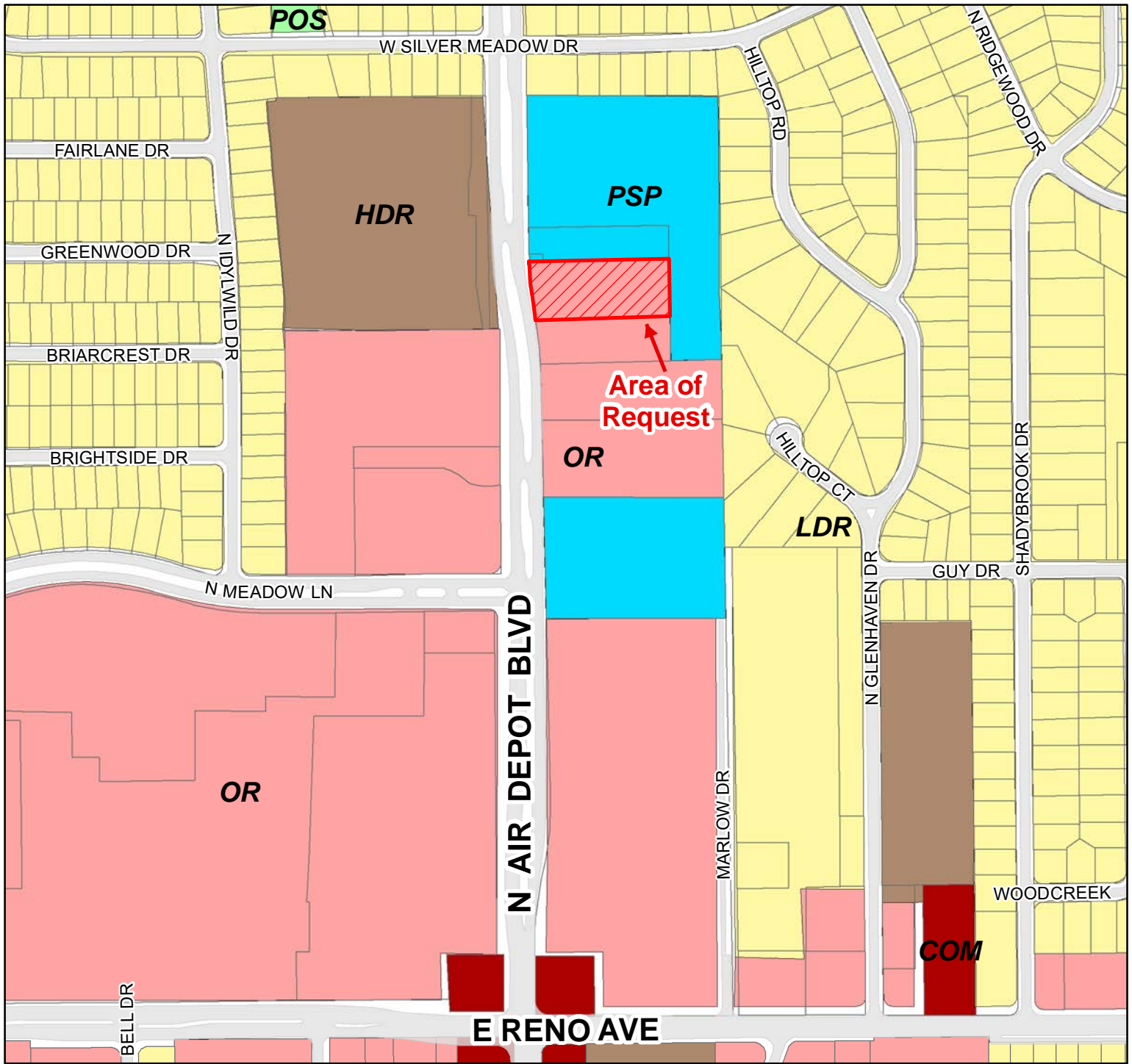
Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-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

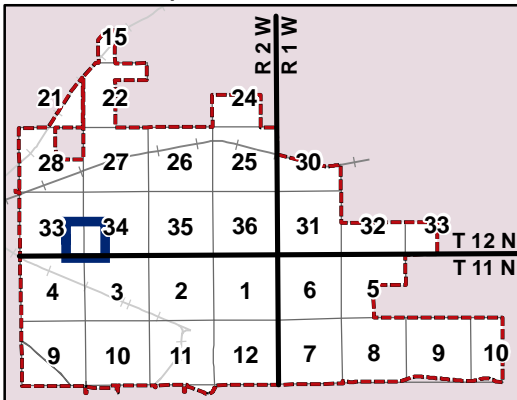
**ZONING MAP FOR
PC-2074
(SW/4, Sec. 34, T12N, R2W)**



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Locator Map

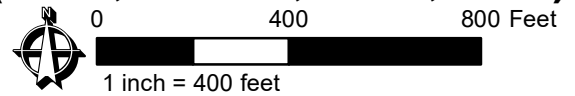


Future Land Use Legend

- 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-2074**

(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.

Planning Statement

Location:

422 N air depot blvd Mwc ok, 73110

Owner: Abdulkarem Alsalafi

On the location up above I am planning to open a car lot, (automotive sale) to sale used vehicles building A and use the back building as storage units building B (RENT) and personal use.

My business operation will be 8:00 Am to 7:00 Pm

Monday to Friday.

On Saturday from 8:00am to 5pm

The maximum volume for my inventory will be thirty vehicles.





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Simplified Planned Unit Development

The following is to be used if the request is for a Simplified Planned Unit Development. If this request is not for a Simplified Planned Unit Development, do not complete the next 2 pages.

This document serves as the DESIGN STATEMENT and fulfills the requirement for the SPUD. The Special Development Regulations section of the form must be completed in its entirety. If the applicant proposes additional, more restrictive, design criteria than established in the Special Development Regulations, please elaborate under Other Development Regulations.

A. Special Development Regulations

1. List of the owners and/or developers: Abdul Kareem Alsalabi
2. Please list the adjoining land uses, both existing and proposed.
North: Church
South: Financ company
East: A Apartment complex
West: empty lot
3. Please list the use or uses that would be permitted on the site.
Automotive Sales / Storage
4. This site will be developed in accordance with the Development Regulations of the C-4 zoning district.
5. Please list all applicable special development regulations or modified regulations to the base zoning district: Governed By C4 Allowing all C-3 Uses and the use of C4 Use of Automotive Sales and Rentals Right
6. Please provide a statement of the existing and proposed streets, including right-of-way standards and street design concepts: 2 ~~lane~~ lane, No Proposed Private street
7. Please describe the physical characteristics of the following:
Sight-proof screening proposed: There is a fence in west side of the location (No plan to add anything)
Landscaping proposed: I'm going to put some trees between my location and the other building (south side)



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

Signs proposed: No

Area of open space proposed: 43%

Proposed access points: along Air depot st

Drainage information: _____

8. Existing or proposed building size: 19,674 sq

Maximum building height: _____

Number of existing or proposed buildings: 2

Building setbacks - Front: existing

Sides: existing

Rear: _____

9. Please provide a description of the proposed sequence of development.

No development or building present

B. Other Development Regulations

Please list any other amenities or controls included in the SPUD: _____

No amenities

C. Master Plan Map (attached)

Exhibit A: _____

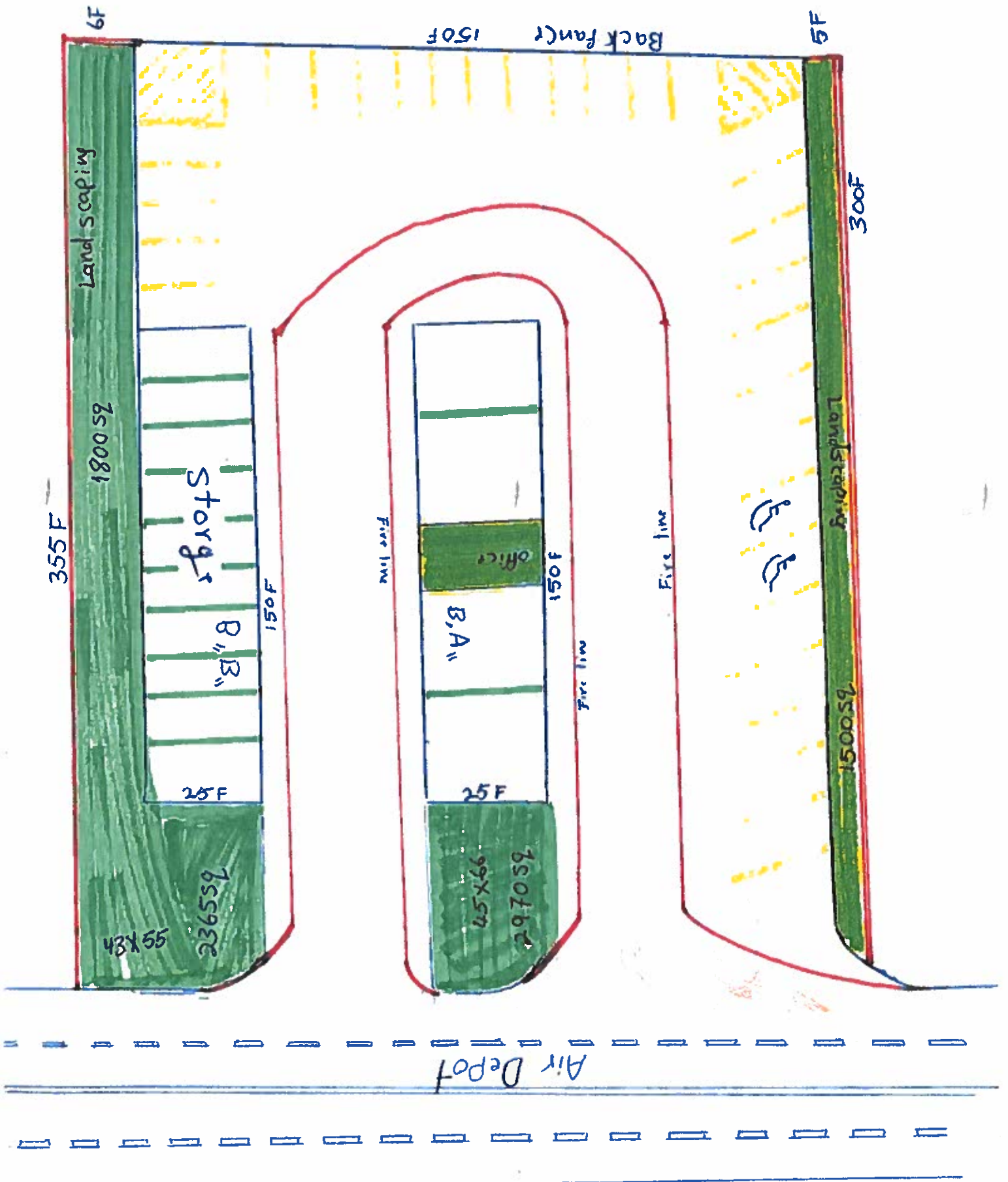
This site will be developed in accordance with the Master Development Plan Map as submitted to the City of Midwest City for approval in conjunction with this request.

Signature

Date

1/15/2021

Proposed site Plan



PC-2074

RESOLUTION NO. 2021-_____

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICATION FROM OR, OFFICE RETAIL TO COMM, COMMERCIAL FOR THE PROPERTY DESCRIBED IN THIS RESOLUTION WITHIN THE CITY OF MIDWEST CITY, OKLAHOMA.

WHEREAS, the Comprehensive Plan Map of Midwest City, Oklahoma shows the following described property identified as OR, Office Retail:

A part of the SW/4 of Section 34, T-12-N, R-2-W, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning 467.27 feet South of the Northwest corner of the Southwest Quarter (SW/4);
Thence East a distance of 435 feet;
Thence South a distance of 165 feet;
Thence West a distance of 435 feet to the West line of said Quarter Section;
Thence North a distance of 165 feet to the Point of Beginning.

WHEREAS, it is the desire of the Midwest City Council to amend the classification of the referenced property to Commercial;

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

That the classification of above described property located in Midwest City, Oklahoma is hereby changed to Commercial on the Comprehensive Plan Map.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, this _____ day of _____, 2021.

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2021.

HEATHER POOLE, City Attorney

1 **PC-2074**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE TO SPUD, SIMPLIFIED PLANNED UNIT DE-**
5 **VELOPMENT, AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DIS-**
6 **TRICT MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY'S ZON-**
7 **ING DISTRICT; AND PROVIDING FOR REPEALER AND SEVERABILITY**

8 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

9 **ORDINANCE**

10 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
11 to SPUD, Simplified Planned Unit Development, subject to the conditions contained in the PC-
12 2074 file, and that the official Zoning District Map shall be amended to reflect the reclassifica-
13 tion of the property's zoning district as specified in this ordinance:

14 A part of the SW/4 of Section 34, T-12-N, R-2-W, of the Indian Meridian, Oklahoma
15 County, Oklahoma, being more particularly described as follows:

16 Beginning 467.27 feet South of the Northwest corner of the Southwest Quarter (SW/4);
17 Thence East a distance of 435 feet;
18 Thence South a distance of 165 feet;
19 Thence West a distance of 435 feet to the West line of said Quarter Section;
20 Thence North a distance of 165 feet to the Point of Beginning.

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

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

26 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
27 on the _____ day of _____, 2021.

28 THE CITY OF MIDWEST CITY, OKLA-
29 HOMA

30 _____
MATTHEW D. DUKES II, Mayor

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ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2021.

HEATHER POOLE, City Attorney



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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

Billy Harless, Community Development Director

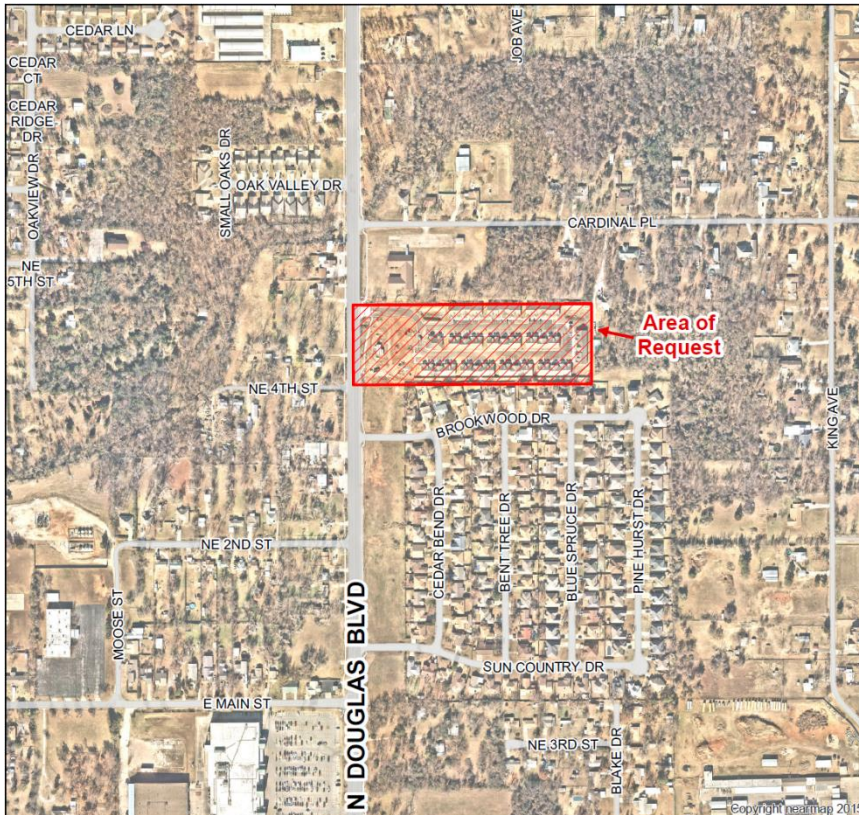
To: Honorable Mayor and City Council

From: Billy Harless, Community Development Director

Date: March 23, 2021

Subject: (MP-14) Discussion and consideration of approval of the Estates of Midwest City No. 1 Minor Plat located in the NW/4 of Section 36, T-12-N, R-2-W of the Indian Meridian, Oklahoma County, Oklahoma.

Executive Summary: This minor plat is being requested to divide one 7.47 acre parcel into two (2) individual parcels. Originally, the parcel was zoned R-1-D, single family residential. In February of 1980, the majority of the frontage along N. Douglas was rezoned to C-1, Restricted Commercial. In October of 1980, the remainder of the lot was rezoned to R-4, High Density Residential. Although the parcel was then governed by two separate zoning districts, it has never been subdivided or until recently, developed. In 2019 a building permit was issued for The Estates of Midwest City, a senior housing development. Construction on that development is nearly complete. This application is



being requested to allow the owners to subdivide/separate the two existing zoning districts. The boundaries of Lot 1 and Lot 2 follow the existing zoning boundaries. As required for a minor plat, all required infrastructure is existing. No public improvements are required with this application. Action is at the discretion of the

City Council.

Dates of Hearing: Planning Commission – March 2, 2021
City Council – March 23, 2021

Ward: Ward 3, Española Bowen

Owner: The Estates of Midwest City LP – David Rhodes

Applicant: Aaron Gaspers, CFS Engineers

Land Use: The R-HD portion (proposed Lot 1) is nearing the end of construction for multi-family/senior housing. The C-1 portion (proposed Lot 2) is presently vacant.

Size:

The area of request has frontage along N. Douglas of approximately 329.74 feet and a depth of approximately 986.03 feet, containing an area of approximately 7.47 acres, more or less.

Municipal Code Citation:

Subdivision Regulations

Sec. 38-20.1. Purpose

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

In circumstances where adequate infrastructure, easements, and right-of-way already exist and the extension of any City facilities to serve any lot within the subdivision is not required, then a minor plat may be suitable as an instrument to subdivide one lot into three or fewer lots.

In agreement with the intent of this subdivision ordinance, minor plats are intended to ensure that public facilities are available and will have sufficient capacity to serve the proposed subdivision. Additionally, minor plats are intended to ensure the future growth and development of the entire city by ensuring new development does not hinder the provision of public facilities and services to neighborhood and nearby properties.

History:

1. (PC-458) A portion of the lot was rezoned from R-1-D, single family residential to C-1, restricted commercial in February of 1980.
2. (PC-485) The remaining R-1-D zoned land was rezoned to R-4, high density residential in October of 1980.
3. The official zoning map of 2010 identified the zoning for the parcel as C-1, restricted commercial and R-HD (formerly R-4), high density residential.
4. February 2019, a building permit was issued for The Estates of Midwest City, a multi-family/senior housing development.
5. Planning Commission recommended approval of this item March 2, 2021.

Engineer's Comments:

Note: This application is for the minor plat of 500 N Douglas Boulevard.

Public Improvements

The requirements of the public improvements can be found in the subdivision regulations under:

Sec. 38-20.3(a) (4) The proposed plat shall meet all subdivision ordinance requirements (e.e., improvement of substandard streets, per subsection 38-42.3(b)(2)).

Water

An existing eight (8) inch water line runs throughout the proposed Lot 1 and along the southern edge of proposed Lot 2. Therefore, all the proposed lots already have public water access. No further improvements required.

Sanitary Sewer

An existing twelve (12) inch sanitary sewer line runs along the east side of N Douglas Boulevard and there are extensions into the proposed Lot 1. Therefore, all the proposed lots already have public sanitary sewer access. No further improvements required.

Stormwater

The proposed development is creating (2) lots out of one (1) large existing commercial lot. The proposed Lot 1 already has a developed storm system. Proposed Lot 2 will be considered separately when a building permit is submitted with detention required. Both lots drain to an existing drainage ditch running along N Douglas Boulevard, draining to the north where it intersects Soldier Creek Tributary 4. The recent road project was underway the same time as development of the proposed Lot 1 and efforts were taken to work on a seamless design. However, there are a few grade issues between the improvement which were caused by conflicts with shallow City sanitary sewer, AT&T fiber, and medium pressure ONG line. As a result, future improvements to that ditch may require efforts from franchise utilities, City utilities, and the developer.

Street

N Douglas Boulevard is listed as a Primary Arterial (Divided) in the 2008 Comprehensive Plan. It was recently resurfaced in 2020 and is to current standard.

Sidewalk

A five (5) foot sidewalk exists across the frontage of the proposed lots and is in compliance with current American with Disabilities Act (ADA) regulations.

Easements

Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the plat. As required, these are reflected on the plat as shown.

Lighting

Public street lighting is not required of this development since there are no areas within the extents of the development where street lighting is warranted by City policy. Lighting currently exists along N Douglas Boulevard.

Signage

Public street signage is not required of this development since there are no intersecting roadways within the extents of the development and N Douglas Boulevard is already a publicly maintained roadway.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an “Area of Minimal Flood Hazard” meaning no floodplain on Flood Insurance Rate map (FIRM) on map number 40109C0330H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application but will be required with any new commercial building permit on the proposed Lot 2.



Looking north along N Douglas Boulevard from southern property line



Looking north along N Douglas Boulevard from midway



Upstream end of drainage culvert going under newly constructed driveway for Lot 1



Sidewalk on northern end of property

Fire Marshal's Comments:

The fire department has reviewed the application for MP-14. The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Staff Comments:

As noted in the Executive Summary and also in the history, this parcel was rezoned twice in 1980. It was originally zoned single family residential. First, the portion shown on this proposed minor plat as Lot 1 was rezoned to R-4, High Density Residential. That zoning designation changed to R-HD with the 2010 Zoning Ordinance. Later, the remaining portion of the lot shown on this proposed minor plat was rezoned to C-1, Restricted Commercial. The property was never subdivided into two (2) lots. Until recently, no development has occurred on any portion of the parcel.

In 2019, a building permit was issued for The Estates of Midwest City, a senior housing development, on the R-HD portion of the lot. That development is nearing completion and only lacks a few final inspections as of this writing.

The applicant is applying for this minor plat to subdivide the existing 7.47 acre tract into two (2) individual parcels. The proposed lot lines follow the R-HD and C-1 zoning boundaries.

As all required public infrastructure is already existing for the area of request, a minor plat application is the most appropriate means of subdividing the parcel.

Action Required: Approve or reject the Estates of Midwest City No. 1 Minor Plat for the property located as noted herein, subject to the staff comments and found in the March 23, 2021 agenda packet and made a part of MP-14 file.



Billy Harless, AICP
Community Development Director

KG

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: February 22nd, 2021

Subject: Engineering staff comments for MP-00014 minor plat application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS – MP-00014:

Note: This application is for the minor plat of 500 N Douglas Boulevard.

Public Improvements

The requirements of the public improvements can be found in the subdivision regulations under:

Sec. 38-20.3(a) (4) The proposed plat shall meet all subdivision ordinance requirements (e.e., improvement of substandard streets, per subsection 38-42.3(b)(2)).

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Looking north along N Douglas Boulevard from southern



Looking north along N Douglas Boulevard from midway

property line



Upstream end of drainage culvert going under newly constructed driveway for Lot 1



Sidewalk on northern end of property

100 N. Midwest Boulevard, Midwest City, Oklahoma 73110

Engineering Division (405) 739-1220

An Equal Opportunity Employer



Midwest City Fire Marshal's Office

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



Re: PC - 2074

Date: 11 February 2021

PC-2074 is a request to rezone the existing C-3 zoned Pit Stop Carwash to a SPUD governed by C-4 for a used car sales lot.

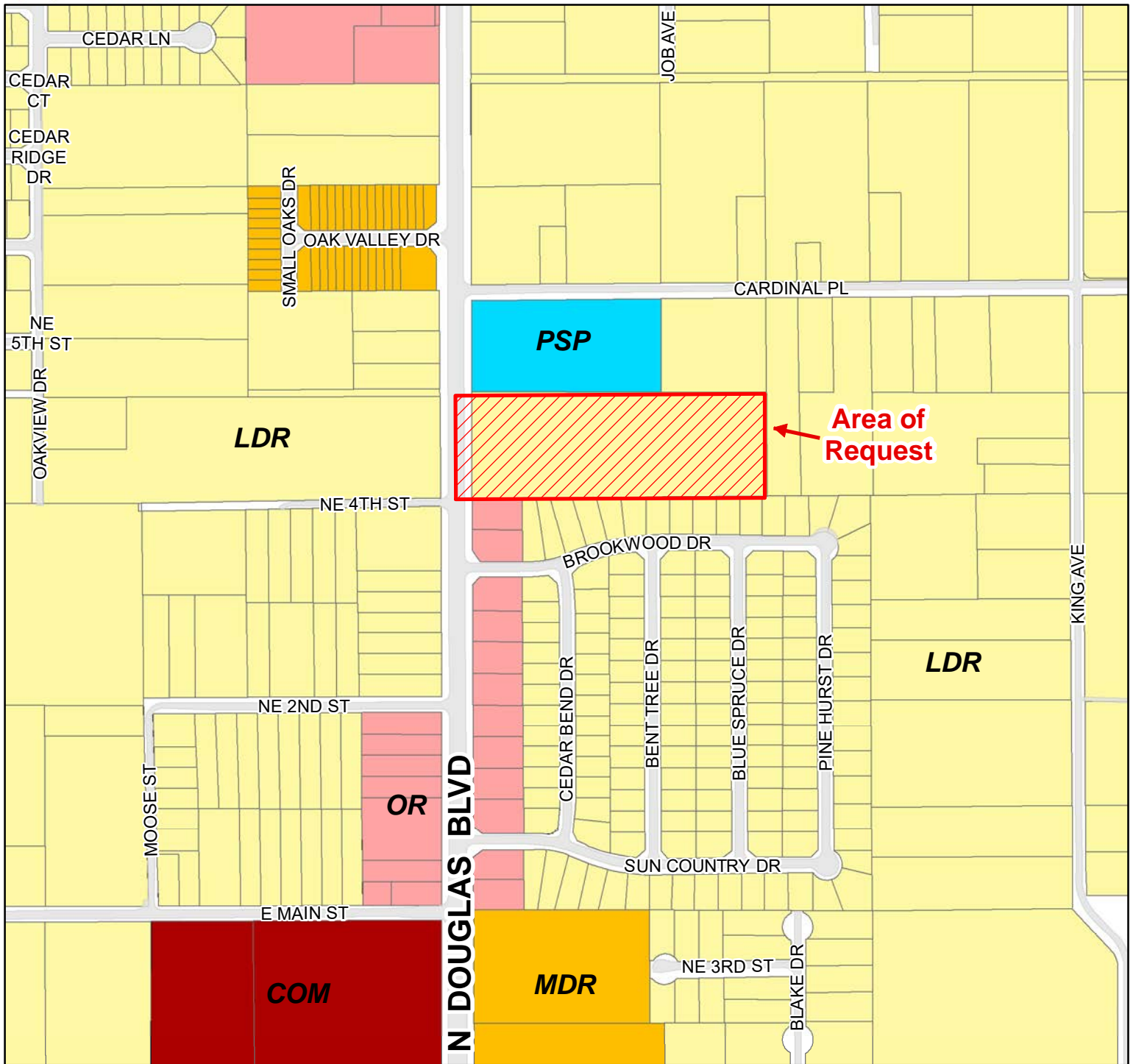
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire department access is required around entire facility, car sales placement cannot cover a 20' wide fire lane that is required. The fire lane is required to be properly marked.
- The fire lane shall be continuous from the North to South entrances, the fire lane shall be designed to hold the imposed weight of 75,000 lbs.
- Tires are not allowed to be allowed in storage units unless done in accordance with the International Fire Code.
- A inspection shall be completed for the interior of the business prior to the issuance of a Certificate of Occupancy for this location.

Respectfully,

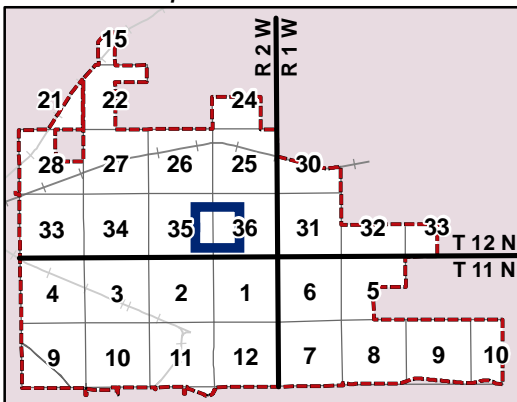
A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger
Fire Marshal
Midwest City Fire Department

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



Locator Map

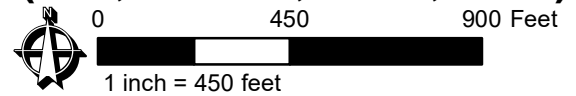


Future Land Use Legend

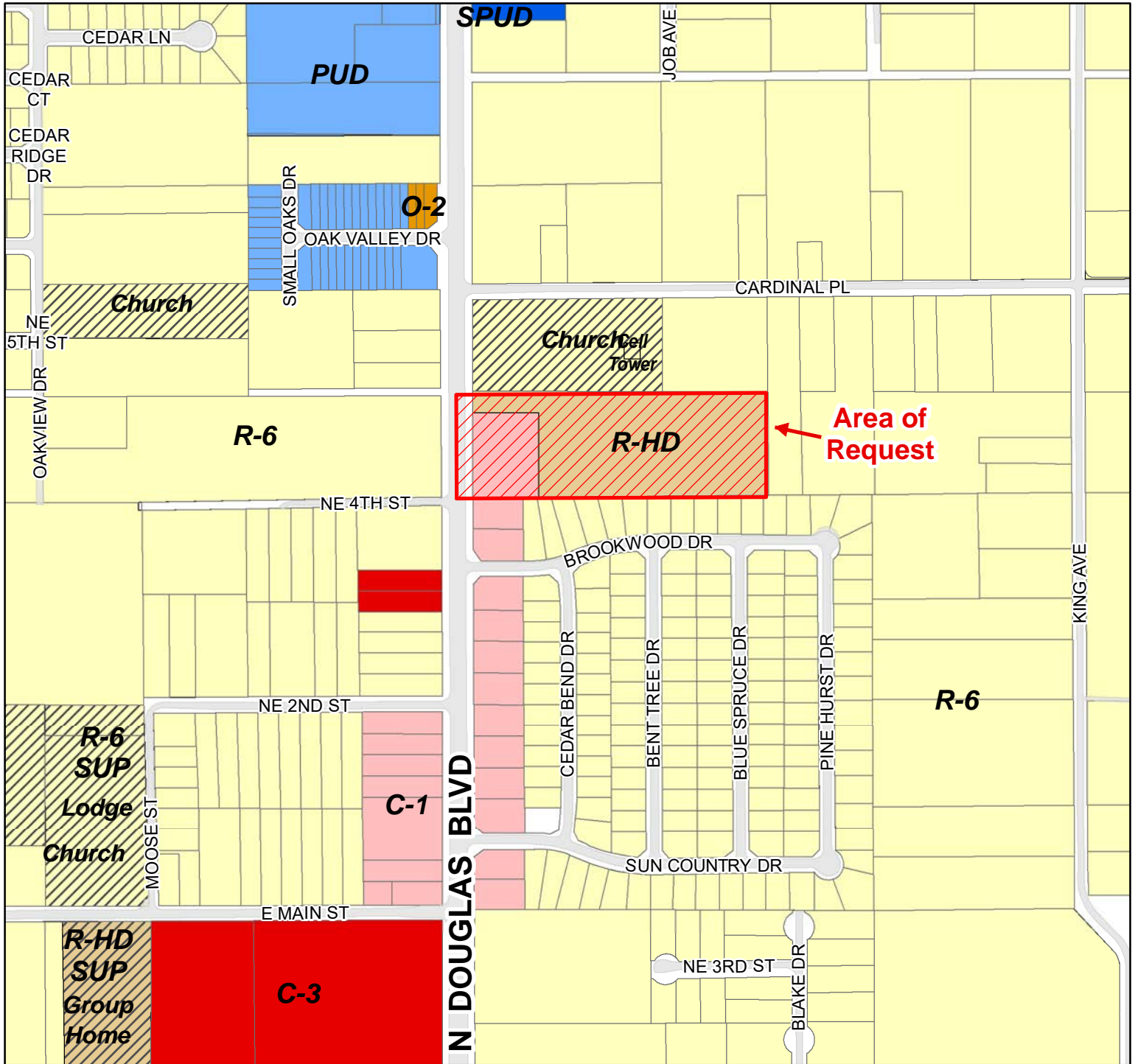
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE
MAP FOR
MP-14**

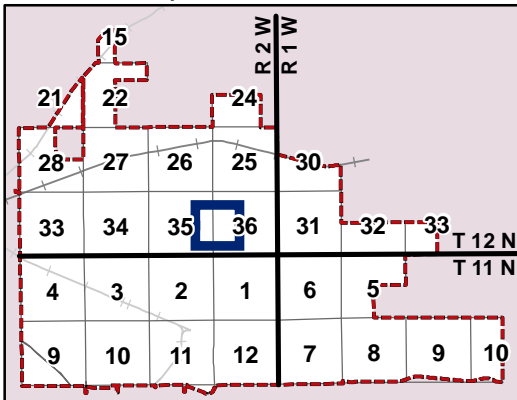
(W/2, Sec. 36, T12N, R2W)



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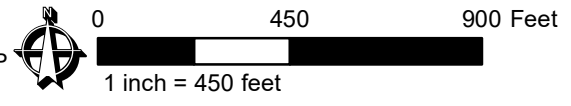
Locator Map



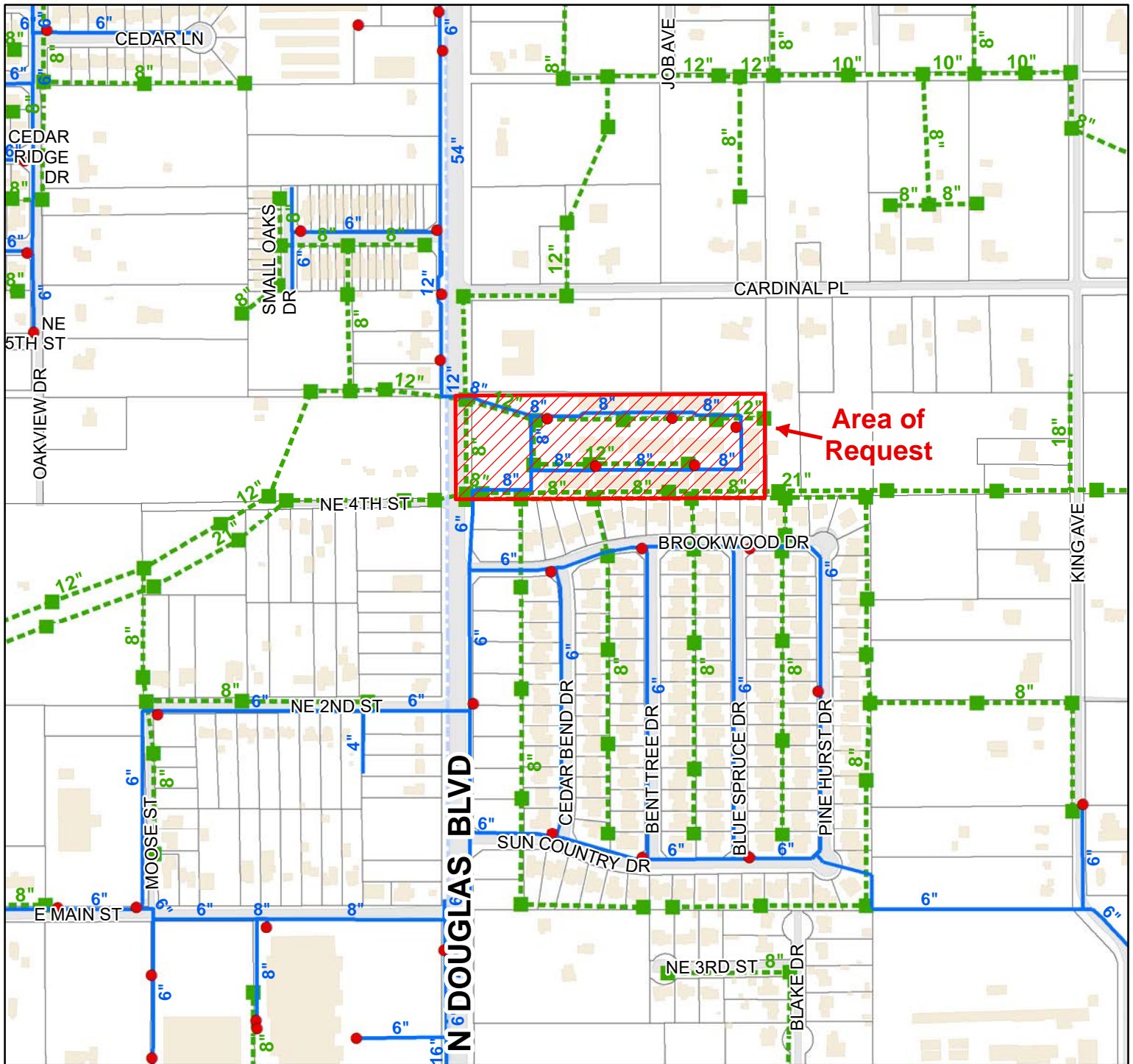
Current Zoning Legend

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

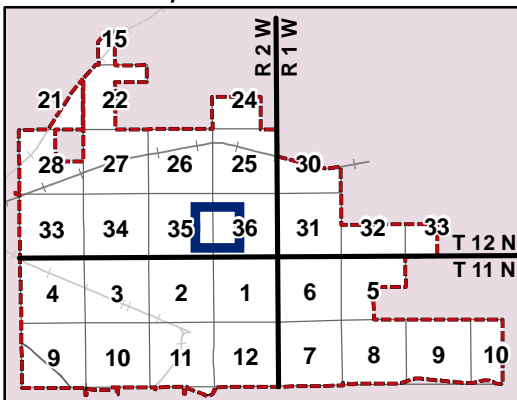
ZONING MAP FOR MP-14 (W/2, Sec. 36, T12N, R2W)



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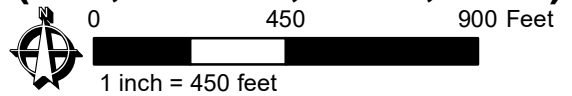
Locator Map



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
MP-14
(W/2, Sec. 36, T12N, R2W)**



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

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Tim Lyon, City Manager

DATE: June 23, 2020

SUBJECT: Discussion and consideration of approving Amendment No. 7 to the construction management contract with CMS Willowbrook Inc. for the Delta Guest Rooms Tower in an amount not to exceed \$4,486,253.60.

On May 14th of last year, the Council Approved a construction management contract with CMS Willowbrook, Inc., for an addition to the Reed Conference Center and the property improvement plan and brand conversion of the Midwest City Sheraton Hotel to a Delta by Marriott Hotel.

Presented for your review and consideration is the proposed budget for the renovation of the Guest Rooms Tower in the Delta Midwest City. This includes all construction costs of the hotel exterior, guest rooms, guest bathrooms, and hallways. The Guest Room Tower renovations will meet the Marriot Delta Brand and Standards.

Funds are a part of the construction budget and will be made available through a revenue bond.

Tim L. Lyon

TIM LYON, City Manager



AIA[®] Document A133[™] – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

March 23, 2021
Amendment No. 7: Delta Midwest City, Guest Rooms Tower

Reed Center and Hotel Renovation
Midwest City, Oklahoma

THE OWNER:

(Name, legal status and address)

City of Midwest City
100 N. Midwest Blvd
Midwest City, Oklahoma 73110

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

CMSWillowbrook, Inc.
3108 S. 9th Street
Chickasha, Oklahoma 73018

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Four Million, Four Hundred Eighty-six Thousand, Two Hundred Fifty-three Dollars and Sixty Cents (\$4,486,253.60), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.

(Provide below or reference an attachment.)

See Exhibit A, Attachment No. 1 – Detail of Clarifications, Assumptions, Allowances

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201[™]–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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User Notes:

(897017943)

N/A

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
Protect Existing	\$ 20,000.00
MEP	\$ 30,000.00
Fire Alarm	\$100,000.00
Patch/Repair Finishes	\$ 20,000.00
Fire Sprinkler	\$ 10,000.00
Signage	\$ 5,000.00
Fitness Equipment	\$ 50,000.00
Kitchen/Bar Equipment	\$150,000.00
Model Room Demolition	\$ 2,000.00
Model Room Millwork	\$ 33,240.00
Model Room Rough Carpentry	\$ 5,203.00
Model Room Doors & Hardware	\$ 3,532.00
Model Room Glass & Glazing	\$ 7,135.00
Model Room Drywall	\$ 2,000.00
Model Room Paint & Wallcoverings	\$ 23,071.00
Model Room Flooring & Tile	\$ 27,541.00
Model Room Wall Protection	\$ 251.00
Model Room Signage	\$ 1,718.00
Model Room Plumbing	\$ 8,008.00
Model Room Electrical & Fire Alarm	\$ 11,000.00

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

See Attachment No. 3 – Assumptions and Clarifications

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
FlickMars	Contract Documents	January 2021	All
Addendum	No. 1	February 10, 2021	All
Addendum	No. 2	February 16, 2021	All
Addendum	No. 3	February 25, 2021	All
Addendum	No. 4	February 26, 2021	All
Addendum	No. 5	March 1, 2021	All
Addendum	No. 6	March 2, 2021	All
Addendum	No. 7	March 2, 2021	All

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

FlickMars Design Documents, dated January 2021
(Table deleted)

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

FlickMars Design Documents, dated January 2021
(Table deleted)

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

See Attachment No. 2 – Recommendations

Init.

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User Notes:

(897017943)

See Attachment No. 4 – Bid Qualifications

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

December 31, 2021

OWNER *(Signature)*

Matthew D. Dukes, II , Mayor
(Printed name and title)

OWNER *(Signature)*

Sara Hancock, City Clerk
(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

Cary DeHart, CEO
(Printed name and title)

OWNER *(Signature)*

Heather Poole, City Attorney
(Printed name and title)

Init.

BID PACKAGE	DESCRIPTION	BASE BID	TOTAL	CONTRACTOR	NOTES
	General Requirements	\$ 240,824.00	\$ 240,824.00		
	General Conditions	\$ 456,717.00	\$ 456,717.00		
1	Demolition	\$ 125,960.00	\$ 125,960.00	Midwest Wrecking Co. LLC	
2	General Trades	\$ 318,700.00	\$ 318,700.00	CMSWillowbrook, Inc.	
3	Millwork	\$ 311,098.78	\$ 311,098.78	Bearwood Native LLC	
4	Glass & Glazing	\$ 189,520.00	\$ 189,520.00	Accent Glass Services LLC	#1
5	Framing, Drywall & Ceilings	\$ 148,000.00	\$ 148,000.00	Taylor Brothers Construction Inc	
6	Flooring & Tile	\$ 534,745.00	\$ 534,745.00	Bryan's Flooring LLC	
7	Painting & Wallcovering	\$ 278,602.00	\$ 278,602.00	Cherokee Painting LLC	
8	Plumbing	\$ 433,913.00	\$ 433,913.00	Waggoners Mechanical Services LLC	
9	Electrical	\$ 325,000.00	\$ 325,000.00	Advanced Quality Electric	
	Allowance - Protect Existing	\$ 20,000.00	\$ 20,000.00		
	Allowance - MEP	\$ 30,000.00	\$ 30,000.00		#2
	Allowance - Fire Alarm	\$ 100,000.00	\$ 100,000.00		#2
	Allowance - Patch/Repair Finishes	\$ 20,000.00	\$ 20,000.00		#2
	Allowance - Fire Sprinkler	\$ 10,000.00	\$ 10,000.00		#2
	Allowance - Signage	\$ 5,000.00	\$ 5,000.00		#2
	Allowance - Fitness Equipment	\$ 50,000.00	\$ 50,000.00		#2
	Allowance - Kitchen/Bar Equipment	\$ 150,000.00	\$ 150,000.00		#2
	Allowance - Model Room Demolition	\$ 2,000.00	\$ 2,000.00		#2
	Allowance - Model Room Millwork	\$ 33,240.00	\$ 33,240.00		#2
	Allowance - Model Room Rough Carpentry	\$ 5,203.00	\$ 5,203.00		#2
	Allowance - Model Room Doors & Hardware	\$ 3,532.00	\$ 3,532.00		#2
	Allowance - Model Room Glass & Glazing	\$ 7,135.00	\$ 7,135.00		#2
	Allowance - Model Room Drywall	\$ 2,000.00	\$ 2,000.00		#2
	Allowance - Model Room Paint & Wallcovering	\$ 23,071.00	\$ 23,071.00		#2
	Allowance - Model Room Flooring & Tile	\$ 27,541.00	\$ 27,541.00		#2
	Allowance - Model Room Wall Protection	\$ 251.00	\$ 251.00		#2
	Allowance - Model Room Signage	\$ 1,718.00	\$ 1,718.00		#2
	Allowance - Model Room Plumbing	\$ 8,008.00	\$ 8,008.00		#2
	Allowance - Model Room Electrical & Fire Alarm	\$ 11,000.00	\$ 11,000.00		#2
		\$ -	\$ -		#2
				Bid Recommendations	#3
	Subtotal	\$ 3,872,778.78	\$ 3,872,778.78		
	CM Contingency	\$ 271,094.51	\$ 271,094.51		
	Bonds	\$ 38,123.63	\$ 38,123.63		
	Builders Risk Insurance	\$ 16,727.99	\$ 16,727.99		
	General Liability Insurance	\$ 33,589.80	\$ 33,589.80		
	Subtotal	\$ 4,232,314.72	\$ 4,232,314.72		
	CM Fee	\$ 253,938.88	\$ 253,938.88		
	TOTAL ESTIMATED CONSTRUCTION COST	\$ 4,486,253.60	\$ 4,486,253.60	<<<<<< GMP	#4
	Pre-Construction Fee (Not included in GMP)	\$ 44,862.54	\$ 44,862.54		
<p>Note #1: Bid Qualification.</p> <p>Note #2: Final costs that are under/over this allowance will increase/decrease the CM's contingency amount. Any remaining portion of the CM's contingency will be returned to the Owner by a deduct chang order at the end of the project.</p> <p>Note #3: The bids have been solicited on the basis of award within 30 days.</p> <p>Note #4: This GMP excludes A/E fee, Interior Designer fee, CM Pre-construction fee, FF&E, sales tax, 3rd party commissioning of mechanical or electrical systems, items provided by Owner, any requirements by the Authority Having Jurisdiction that are not specifically depicted or indicated on the Contract Documents, temporary & permanent utility cost during construction.</p>					

Reed Conference Center/Marriott Hotel
 Exhibit "A"
 SUMMARY OF FUNDS AS ISSUED TO CMSWILLOWBROOK
 (Includes all approved change orders)

	<u>DATE</u>	<u>AMOUNT</u>	<u>EXTENDED AMOUNT</u>
Pre-Construction Fee	11/12/2019	\$ 7,979.16	\$ 7,979.16
<u>Amendment No. 1 - 2019 Renovations (Base Bid + Alternate 2)</u>	11/12/2019		
GENERAL REQUIREMENTS		\$ 24,539.00	
GENERAL CONDITIONS		\$ 98,261.00	
Bid Package #1 - Demolition - Howard Construction Services LLC		\$ 21,500.00	
Bid Package #2 - Concrete - Discovery Construction Co., Inc		\$ 43,830.00	
Bid Package #3 - Structural Steel (Mat'l & Erection) - ALLOWANCE		\$ 15,000.00	
Bid Package #4 - Rough Carpentry - CMSWillowbrook, Inc.		\$ 9,500.00	
Bid Package #5 - Glass & Glazing - Advantage Glass LLC		\$ 148,585.00	
Bid Package #6 - Framing, Drywall & Ceilings - Wiljo Interiors Inc.		\$ 14,580.00	
Bid Package #7 - Flooring - ALLOWANCE		\$ 20,000.00	
Bid Package #8 - Painting - Advanced Commercial Painting LLC		\$ 7,200.00	
Bid Package #9 - Signage - ALLOWANCE		\$ 500.00	
Bid Package #10 - Operable Partitions - Murray Womble Inc		\$ 17,120.00	
Bid Package #11 - Window Treatments - Russell Interiors Inc		\$ 19,880.00	
Bid Package #12 - Fire Suppression - Mac Systems Inc		\$ 13,930.00	
Bid Package #13 - Mechanical - Nicoma Park Sheet Metal & Air Conditioning Co., Inc.		\$ 83,000.00	
Bid Package #14 - Electrical - Advanced Quality Electric		\$ 113,000.00	
Allowance - Floor Boxes		\$ 15,000.00	
Allowance - MEP		\$ 5,000.00	
Allowance - Misc. Steel		\$ 2,000.00	
Allowance - Roofing & Sealants		\$ 3,000.00	
Allowance - Clean Glass		\$ 2,000.00	
Allowance - Patch/Repair Finishes		\$ 7,500.00	
Allowance - Sod/Landscaping		\$ 4,500.00	
Allowance - Protect Existing		\$ 4,000.00	
Allowance - Wood Trim		\$ 2,500.00	
Allowance - Pocket Doors		\$ 3,500.00	
Allowance - Access Panels		\$ 1,500.00	
Allowance - Testing		\$ 1,000.00	
CM Contingency		\$ 35,096.25	
Bonds		\$ 6,780.60	
Builders Risk Insurance		\$ 2,975.21	
General Liability Insurance		\$ 5,974.22	
CM Fee		\$ 45,165.08	
		<u>\$ 797,916.35</u>	<u>\$ 805,895.51</u>
Pre-Construction Fee	12/10/2019	\$ 492.76	\$
<u>Amendment No. 2 - Marriott Hotel Model Rooms FF&E</u>	12/10/2019		
Bid Package #1 - Model Room Furnishings - Multiple Vendors		\$ 44,189.24	
CM Contingency		\$ 1,325.68	
Bonds		\$ 418.74	
Builders Risk Insurance		\$ 183.73	
General Liability Insurance		\$ 368.94	
CM Fee		\$ 2,789.18	
		<u>\$ 49,275.51</u>	<u>\$</u>
<u>Amendment No. 3 - Add Professional Acquisition Services for FF&E</u>	4/14/2020	\$ 101,323.00	\$ 907,218.51

Pre-Construction Fee	5/12/2020	\$	3,728.01	\$	910,946.52
<u>Amendment No. 4 - Pool & Fitness Area Renovation</u>	5/12/2020				
GENERAL REQUIREMENTS		\$	17,714.00		
GENERAL CONDITIONS		\$	59,355.00		
1 - General Trades - CMSWillowbrook, Inc.		\$	39,583.00		
2 - Flooring - Andeco Flooring & Blinds		\$	49,415.00		
3 - Painting - Statewide Painting Contractors, Inc.		\$	16,710.00		
4 - HVAC / Mechanical - Allowance		\$	85,000.00		
5 - Electrical - Advanced Quality Electric, Inc.		\$	14,565.00		
Allowance - Professional Engineering Services		\$	11,000.00		
Allowance - MEP		\$	5,000.00		
Allowance - Clean Glass		\$	1,000.00		
Allowance - Patch/Repair Finishes		\$	3,500.00		
Allowance - Protect Existing		\$	3,000.00		
Allowance - Pendant Fixtures		\$	4,000.00		
Allowance - Pool Tile Demolition		\$	9,000.00		
CM Contingency		\$	25,507.36		
Bonds		\$	3,168.01		
Builders Risk Insurance		\$	1,390.07		
General Liability Insurance		\$	2,791.26		
CM Fee		\$	21,101.92		
		\$	372,800.63	\$	1,283,747.14
Pre-Construction Fee	6/23/2020	\$	28,034.31	\$	1,311,781.45
<u>Amendment No. 5 - Furniture, Fixtures & Equipment</u>	6/23/2020				
GENERAL REQUIREMENTS		\$	11,750.00		
GENERAL CONDITIONS		\$	112,000.00		
Model Room FF&E (No installation)		\$	82,886.36		
Guest Rooms FF&E (Including installation)		\$	1,819,895.83		
Public Spaces FF&E (Including installation)		\$	363,634.17		
Allowance - Model Room Installation		\$	7,500.00		
CM Contingency		\$	191,813.31		
Bonds		\$	23,823.21		
Builders Risk Insurance		\$	10,453.21		
General Liability Insurance		\$	20,990.05		
CM Fee		\$	158,684.77		
		\$	2,803,430.91	\$	4,115,212.36
Pre-Construction Fee	10/8/2020	\$	10,987.69	\$	4,126,200.05
<u>Amendment No. 6 - Public Areas Renovation</u>	10/8/2020				
GENERAL REQUIREMENTS		\$	74,875.00		
GENERAL CONDITIONS		\$	107,500.00		
Bid Package #1 - Demolition - Total Demolition Services		\$	19,664.00		
Bid Package #2 - General Trades - CMSWillowbrook, Inc.		\$	74,600.00		
Bid Package #3 - Millwork - Bearwood Native, LLC		\$	208,390.00		
Bid Package #4 - Glass & Glazing - Allowance		\$	85,000.00		
Bid Package #5 - Framing, Drywall & Ceilings - Willjo Interiors, Inc.		\$	39,820.00		
Bid Package #6 - Flooring & Tile - Andeco Flooring & Blinds		\$	104,800.00		
Bid Package #7 - Painting & Wallcoverings - Statewide Painting Contractors		\$	41,500.00		
Bid Package #8 - Plumbing - Waggoners Mechacnial Services, LLC		\$	36,500.00		
Bid Package #9 - Electrical - Metro Electrical Contractors, Inc.		\$	43,000.00		
Allowance - Protect Existing		\$	5,000.00		
Allowance - Exterior Finishes		\$	6,500.00		
Allowance - MEP		\$	30,000.00		
Allowance - Fire Alarm		\$	3,500.00		
Allowance - Patch/Repair Finishes		\$	7,500.00		
Allowance - Fire Sprinkler		\$	3,000.00		
Allowance - Signage		\$	1,500.00		
Allowance - Lighting		\$	30,000.00		
CM Contingency		\$	92,264.90		
Bonds		\$	9,337.21		
Builders Risk Insurance		\$	4,097.00		
General Liability Insurance		\$	8,226.78		
CM Fee		\$	62,194.49		
		\$	1,098,769.39	\$	5,224,969.45

Pre-Construction Fee	3/23/2021	\$	44,862.54	\$	5,269,831.98
<u>Amendment No. 7 - Guest Rooms Tower</u>	3/23/2021				
GENERAL REQUIREMENTS		\$	240,824.00		
GENERAL CONDITIONS		\$	456,717.00		
Bid Package #1 - Demolition - Midwest Wrecking Co. LLC		\$	125,960.00		
Bid Package #2 - General Trades - CMSWillowbrook, Inc.		\$	318,700.00		
Bid Package #3 - Millwork - Bearwood Native, LLC		\$	311,098.78		
Bid Package #4 - Glass & Glazing - Accent Glass Services LLC		\$	189,520.00		
Bid Package #5 - Framing, Drywall & Ceilings - Taylor Brothers Construction Inc		\$	148,000.00		
Bid Package #6 - Flooring & Tile - Bryans Flooring LLC		\$	534,745.00		
Bid Package #7 - Painting & Wallcoverings - Cherokee Painting LLC		\$	278,602.00		
Bid Package #8 - Plumbing - Waggoners Mechacnial Services, LLC		\$	433,913.00		
Bid Package #9 - Electrical - Advanced Quality Electric		\$	325,000.00		
Allowance - Protect Existing		\$	20,000.00		
Allowance - MEP		\$	30,000.00		
Allowance - Fire Alarm		\$	100,000.00		
Allowance - Patch/Repair Finishes		\$	20,000.00		
Allowance - Fire Sprinkler		\$	10,000.00		
Allowance - Signage		\$	5,000.00		
Allowance - Fitness Equipment		\$	50,000.00		
Allowance - Kitchen/Bar Equipment		\$	150,000.00		
Allowance - Model Room Demolition		\$	2,000.00		
Allowance - Model Room Millwork		\$	33,240.00		
Allowance - Model Room Rough Carpentry		\$	5,203.00		
Allowance - Model Room Doors & Hardware		\$	3,532.00		
Allowance - Model Room Glass & Glazing		\$	7,135.00		
Allowance - Model Room Drywall		\$	2,000.00		
Allowance - Model Room Paint & Wallcovering		\$	23,071.00		
Allowance - Model Room Flooring & Tile		\$	27,541.00		
Allowance - Model Room Wall Protection		\$	251.00		
Allowance - Model Room Signage		\$	1,718.00		
Allowance - Model Room Plumbing		\$	8,008.00		
Allowance - Model Room Electrical & Fire Alarm		\$	11,000.00		
CM Contingency		\$	271,094.51		
Bonds		\$	38,123.63		
Builders Risk Insurance		\$	16,727.99		
General Liability Insurance		\$	33,589.80		
CM Fee		\$	253,938.88		
		\$	4,486,253.60	\$	9,756,085.58

Bid Recommendation

Sealed Bids were opened and read aloud in accordance with the Advertisement for Bids at 2:00 PM on March 2, 2021 for the following:

Bidder	Base Bid
1- DEMOLITION	
Midwest Wrecking Co., LLC	\$ 125,960.00
Total Demolition Services LLC	\$ 127,963.00
Native Wrecking Services LLC	\$ 529,925.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Midwest Wrecking Co., LLC, for a total amount of \$125,960.00.

2 -GENERAL TRADES	
CMSWillowbrook, Inc.	\$ 318,700.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, CMSWillowbrook, Inc., for a total amount of \$318,700.00.

Sealed Bids were opened and read aloud in accordance with the Advertisement for Bids at 2:00 PM on March 9, 2021 for the following, Millwork and Glass & Glazing:

3 - MILLWORK	
Bearwood Native, LLC	\$ 311,098.78

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Bearwood Native, LLC, for a total amount of \$311,098.78.

4 - GLASS & GLAZING	
Accent Glass Services, LLC	\$ 189,520.00

RECOMMENDATION: Award the Base Bid to the low responsible bidder, Accent Glass Services, LLC, for a total amount of \$189,520.00.

5 - FRAMING, DRYWALL & CEILINGS	
WilJo Interiors Inc	\$ 82,000.00
Taylor Brothers Construction Inc	\$ 148,000.00

Title 61; Section 117 Award to Other Than Lowest Bidder states; If an award is made to other than the lowest bidder, the awarding public agency shall accompany its action with a publicized statement setting forth the reason for its action. Such statement shall be placed on file, open to public inspection and be a matter of public record.

RECOMMENDATION: The low bidder has admitted to an error in the preparation of their bid and respectfully requests their bid be set aside, see attached. Therefore, we recommend awarding the Base Bid to the low responsible bidder, Taylor Brothers Construction, Inc., for a total amount of \$148,000.00.

Bidder	Base Bid
6 - FLOORING & TILE	
Bryan's Flooring LLC	\$ 534,745.00
Andeco Flooring & Blinds	\$ 607,100.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Bryan's Flooring, LLC, for a total amount of \$534,745.00.	
7 - PAINTING & WALLCOVERINGS	
Cherokee Painting LLC	\$ 278,602.00
WH Baca & Sons Construction LLC	\$ 292,330.00
Advanced Commercial Painting LLC	\$ 307,900.00
Statewide Painting Contractors Inc	\$ 382,000.00
ALPR Construction LLC	\$ 439,810.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Cherokee Painting, LLC, for a total amount of \$278,602.00.	
8 - PLUMBING	
Waggoners Mechanical Services LLC	\$ 433,913.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Waggoners Mechanical Services, LLC, for a total amount of \$433,913.00.	
Sealed Bids were opened and read aloud in accordance with the Advertisement for Bids at 2:00 PM on March 9, 2021 for the following:	
9 - ELECTRICAL	
Advanced Quality Electric	\$ 325,000.00
Metro Electrical Contractors Inc	\$ 745,000.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Advanced Quality Electric, for a total amount of \$325,000.00.	

Attachment No. 4 – Qualified Bids

4 Glass and Glazing – Accent Glass Services LLC



March 9, 2021

CMS Willowbrook
Oklahoma City, OK

Project: Delta Hotel Midwest City
Tower Guest Rooms

We propose to furnish and install the following items:

Bid Package #4: Glass and Glazing

3/8" Clear Tempered Full Glass Custom Shower Enclosures
84 ea. 3 panel Showers with 90 Degree Return
53 ea. 2 Panel Shower Enclosures

One (1) Each 1/4" Clear Mirror with Safety Backing at Bathroom Doors in Guest Rooms

R & R One Window at Floors 2 thru 5 for Access

Installed for: \$184,000.00
Bond: \$ 5,520.00
Total Bid: \$189,520.00

Excludes: Opening Preparation and Blocking
Cleaning and Protection
Demo
Sales Tax

*Quote Good for 60 Days

Accepted by:

Randy Sugg

Randy Sugg

Date:

3/9/2021

Date:

Clarification and Assumptions March 23, 2021

We have listed below the assumptions and clarifications that we have considered so that we both fully understand what is and what is not included in the Guaranteed Maximum Price (GMP). Where actual events on the project differ from the assumptions and clarifications listed below, the GMP will require adjustments for the resulting additional costs and expenses. These assumptions and clarifications are specifically used to establish the basis of the GMP and as such are intended to clarify and take precedence over details or items shown on Contract Documents, in the event there is a discrepancy between or among any of them.

General Assumptions

1. This Guaranteed Maximum Price is based on the Plans and Specifications for the Delta Marriott Guest Rooms Tower, as prepared by FlickMars, dated April 21, 2020, and PSA Consulting Engineers, Inc. dated, January 2021 and the following Assumptions and Clarifications.
2. The quotes have been solicited on the basis of award within 30 days.
3. The Guaranteed Maximum Price is based on an assumed construction start in April 2021 and completed by December 31, 2021.
4. All off-site permits are not included and shall be paid by the Owner.
5. Any requirements by the Midwest City Municipal Authority, City of Midwest City, Delta Marriott or the State Fire Marshal that are not specifically depicted or indicated on the Contract Documents referenced above have not been included in the Guaranteed Maximum Price.
6. This GMP assumes that Owner furnished items will be on-site in accordance with the Construction Manager's schedule.
7. The costs of construction testing and inspection services are not included in this Guaranteed Maximum Price proposal.
8. It is assumed that the Contract Documents are in compliance with all required codes, including, local, state and federal requirements, so no monies are included for changes to the Contract Documents necessary to comply with the aforementioned codes and requirements.
9. The schedule format to be used is Smartsheet.
10. This GMP is based on CM utilizing the Construction Managers cloud based management software for project administration including the processing of submittals, RFIs, emails, etc.
11. This GMP is based on all awarded low bidders entering and executing a contract with CM upon GMP approval.
12. This GMP is based on Design team will provide necessary CAD files to CM for various shop drawings and submittals at no additional costs.
13. A Construction Managers construction contingency is included in the Guaranteed Maximum Price. This contingency is intended to cover the scope of work, including but not limited to events such as listed below. The construction contingency shall be the exclusive use of the Construction Manager.
 - a. Including mitigation of weather impact, such as abnormal inclement weather.
 - b. Losses, expenses or damages not covered by insurance, including any deductible amount.

- c. Subcontractor failures not covered by a subcontractor performance and payment bond.
 - d. Increases in quantity or quality, which should have been reasonably inferable from the Contract Documents but not specifically shown therein.
 - e. Items not properly coordinated or left out of the Bid Package scope of work.
 - f. Underestimating
 - g. It is understood by the Parties that this contingency is not to be allocated to costs due to errors and omissions in the Contract Documents (CD's) or to remedy, correct or resolve any inconsistencies, ambiguities, errors or omissions contained with the Architect's work product on which the Construction Manager's Guaranteed Maximum Price was based.
 - h. Overtime, including unexcused schedule delays due to subcontractor work, performance or schedule.
 - i. Any unused construction contingency will be returned to the Owner by a deduct change order at the end of the project.
14. An Owner contingency is not included in the GMP.
15. The order of precedence of the documents in the event that there is a conflict between documents is:
- a. Future change orders.
 - b. These Assumptions and Clarifications dated March 23, 2021.
 - c. Agreement between Owner and Construction Manager.
 - d. Addenda as issued by the Design Team.
 - e. Contract specifications, as prepared by FlickMars.
16. General Conditions and Requirements amount is a lump sum and shall be billed on an equivalent monthly basis throughout project duration, beginning in April 2021.
17. The following items are **NOT INCLUDED** in the Guaranteed Maximum Price: A/E fees, Design Fees, CM PreConstruction Fee, Owner contingency, FF&E, Sales Tax, 3rd party commissioning of mechanical or electrical systems, items provided by Owner, any requirements by the Authority Having Jurisdiction that are not specifically depicted or indicated on the Contract Documents, temporary & permanent utility cost during construction start-up, test and occupy the building.
18. Preconstruction services will be billed separately.
19. The Owner will provide temporary and permanent utility cost during construction for start-up, test and occupy the new building.
20. The GMP included allowances for costs not fully determined at time of GMP issue. These allowances are identified on the Cost Report.



NEW BUSINESS/
PUBLIC DISCUSSION





FURTHER INFORMATION



Notice of the Midwest City Sidewalk Committee meeting was filed with the Midwest City Clerk and a copy of the agenda for the meeting was posted in the lobby of City Hall at least 24 hours in advance of the meeting.

**MINUTES OF MIDWEST CITY
SIDEWALK COMMITTEE
MEETING
February 23rd, 2021 5:30 PM**

The meeting of the Midwest City Sidewalk Committee was held in the Council Chambers, Midwest City, Oklahoma County, Oklahoma, on February 23rd at 5:30 p.m., with the following members:

Española Bowen, Chair
Sean Reed, Vice Chair
Matt Dukes, Mayor

Staff present: Brandon Bundy, Community Development City Engineer
 Tim Lyon, City Manager
 Vaughn Sullivan, Assistant City Manager

The meeting was called to order by the Chairman Bowen at 5:33 PM.

A. MINUTES

Motion was made by Matt Dukes and seconded by Sean Reed to approve the minutes of the February 25th, 2020 meeting. Voting aye: all present Nay: none. Motion carried.

B. DISCUSSION ITEMS

1. Discussion and consideration of financial report of Sidewalk Fee Fund and the Sidewalk/Trails Sales Tax Revenue Fund.

Brandon Bundy referred to the memo included in the agenda packet. Reported was the fund balance, what was constructed since last year's meeting, and the anticipated projects upcoming this budget year.

Since the item was information only, no action was taken on this item.

2. Discussion and consideration of a status report of the Midwest City ADA Transition Plan.

Brandon Bundy referred to the memo included in the agenda packet. Reported was the fund balance, what was constructed since last year's meeting, and the anticipated projects upcoming this budget year.

Since the item was information only, no action was taken on this item.

3. Discussion and consideration of a status report of Midwest City's Trail Projects funded through ODOT.

Brandon Bundy referred to the memo included in the agenda packet. Reported on the anticipated projects upcoming this budget year.

Since the item was information only, no action was taken on this item.

4. Discussion and consideration of recommending sidewalk projects for construction for calendar year 2021 utilizing the Sidewalk Fee Fund and the Sidewalk/Trails Sales Tax Revenue.

The memo was reviewed from the agenda packet. Current funds were reviewed.

Discussion continued among the committee members.

Motion was made by Sean Reed, seconded by Matt Dukes, to recommend to the City Council to move forward with using the current fund balance towards another segment of sidewalk along N.E. 10th Street, between Douglas Boulevard and Post Road. Voting aye: all present. Nay: none. Motion carried.

C. NEW BUSINESS / PUBLIC DISCUSSION

No further items were discussed.

D. ADJOURNMENT

There being no further business, a motion was made by Sean Reed, seconded by Matt Dukes, to adjourn the meeting. Voting aye: all present. Nay: none. Motion carried. Meeting adjourned at 5:40 p.m.

Espaniola Bowen, Chair

Notice of regular Midwest City Planning Commission meetings in 2021 was filed for the calendar year with the Midwest City Clerk prior to December 15, 2020 and copies of the agenda for this meeting were posted at City Hall at least 24 hours in advance of the meeting.

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

March 2, 2021 - 7:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on March 2, 2021 at 6:00 p.m., with the following members present:

Commissioners present: Russell Smith
 Jess Huskey
 Jim Campbell
 Rick Dawkins
 Jim Smith
 Dean Hinton
 Dee Collins

Staff present: Billy Harless, Community Development Director
 Kellie Gilles, Current Planning Manager
 Brandon Bundy, City Engineer
 Sarah Steward, Associate Current Planner

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 Dawkins, seconded by Huskey, to approve the minutes of the February 2, 2021 Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Dawkins, Campbell, Hinton, Collins and J. Smith. Nay: none. Motion carried.

C. NEW MATTERS

1. (MP-14) Discussion and consideration of approval of the Estates of Midwest City No. 1 Minor Plat located in the NW/4 of Section 36, T-12-N, R-2-W of the Indian Meridian, Oklahoma County, Oklahoma.

Staff presented a brief overview of the request. The applicant, Dave Rhodes of 512 N. Douglas, Midwest City, was present. There was general discussion. A motion was made by Collins, seconded by Huskey to recommend approval of this item subject to staff comments. Voting aye: Huskey, Dawkins, Campbell, R. Smith, Hinton, Collins and J. Smith. Nay: none. Motion carried.

Notice of regular Midwest City Planning Commission meetings in 2021 was filed for the calendar year with the Midwest City Clerk prior to December 15, 2020 and copies of the agenda for this meeting were posted at City Hall at least 24 hours in advance of the meeting.

2. (PC-2073) Public hearing with discussion and consideration of an ordinance to redistrict from C-1, Restricted Commercial to R-6, Single Family Detached Residential, for the property described as Block 7, Lot 4 of the Country Estates Third Addition, addressed as 419 Russell Drive.

Staff presented a brief overview of this item. The applicant, Krista Borrego of 5113 SE 15th St, Ste D, Del City, was present. A motion was made by Huskey, seconded by Hinton, to recommend approval of this item subject to staff comments. Voting aye: Dawkins, R. Smith, Huskey, J. Smith, Collins, Hinton and Campbell. Voting nay: none. Motion carried.

3. (PC-2074) Public hearing with discussion and consideration of an ordinance to redistrict from C-3, Community Commercial, to SPUD, Simplified Planned Unit Development governed by the C-4, General Commercial district, and a resolution to amend the Comprehensive Plan from OR, Office/Retail to COMM, Commercial, for the property described as a part the SW/4 of Section 34, T12N, R2W, and addressed as 422 N. Air Depot Blvd.

Staff presented a brief overview of this item. The applicant, Abdul Karem Alsalfi of 3128 Del View, Del City, was present. There was general discussion. A motion was made by Campbell, seconded by J. Smith to recommend approval of this item subject to staff comments. Voting aye: Dawkins, R. Smith, Huskey, J. Smith, Collins, Hinton and Campbell. Voting nay: none. Motion carried.

D. COMMISSION DISCUSSION: General Discussion.

E. PUBLIC DISCUSSION: None.

F. FURTHER INFORMATION: None.

G. ADJOURNMENT

Chairperson R. Smith adjourned the meeting at 6:17 p.m.

(KG)



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

To: Honorable Mayor and Council

From: Billy Harless, Community Development Director

Date: Tuesday, March 23, 2021

Subject: Monthly Residential and Commercial Building report for FEB 2021

Both Residential and Commercial Building permits were up this month. Inspections were down due to 2 weeks of inclement weather.

Billy Harless, AICP
Community Development Director

BH:ad

Midwest City Building Report
BUILDING REPORT FEBRUARY 2021

8	INDIVIDUAL RESIDENCES DUPLEXES	\$ 1,599,857.00
4	APARTMENTS REMODEL/NEW **REMODEL** CONDOMINIUMS/TOWNHOUSE/APARTMENTS (STUDENT HOUSING) RESIDENTIAL REPAIR & EXPANSION	\$ 400,000.00
3	FENCES SWIMMING POOLS/HOT TUBS CARPORTS	\$ 4,300.00
1	PATIO COVER PERSONAL STORAGE UNIT	\$ 300.00
2	ACCESSORY BLDG.	\$ 59,239.00
5	STORM SHELTER DEMOLITION	\$ 20,710.00
6	DRIVE WAY HOUSE RELOCATE (MOVE IN) / HOUSE MOVING (OUT) RETAINING WALL	
17	ROOF	\$ 251,615.00
	TOTAL VALUE OF RESIDENTIAL	<u>\$ 2,336,021.00</u>
	<u>INDUSTRIAL AND COMMERCIAL:</u>	
1	NEW BUSINESS STRUCTURES	\$ 750,000.00
5	BUSINESS STRUCTURES REPAIRED/ EXPANDED ACCESSORY BLDG. SMALL WIRELESS FACILITIES OR TOWERS	\$ 353,860.00
6	SIGNS DEMOLITION	\$ 88,867.00
1	TENANT FINISH POOLS CANOPY/COVERED PARKING/PATIO COVER	\$ 300,000.00
1	FENCE TENTS / SEASONAL BUILDINGS / REVOCABLE	\$ 2,100.00
1	DRIVE WAY/ PARKING LOT	
1	RETAINING WALL	\$ 20,000.00
1	ROOF	\$ 129,830.00
	TOTAL VALUE OF INDUSTRIAL/ COMMERCIAL BUILDINGS	<u>\$ 894,657.00</u>
	<u>PUBLIC AND SEMI PUBLIC</u>	
1	NEW SCHOOL STRUCTURES SCHOOL STRUCTURE REPAIR/ EXPANDED SCHOOL STRUCTURE MOVED IN SIGNS NEW CHURCH NEW CHURCHES (REMODEL EXISTING SPACE) ACCESSORY BLDG.	\$ 1,200,000.00
1	HOTEL NEW OR REMODEL CHURCH REPAIR/ EXPANDED NEW HOSPITAL STRUCTURE HOSPITAL STRUCTURE REPAIR / EXPANDED	\$ 3,400,000.00
2	CITY PROPERTY PAVILION/CANOPY	\$ 596,000.00
1	CITY PROPERTY NEW	\$ 1,000,000.00
4	CITY PROPERTY FENCE DEMOLITIONS DRIVE WAY PARKING LOT ROOF	\$ 117,100.00
	TOTAL VALUE OF PUBLIC AND SEMI-PUBLIC BUILDINGS	<u>\$ 6,313,100.00</u>
	GRAND TOTAL VALUE OF BUILDING PERMITS ISSUED	<u>\$ 9,543,778.00</u>

NEW SINGLE RESIDENTIAL BUILDING PERMITS

Feb-2021

ADDRESS	BUILDER/CONTRACTOR	PERMIT #		VALUE
10302 NE 7TH ST	SYCAMORE ROOFING	21	90	\$150,000.00
10316 NE 7TH ST	SYCAMORE ROOFING	21	92	\$155,000.00
10321 SE 12TH ST	MONARCH HOMES	21	217	\$244,783.00
10327 SE 12TH ST	MONARCH HOMES	21	215	\$254,074.00
13227 SAWTOOTH OAK RD	IDEAL HOMES	21	201	\$152,000.00
13231 SAWTOOTH OAK RD	IDEAL HOMES	21	287	\$168,000.00
13263 SAWTOOTH OAK RD	IDEAL HOMES	21	303	\$148,000.00
2584 FOREST GLEN DR	SWM AND SONS	21	121	\$328,000.00

NEW DUPLEX RESIDENTIAL BUILDING PERMITS

ADDRESS BUILDER/CONTRACTOR PERMIT # VALUE

DEMOLITION or MOVE

ADDRESS CONTRACTOR PERMIT # VALUE

REPLACE EXISTING ROOF

ADDRESS CONTRACTOR PERMIT # VALUE

1306 ZACHRY CIR	OKLAHOMA ROOFING AND CONSTRUCT	21	231	\$12,000.00
132 W STEED DR	MAUPIN ROOFING & CONSTRUCTION	21	319	\$15,000.00
1405 E LOCKHEED CT	OKLAHOMA ROOFING AND CONSTRUCT	21	230	\$8,000.00
2909 BELLA VISTA	SH VAUGHN CONSTRUCTION	21	222	\$10,000.00
2909 MOCKINGBIRD LN	OKLAHOMA ROOFING AND CONSTRUCT	21	237	\$10,000.00
2913 ROBIN RD	MHM CONSTRUCTION	21	307	\$13,000.00
306 SHOWALTER DR	OKLAHOMA ROOFING AND CONSTRUCT	21	229	\$8,000.00
315 DRAPER DR	H2O TECH	21	335	\$5,000.00
3412 RIDGEWOOD DR	TRIPLE DIAMOND CONSTR	21	343	\$33,000.00
363 CANTERBURY RD	ASPEN ROOFING	21	293	\$45,615.00
3810 PENNY DR	ROOF TECH OF OKLAHOMA	21	321	\$7,000.00
401 ELM ST	OKLAHOMA ROOFING AND CONSTRUCT	21	228	\$8,000.00
521 W SILVERMEADOW DR	MHM CONSTRUCTION	21	306	\$10,000.00
724 THREE OAKS DR	GREAT PLAINS ROOFING & RESTORA	21	214	\$26,000.00
808 W SILVERMEADOW DR	RA CONSTRUCTION GROUP	21	251	\$11,000.00
9928 HUNTERS RUN	ALTRU ROOFING	21	239	\$15,000.00
9929 HUNTERS RUN	ALTRU ROOFING	21	238	\$15,000.00

BUSINESS CERTIFICATE OF OCCUPANCY/CHANGE OF OWNERSHIP**Feb-21**

ADDRESS	NAME OF BUSINESS	APPLICANT	PERMIT #	
10011 SE 15TH ST	MINI MAX INC	BILL JOHNSON	21	353
1145 N MIDWEST BLVD	GARCIA BROTHERS	NESTOR GARCIA RAIMINEZ	21	331
1712 S POST RD SUITE B	CENTURY 21 GOODYEAR GREEN	JAN GOODYEAR	21	359
222 S SOONER RD	SSP ENTERPRISE LLC	WESLEY & ZACHARY	21	368
224 S SOONER RD	SSG ENTERPRISE	WESLEY MCGAUGH ZACH CABRA	21	367

OMMA COMPLIANCE CERTIFICATE

1285 N AIR DEPOT BLVD	ZERO SOLVENT COMPLIANCE PROCESSING		21	329
222 S SOONER RD	PROCESS SSP ENTERPRISE/SKY STAND PROCESS		21	370
224 S SOONER RD	SSG ENTERPRISE		21	369

INDUSTRIAL & COMMERCIAL BUILDINGS NEW

Feb-2021

ADDRESS	DESCRIPTION	EST. COST	CONTRACTOR OR OWNER	PERMIT #	
5715 SE 15TH ST	WENDY'S	\$750,000.00	WALLIN / GOMEZ ARCHITECTS	21	263

REPAIR/ REMODEL/ADD ON

ADDRESS	DESCRIPTION	EST. COST	CONTRACTOR OR OWNER	PERMIT #	
1109 S AIR DEPOT BLVD	ADDING ON TO OREILY	\$250,000.00	ASHTON SHEPARD	19	748
9615 A NE 23RD ST	ADDING ON ROOM	\$5,860.00	ORANGE CONSTRUCTION	21	47
205 S AIR DEPOT BLVD	REMODEL FOR DISPENSARY	\$28,000.00	HENRY PHAM	20	2263
2501 LIBERTY PKY 200	REMODEL OFFICE	\$48,000.00	WEAVER CONTRACTING, INC.	20	2257
9011 NE 23RD ST	REMODEL SPORTING WALMART	\$22,000.00	SGA DESIGN (CHERYL DILLARD)	20	1772
6345 E RENO AVE	REMODEL AFTER A FIRE *** UNIT 62	\$100,000.00	TIM GROB	21	132
6345 E RENO AVE	REMODEL AFTER FIRE ***UNIT 6287	\$100,000.00	TIM GROB	21	203
6345 E RENO AVE	REMODEL AFTER FIRE ***UNIT 6285	\$100,000.00	TIM GROB	21	204
6345 E RENO AVE	REMODEL AFTER FIRE ***UNIT 6233	\$100,000.00	TIM GROB	21	205

TENANT FINISH OR WHITE BOX

ADDRESS	DESCRIPTION	EST. COST	CONTRACTOR OR OWNER	PERMIT #	
6003 SE 15TH ST B	BIG O'S TF	\$300,000.00	TCS CONSTRUCTION	20	2114

DEMOLITION

ADDRESS	VALUE
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REPLACE EXISTING ROOF

ADDRESS	VALUE	CONTRACTOR	PERMIT #	
7305 SE 29TH ST	\$129,830.00	O'HARA'S SON ROOFING	21	304

PUBLIC & SEMI PUBLIC BUILDINGS

Feb-2021

NEW

NEW	ADDRESS	DESCRIPTION	CONTRACTOR OR OWNER	EST. COST	PERMIT #	
	301 E MID AMERICA BLVD	21 X 66 X 18 PAVILION	OLSSON DESIGN STUDIO	\$569,000.00	21	281
	301 E MID AMERICA BLVD	16 X 16 X 12 2ND PAVILION	OLSSON DESIGN STUDIO	\$27,000.00	21	285
	301 E MID AMERICA BLVD	Hanger and food truck court	TAP	\$1,000,000.00	21	246
	301 E MID AMERICA BLVD	8' FENCE MASONRY BLOCK & BRICK	OLSSON DESIGN STUDIO	\$94,600.00	21	278
	301 E MID AMERICA BLVD	4" BLK vinyl CHAIN	OLSSON DESIGN STUDIO	\$14,400.00	21	279
	301 E MID AMERICA BLVD	3' X 6" BLACK FENCE PLAY GROUND	OLSSON DESIGN STUDIO	\$4,600.00	21	283
	301 E MID AMERICA BLVD	3' X 6" BLACK METAL PICKET PLAYGROUND DECO	OLSSON DESIGN STUDIO	\$3,500.00	21	284

SEMI PUBLI BUILDING**REMODEL/ADD ON**

REPAIR/ REMODEL	ADDRESS	DESCRIPTION	CONTRACTOR OR OWNER	EST. COST	PERMIT #	
remodel school	1621 MAPLE DR	REMODEL TECH CENTER CONF ROOM	CMS WILLOWBROOK	\$1,200,000.00	21	243
hotel	5750 WILL ROGERS F	REMODEL OF HOTEL	CMS WILLOWBROOK	\$3,400,000.00	21	244

REPLACE EXISTING ROOF

ADDRESS	DESCRIPTION	VALUE	CONTRACTOR	PERMIT #
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DEMOLITION

ADDRESS	DESCRIPTION	VALUE	CONTRACTOR	PERMIT #
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LOCATION / DESCRIPTION OF APPLICATION	NAME OF APPLICANT OR OWNER	PC# or BA#
<p>Public hearing with discussion and consideration of an ordinance redistricting from R-2, Single Family Detached Residential, PUD, Planned Unit Development, O-2, General Office District to PUD, Planned Unit Development, governed by the R-HD, High Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Residential for the property described as a part of the SW/4 of Section 6, T11N, R1W, addressed as 10100 S.E. 10th Street and 1120 S. Post Road.</p>	<p>David Box</p>	<p>PC-2069</p>
<p>Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit to allow the use of Eating Establishment: Sit-Down, Alcoholic Beverages Permitted in the C-3, Community Commercial district, for the property described as a part of the SW/4 of Section 3 T11N, R2W, located at 1100 S. Air Depot Boulevard, Suite 5.</p>	<p>Navatha Mekala</p>	<p>PC-2072</p>
<p>Discussion and consideration of an application for a variance to the terms, standards and criteria to the Airport Zoning Ordinance for office use in the APZ I for the property described as a part of the SW/4 of Section 2, T11N, R2W, addressed as 8709 SE 15th Street. This item was continued from the December Board of Adjustment Meeting.</p>	<p>Dave Ballew</p>	<p>BA-405</p>

STORM WATER QUALITY PERMITS

Feb-2021

DATE	LOCATION / DESCRIPTION	NAME OF CONTRACTOR OR OWNER	PERMIT #
02/26/2021	1109 S AIR DEPOT BLVD	ASHTON SHEPARD adding on to O'Reily's	19-748
02/04/2021	11004 SE 28TH ST	The Curve	21-227

LAND DISTURBANCE PERMIT

DATE	LOCATION / DESCRIPTION	NAME OF CONTRACTOR OR OWNER	PERMIT #
02/26/2021	1109 S AIR DEPOT BLVD	ASHTON SHEPARD adding on to O'Reily's	19-748
02/04/2021	11004 SE 28TH ST	The Curve	21-227

TOTAL RESIDENTIAL PERMITS 2019

<u>MONTH</u>	<u>NO</u>	<u>ESTIMATED COST</u>
JANUARY	2	\$ 235,000.00
FEBRUARY	11	\$ 1,911,500.00
MARCH	16	\$ 2,472,200.00
APRIL	22	\$ 3,225,000.00
MAY	12	\$ 1,678,500.00
JUNE	25	\$ 3,070,400.00
JULY	13	\$ 1,838,200.00
AUGUST	12	\$ 2,189,900.00
SEPTEMBER	7	\$ 1,236,857.00
OCTOBER	15	\$ 1,809,000.00
NOVEMBER	4	\$ 490,500.00
DECEMBER	12	\$ 1,831,500.00
TOTAL	151	\$ 21,988,557.00

11 Single Family Homes \$1,678,500.00
1 RSC Student Housing \$4,247,440.00

TOTAL RESIDENTIAL PERMITS 2020

<u>MONTH</u>	<u>NO</u>	<u>ESTIMATED COST</u>
JANUARY	12	\$ 1,684,000.00
FEBRUARY	7	\$ 3,268,500.00
MARCH	15	\$ 2,158,000.00
APRIL	12	\$ 2,339,000.00
MAY	9	\$ 1,296,750.00
JUNE	15	\$ 2,361,482.00
JULY	16	\$ 2,399,938.00
AUGUST	8	\$ 1,092,967.00
SEPTEMBER	5	\$ 1,077,720.00
OCTOBER	5	\$ 958,500.00
NOVEMBER	4	\$ 796,000.00
DECEMBER	3	\$ 623,000.00
TOTAL	111	\$ 20,055,857.00

TOTAL RESIDENTIAL PERMITS 2021

<u>MONTH</u>	<u>NO</u>	<u>ESTIMATED COST</u>
JANUARY	3	\$ 687,000.00
FEBRUARY	8	\$ 1,599,857.00
MARCH		
APRIL		
MAY		
JUNE		
JULY		
AUGUST		
SEPTEMBER		
OCTOBER		
NOVEMBER		
DECEMBER		
TOTAL		\$ 2,286,857.00

TOTAL COMMERCIAL PERMIT-2019 NEW/ADD ON/TF

MONTH	NO	ESTIMATED COST
JANUARY	6	\$ 2,505,000.00 Comm
JANUARY	1	\$ 1,540,000.00 Church
FEBRUARY	2	\$ 3,025,000.00
FEBRUARY	0	
MARCH	4	\$ 1,863,500.00
APRIL	0	
MAY	0	
JUNE	2	\$ 115,000.00
JULY	2	\$ 467,000.00
AUGUST	2	\$ 1,540,000.00 add/new
AUGUST	3	\$ 20,000.00 3 TF 2 were rptd on shell
SEPTEMBER	1	\$ 500,000.00
OCTOBER	3	\$ 635,000.00
NOVEMBER	0	
DECEMBER	1	\$ 2,400,000.00 Animal Services
TOTAL	27	\$ 14,610,500.00

TOTAL COMMERCIAL PERMIT-2020 NEW/ADD ON/TF

MONTH	NO	ESTIMATED COST
JANUARY	2	\$ 2,425,000.00
FEBRUARY	0	-
MARCH	1	\$ 250,000.00
APRIL	0	
MAY	0	
JUNE	2	\$ 2,540,000.00
JUNE	-	
JULY	1	\$ 175,000.00
AUGUST	0	
SEPTEMBER	0	
OCTOBER	1	\$ 600,000.00
NOVEMBER	0	
DECEMBER	1	\$850,000.00
TOTAL	8	\$ 6,840,000.00

TOTAL COMMERCIAL PERMIT-2021 NEW/ADD ON/TF

MONTH	NO	ESTIMATED COST
JANUARY	-	-
FEBRUARY	2	\$ 1,050,000.00
FEBRUARY	7	\$ 1,713,100.00 city projects
FEBRUARY	-	-
MARCH		
APRIL		
MAY		
JUNE		
JULY		
AUGUST		
SEPTEMBER		
OCTOBER		
NOVEMBER		
DECEMBER		
TOTAL		\$ 2,763,100.00

TOTAL COMMERCIAL PERMIT-2019 REMODEL/REPAIR

MONTH	NO	ESTIMATED COST
JANUARY	4	\$292,000.00 Comm
JANUARY	1	\$3,000,000.00 School
FEBRUARY	8	\$22,365.00
FEBRUARY	1	\$45,000.00 SCHOOL
MARCH	3	\$6,300.00
APRIL	6	\$359,383.00
MAY	6	\$755,500.00
JUNE	4	\$1,025,000.00
JULY	4	\$563,150.00
AUGUST	2	\$163,000.00
AUGUST	1	\$4,700,000.00 School
SEPTEMBER	3	\$59,000.00
OCTOBER	5	\$1,049,900.00
NOVEMBER	3	\$16,050.00
DECEMBER	5	\$84,100.00
TOTAL	56	\$12,140,748.00

TOTAL COMMERCIAL PERMIT-2020 REMODEL/REPAIR

MONTH	NO	ESTIMATED COST
JANUARY	10	\$439,000.00
FEBRUARY	6	\$2,576,671.00
MARCH	4	\$1,111,406.00
APRIL	3	\$118,000.00
MAY	4	\$778,500.00
JUNE	4	\$684,500.00
JUNE	1	\$131,000.00 LIBRARY
JULY	2	\$810,000.00
AUGUST	2	\$23,000.00
SEPTEMBER	10	\$646,021.00
OCTOBER	9	\$1,850,880.00
NOVEMBER	4	\$530,000.00
DECEMBER	1	\$100,000.00
TOTAL	60	\$9,798,978.00

TOTAL COMMERCIAL PERMIT-2021 REMODEL/REPAIR

MONTH	NO	ESTIMATED COST
JANUARY	5	\$2,041,500.00
FEBRUARY	9	\$753,860.00
FEBRUARY	1	\$3,400,000.00 hotel
FEBRUARY	1	\$1,200,000.00 school
MARCH		
APRIL		
MAY		
JUNE		
JULY		
AUGUST		
SEPTEMBER		
OCTOBER		
NOVEMBER		
DECEMBER		
TOTAL	16	\$7,395,360.00

Jan-2021

BUILDING INSPECTIONS	CURRENT MONTH	YEAR TO DATE
NUMBER OF BUILDING FINAL INSPECTIONS:	24	45
NUMBER OF BUILDING C/O INSPECTIONS RESIDENTIAL:	7	14
NUMBER OF BUILDING C/O INSPECTIONS COMMERCIAL:	6	28
NUMBER OF MISC BUILDING INSPECTIONS:	2	6
NUMBER OF ENGINEERING SITE INSPECTIONS:	8	9
NUMBER OF STORM SHELTER INSPECTIONS:	3	4
NUMBER OF CITATIONS ISSUED:		
NUMBER OF NOTICE AND ORDERS ISSUED:		
NUMBER OF WARNINGS ISSUED:		
NUMBER OF POSTING/PLACARD:	4	4
NUMBER OF PENALTIES:	15	15
TOTAL NUMBER OF INSPECTIONS: all inspectors	366	870



MUNICIPAL AUTHORITY AGENDA

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

March 23, 2021 – 6:01 PM

Presiding members: Chairman Matt Dukes

Trustee Susan Eads

Trustee Sean Reed

City Manager Tim Lyon

Trustee Pat Byrne

Trustee Christine Allen

City Clerk Sara Hancock

Trustee Española Bowen

Trustee Rick Favors

Asst. City Attorney Vicki Floyd

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 item proposed does not meet with the approval of all Trustees, or members of the audience wish to discuss an item, it will be removed and heard in a regular order.

1. Discussion and consideration to approve the minutes of the February 23, 2021 meeting, as submitted. (City Clerk - S. Hancock)
2. Discussion and consideration of accepting the report on the current financial condition of the Sheraton Midwest City Hotel at the Reed Center for the period ending February 28, 2021. (City Manager – T. Lyon)
3. Discussion and consideration of approving and entering into an agreement allowing the Midwest City YMCA to offer swim lessons at the Reno Swim and Slide for the 2021 swim season in exchange for a commission fee paid to the Municipal Authority in the amount of \$5.00 per participant per class. (Parks and Recreation - F. Gilles)

C. NEW BUSINESS/PUBLIC DISCUSSION. The purpose of the "Public Discussion Section" of the Agenda is for members of the public to speak to the Authority on any Subject not scheduled on the Regular Agenda. The Authority shall make no decision or take any action, except to direct the 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.



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

February 23, 2021

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 7:01 PM with the following members present:

Ward 1 Susan Eads	Ward 4 Sean Reed	City Manager Tim Lyon
Ward 2 Pat Byrne	Ward 5 Christine Allen	Secretary Sara Hancock
Ward 3 Española Bowen	Ward 6 Rick Favors	City Attorney Heather Poole

CONSENT AGENDA. Eads made motion to approve the consent agenda, as submitted, with the exception of pulling item 4, seconded by Allen. Voting Aye: Eads, Byrne, Bowen, Reed, Allen, Favors and Chairman Dukes. Nay: None. Motion carried.

1. Discussion and consideration to approve the minutes of the January 26, 2021 meeting, as submitted.
2. Discussion and consideration of supplemental budget adjustments to the following funds for FY 2020-2021, increase: Capital Drainage Fund, expenses/Drainage Improvements (72) \$3,372. Stormwater Quality Fund, expenses/Storm Water (61)\$3,869. Utility Services Fund, expenses/Utility Services (50) \$9,384. Sanitation Fund, expenses/Sanitation (41) \$15,002. Water Fund, expenses/Water (42) \$28,715. Wastewater Fund, expenses/Wastewater (43) \$34,144. Hotel/Conf. Center Ops Fund, Hotel/Conf Center (40) \$748. Golf Fund, expenses/John Conrad Regional Golf (47) \$4,257; expenses/Hidden Creek (47) \$885. Stormwater Quality Fund, expenses/Storm Water (61) \$487. Utility Services Fund, expenses/Utility Services (50) \$973. Sanitation Fund, expenses/Sanitation (41) \$1,825. Water Fund, expenses/Water (42) \$1,825. Wastewater Fund, expenses/Wastewater (43) \$3,528. Golf Fund, expenses/John Conrad Regional Golf (47) \$487.
3. Discussion and consideration of accepting the report on the current financial condition of the Sheraton Midwest City Hotel at the Reed Center for the period ending January 31, 2021.
4. **Discussion and consideration of 1) acceptance of an Association of Central Oklahoma Governments Public Fleet Conversion grant in the amount of \$59,531.00; 2) approving and entering into a Public Fleet Conversion Grant Contract with ACOG to establish the terms and conditions of the grant for the provision of reimbursement of certain costs incurred for the purchase of (1) new, Compressed Natural Gas (CNG) truck and 3) authorization of the Mayor and/or City Manager to enter into the necessary contracts/agreements to implement the grant.** No action taken.
5. Discussion and consideration of awarding the bid and entering into a contract for 65 and 95 gallon Upright Refuse Containers with Sierra Container for \$42.64 and \$47.47 respectively.

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

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 7:03 pm.

ATTEST:

MATTHEW D. DUKES II, Chairman

SARA HANCOCK, Secretary



THE CITY OF
MIDWEST CITY

MEMORANDUM

TO: Honorable Chairman and Trustees
Midwest City Municipal Authority

FROM: Tim Lyon, City Manager

DATE: March 23, 2021

RE: Discussion and consideration of accepting the report on the current financial condition of the Sheraton Midwest City Hotel at the Reed Center for the period ending February 28, 2021.

This item is on the agenda at the request of the Authority. Attached to this memorandum is information concerning the status of the Sheraton Midwest City Hotel at the Reed Center.

Any time you have a question concerning the conference center and hotel, please feel free to contact me at 739-1201.

Tim L. Lyon

Tim Lyon
City Manager

Attachment (1)

SHERATON MIDWEST CITY HOTEL AT THE REED CENTER

Fiscal Year 2020-2021	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
Revenue												
Budgeted (MTD)	343,261	453,583	525,877	507,546	455,087	297,747	227,478	357,427				
Actual (MTD)	209,220	96,171	166,050	141,030	196,284	98,762	110,610	119,566				
Budgeted (YTD)	343,261	796,844	1,322,721	1,830,267	2,285,354	2,583,101	2,810,579	3,168,006				
Actual (YTD)	209,220	305,391	471,441	612,471	808,756	907,517	1,018,127	1,137,693				
Expenses												
Budgeted (MTD)	402,630	455,299	469,746	481,160	435,035	370,311	312,141	359,557				
Actual (MTD)	206,494	166,450	189,154	173,890	187,703	140,339	168,038	152,009				
Budgeted (YTD)	402,630	857,929	1,327,675	1,808,835	2,243,910	2,614,221	2,926,362	3,285,919				
Actual (YTD)	206,494	372,944	562,098	735,987	923,690	1,064,029	1,232,066	1,384,076				
Revenue vs. Expenses												
Budgeted (MTD)	(59,369)	(1,716)	56,131	26,386	20,912	(72,564)	(84,663)	(2,130)				
Actual (MTD)	2,726	(68,563)	(23,104)	(32,859)	8,582	(41,577)	(57,428)	(32,443)				
Budgeted (YTD)	(59,369)	(61,085)	(4,954)	21,432	41,444	(31,120)	(115,783)	(117,913)				
Actual (YTD)	2,726	(67,553)	(90,657)	(123,516)	(114,935)	(156,511)	(213,939)	(246,383)				
Key Indicators												
Hotel Room Revenue	168,157	71,699	112,527	109,674	152,555	80,762	105,766	114,664				
Food and Banquet Revenue	35,006	17,406	42,681	26,967	42,673	10,407	2,056	2,156				

Fiscal Year 2019-2020	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
Revenue												
Budgeted (MTD)	372,710	481,117	410,780	576,778	455,277	300,346	214,831	385,403	579,251	504,981	450,566	500,520
Actual (MTD)	299,162	477,929	466,117	476,300	456,684	291,649	223,347	367,534	351,603	23,119	85,751	163,728
Budgeted (YTD)	372,710	853,827	1,264,677	1,841,348	2,296,625	2,596,971	2,811,802	3,197,205	3,776,456	4,281,437	4,732,003	5,232,523
Actual (YTD)	299,162	777,091	1,243,207	1,719,507	2,176,191	2,467,840	2,691,187	3,058,721	3,410,324	3,433,443	3,519,194	3,682,922
Expenses												
Budgeted (MTD)	389,068	464,352	422,790	486,888	449,400	360,787	341,646	383,600	513,820	454,826	426,083	459,919
Actual (MTD)	386,683	443,824	431,992	432,531	395,742	366,076	320,630	361,002	320,485	112,894	115,303	168,448
Budgeted (YTD)	389,068	853,420	1,276,210	1,786,169	2,235,569	2,596,356	2,938,002	3,321,602	3,835,422	4,290,248	4,716,331	5,176,250
Actual (YTD)	386,683	830,507	1,262,499	1,714,217	2,109,959	2,476,035	2,796,665	3,157,667	3,478,152	3,591,046	3,706,350	3,874,797
Revenue vs. Expenses												
Budgeted (MTD)	(16,358)	16,765	(12,040)	66,812	5,877	(60,441)	(126,815)	1,803	65,431	50,155	24,483	40,601
Actual (MTD)	(87,521)	34,105	34,125	24,582	60,941	(74,426)	(97,283)	6,532	31,118	(89,775)	(29,552)	(4,719)
Budgeted (YTD)	(16,358)	407	(11,633)	55,179	61,056	615	(126,200)	(124,397)	(58,966)	(8,811)	15,672	56,273
Actual (YTD)	(87,521)	(53,416)	(19,291)	5,290	66,232	(8,195)	(105,478)	(98,946)	(67,828)	(157,603)	(187,155)	(191,875)



Vaughn Sullivan
Assistant City Manager
100 N. Midwest Blvd.
Midwest City, OK 73110
vsullivan@midwestcityok.org
Office: 405-739-1207
www.midwestcityok.org

Memorandum

To: Honorable Chairman and Trustees
Midwest City Municipal Authority

From: Vaughn K. Sullivan, Assistant City Manager

Date: March 23, 2021

Subject: Discussion and consideration of approving and entering into an agreement allowing the Midwest City YMCA to offer swim lessons at the Reno Swim and Slide for the 2021 swim season in exchange for a commission fee paid to the Municipal Authority in the amount of \$5.00 per participant per class.

This contract with Midwest City YMCA provides for full service swim lesson instruction at Reno Swim and Slide from June 1, 2021 until August 5, 2021 summer season. This will be ninth year Midwest City YMCA has provided swim lessons for Midwest City patrons at Reno Swim and Slide. Last year the YMCA paid \$405.00 to the City with a total of 81 participants. Participants gave city staff positive feedback about the instruction provided by the YMCA staff.

In addition, city staff has developed a very positive working relationship with Midwest City YMCA and recommends approval of this agreement.

Vaughn K. Sullivan
Assistant City Manager

Attachment: Agreement with attachments

Contract

CONTRACT BETWEEN THE MIDWEST CITY MUNICIPAL AUTHORITY, A PUBLIC TRUST, AND THE YMCA OF GREATER OKLAHOMA CITY THROUGH ITS MIDWEST CITY BRANCH (YMCA) TO CONDUCT SWIM LESSONS AND WATER SAFETY CLASSES AT RENO SWIM AND SLIDE MUNICIPAL SWIMMING POOL FOR THE 2021 SEASON.

1. The YMCA will hire certified lifeguards and swim instructors to properly manage the Reno Swim and Slide swim lessons for the summer of 2021. All lifeguards and swim instructors will be YMCA certified or equivalent.
2. Inclusive dates shall be from June 1, 2021 through August 5, 2021. Pool will be operational prior to this date to ensure adequate training times.
3. The YMCA will be granted exclusive morning use of the pool from 8:45am-10:45am for swim lessons and water safety Monday through Friday. The pool opens at 11am for the general public at which time the Municipal Authority will assume responsibility for the pool.
4. The Municipal Authority will be responsible for:
 - a. Pool supplies, chemicals, and pool equipment needed to operate the pool during the summer for public use.
 - b. Pool repairs.
 - c. Ensuring all bathrooms are up to Oklahoma Department of Health Regulations Chapter 315 "Public Bathing Place Facility Standards" and Chapter 320 "Public Bathing Place Regulations."
5. The YMCA will be responsible for:
 - a. Testing of chemicals prior to start of lessons to ensure they are within Oklahoma Bather Guidelines.
 - b. Advising the Municipal Authority in a timely manner if at any time the pool water does not meet Health Department standards or weather conditions require that the pool be (or is being) cleared.
 - c. Purchasing the necessary equipment for lifeguards and swim instructors.
6. The YMCA has insurance coverage under its policy for liability coverage, in the event such protection becomes necessary during the YMCA's operation of the pool during the 2021 season.
7. All revenues generated for swim lessons, private lessons, and other revenue producing programs will be credited to the YMCA to cover operational expenses including but not limited to staff wages, staff training, and supplies.
 - a. Registration for swim lessons and payments will take place at the Midwest City YMCA, located at 2817 N. Woodcrest Dr., Midwest City, OK 73110. Online registration is available for YMCA members.

- b. YMCA will pay the Municipal Authority a fee of \$5.00 per person/per session for each person who is enrolled in swim lessons at the Reno Swim and Slide during the 2021 season as payment for rental of the pool. This onetime payment will be paid no later than August 31, 2021.
- 8. Should it be necessary for either the YMCA or the Municipal Authority to terminate this agreement, a minimum of two weeks' notice shall be given in writing by either party.
- 9. The Municipal Authority will provide a secure place to store swim lesson and lifeguard equipment. This equipment shall only be used by YMCA staff.
- 10. Final contract approval between the Municipal Authority and the YMCA shall be subject to approval by the Municipal Authority and the YMCA of Greater Oklahoma City.

In witness thereof, the parties hereto have caused this agreement to be executed this 25th day of February, 2021.

MIDWEST CITY MUNICIPAL AUTHORITY

YMCA of Greater Oklahoma City

Matthew D. Dukes II, Chairman



David Warde, Vice President of
Finance and CFO

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____, 2021.

City Attorney

ATTESTED:

Sara Hancock, Secretary



NEW BUSINESS/
PUBLIC DISCUSSION





MEMORIAL HOSPITAL AUTHORITY AGENDA

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

March 23, 2021 – 6:02 PM

Presiding members: Matt Dukes

Trustee Susan Eads

Trustee Sean Reed

City Manager Tim Lyon

Trustee Pat Byrne

Trustee Christine Allen

City Clerk Sara Hancock

Trustee Española Bowen

Trustee Rick Favors

City Attorney Heather Poole

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 item proposed does not meet with the approval of all Trustees, or members of the audience wish to discuss an item, it will be removed and heard in a regular order.

1. Discussion and consideration to approve the minutes of the March 9, 2021 meeting, as submitted. (Secretary - S. Hancock)

2. Discussion and consideration of supplemental budget adjustments to the following fund for FY 2020-2021, increase: Hospital Authority Fund, expenses/Hospital Authority (90) \$100,000. (Finance – T. Cromar)

C. DISCUSSION ITEM.

1. Discussion and consideration of action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives. (Finance - T. Cromar)

D. NEW BUSINESS/PUBLIC DISCUSSION. The purpose of the "Public Discussion Section" of the Agenda is for members of the public to speak to the Authority on any Subject not scheduled on the Regular Agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.**

E. ADJOURNMENT.



CONSENT AGENDA



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

Midwest City Memorial Hospital Authority Minutes

March 09, 2021

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

Chairman Matt Dukes called the meeting to order at 6:34 PM with following members present:

Trustee Susan Eads	Trustee Pat Byrne City	City Manager Tim Lyon
Trustee Española Bowen	Trustee Sean Reed	City Clerk Sara Hancock
Trustee Christine Allen	Trustee Rick Favors	Asst. City Attorney Vicki Floyd

CONSENT AGENDA. Eads made motion to approve the consent agenda, as submitted, seconded by Reed. Voting Aye: Eads, Byrne, Bowen, Reed, Allen, Favor and Chairman Dukes. Nay: none. Motion carried.

1. Discussion and consideration to approve the minutes of the February 23, 2021 meeting, as submitted.
2. Discussion and consideration of approving a six-month extension to the FY 2019-20 Memorial Hospital Authority grant awarded to the Air Depot Corridor Improvement Plan and the Medical District Plaza Improvement Plan.
3. Discussion and consideration of approving a six-month extension to the FY 2019-20 Memorial Hospital Authority grant awarded for the Animal Shelter Marque and the Animal Shelter Surgical Room Equipment projects.
4. Discussion and consideration of approving a six-month extension to the FY 2019-20 Memorial Hospital Authority grant award made to the four Rose State College Foundation STEM Grant Programs.

DISCUSSION ITEM.

1. **Discussion and consideration of action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives.** No action needed.
2. **Discussion and consideration of 1) to approve and enter into the Lease Termination Agreement between the Midwest City Memorial Hospital Authority (the Authority) and Midwest Regional Medical Center, LLC, and Health Management Associates, LLC, (HMA) and Community Health Systems, Inc. (CHS); 2) approve and enter into the Hospital Sublease and Lease Agreement between the Authority and SSM Health Care of Oklahoma, Inc. (SSM); 3) approve a resolution that effectuates the Lease Termination Agreement with HMA/CHS and authorizes a new Lease/Sublease with SSM; and 4) authorizing the Chairman and the Secretary to sign all necessary documents evidencing such approval; and authorizing the**

Chairman and Secretary to sign all other documents prudent and/or necessary to close these transactions. Reed made motion to approve entering into agreements, approving Resolution 2021-01, and authorizing execution of all necessary documents, as submitted, seconded by Allen. Voting Aye: Eads, Byrne, Bowen, Reed, Allen, Favor and Chairman Dukes. Nay: none. Motion carried.

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

EXECUTIVE SESSION.

- 1. Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session.**

At 6:37 PM Allen made motion to enter into Executive Session, seconded by Eads. Voting Aye: Eads, Byrne, Bowen, Reed, Allen, Favor and Chairman Dukes. Nay: none. Motion carried.

At 7:01 pm Reed made motion to return to open session, seconded by Allen. Voting Aye: Eads, Byrne, Bowen, Reed, Allen, Favor and Chairman Dukes. Nay: none. Motion carried.

No action needed.

ADJOURNMENT.

There being no further business, Chairman Dukes called the meeting at 7:01 PM.

ATTEST:

MATTHEW D. DUKES II, Chairman

SARA HANCOCK, Secretary



DISCUSSION ITEM





Finance

100 N. Midwest Boulevard
Midwest City, OK 73110
Office: (405) 739-1245
tcromar@MidwestCityOK.org
www.midwestcityok.org

MEMORANDUM

TO: Honorable Chairman and Trustees of the
Memorial Hospital Authority

FROM: Tiatia Cromar, Finance Director

DATE: March 23, 2020

SUBJECT: Discussion and consideration of supplemental budget adjustments to the
following fund for FY 2020-2021, increase: Hospital Authority Fund,
expenses/Hospital Authority (90) \$100,000.

This supplement is needed to budget for expenditures on services for the hospital transactions.

Tiatia Cromar

Finance Director

SUPPLEMENTS

March 23, 2021

Fund HOSPITAL AUTHORITY (425)		BUDGET AMENDMENT FORM Fiscal Year 2020-2021			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
90	Hospital Authority			100,000	
		<u>0</u>	<u>0</u>	<u>100,000</u>	<u>0</u>

Explanation:
To increase budget for expenditures on services for for the hospital transaction. Funding to come from fund balance.



Midwest City Memorial Hospital Authority
100 North Midwest Boulevard
Midwest City, Oklahoma 73110
Office (405) 739-1201
www.midwestcityok.org

MEMORANDUM

To: Honorable Chairman and Trustees

From: Tiatia Cromar, Finance Director

Date: March 23, 2021

Subject: Discussion and consideration of action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives.

Jim Garrels, President, Fiduciary Capital Advisors, asked staff to put this item on each agenda in the event the Hospital Authority's investments need to be reallocated, an investment fund manager needs to be changed or changes need to be made to the Statement of Investment Policy on short notice.

Action is at the discretion of the Authority.

Tiatia Cromar
Finance Director



NEW BUSINESS/
PUBLIC DISCUSSION





SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA
City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

March 23, 2021 – 6:03 PM

Presiding members: Chairman Matt Dukes

Trustee Susan Eads

Trustee Sean Reed

City Manager Tim Lyon

Trustee Pat Byrne

Trustee Christine Allen

City Clerk Sara Hancock

Trustee Española Bowen

Trustee Rick Favors

Asst. City Attorney Vicki Floyd

A. CALL TO ORDER.

B. DISCUSSION ITEM.

1. Discussion and consideration to approve the minutes of the February 23, 2021 special meeting, as submitted. (City Clerk - S. Hancock)

C. PUBLIC DISCUSSION. The purpose of the "Public Discussion Section" of the Agenda is for members of the public to speak to the Authority on any Subject not scheduled on the Regular Agenda. The Authority shall make no decision or take any action, except to direct the 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. EXECUTIVE SESSION.

1. Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session. (City Manager - T. Lyon)

E. ADJOURNMENT.



DISCUSSION ITEM



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

Midwest City Economic Development Authority Minutes
Special Meeting

February 23, 2021

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

Chairman Matt Dukes called the meeting to order at 7:06 PM with following members present:

Ward 1 Susan Eads	Ward 4 Sean Reed	City Manager Tim Lyon
Ward 2 Pat Byrne	Ward 5 Christine Allen	Secretary Sara Hancock
Ward 3 Española Bowen	Ward 6 Rick Favors	City Attorney Heather Poole

CONSENT AGENDA. Eads made motion to approve the consent agenda, as submitted, seconded by, Allen. Voting aye: Eads, Byrne, Bowen, Reed, Allen, Favors, and Chairman Dukes. Nay: None. Motion carried.

1. Discussion and consideration to approve the minutes of the January 26, 2021 special meeting, as submitted.
2. Discussion and consideration of supplemental budget adjustments to the following fund for FY 2020-2021, increase: Economic Development Authority Fund, expenses /Economic Dev Auth (95) \$1,232. Economic Development Authority Fund, expenses / Economic Dev Auth (95) \$122.

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



PUBLIC DISCUSSION





EXECUTIVE SESSION





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

MEMORANDUM

TO: Honorable Chairman and Trustees

FROM: T. Lyon, City Manager

DATE: March 23, 2021

SUBJECT: Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session.

Appropriate information will be dispersed during the meeting. Action is at the Trustee's discretion.

Tim Lyon, City Manager