



CITY COUNCIL AGENDA





CITY OF MIDWEST CITY MEETINGS FOR March 25, 2025

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

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

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

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

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

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

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



CITY OF MIDWEST CITY COUNCIL AGENDA

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

March 25, 2025 – 6:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Susan Eads

Ward 3 Rita Maxwell

Ward 5 Sara Bana

Ward 2 Pat Byrne

Ward 4 Marc Thompson

Ward 6 Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. OPENING BUSINESS.

- Invocation by Assistant City Manager Vaughn Sullivan
- Pledge of Allegiance by High School ROTC Cadets
- Mayoral Proclamations: Gene Holland
- Community-related announcements and comments

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

1. Discussion, consideration and possible action to approve the February 25, 2025 minutes. (City Clerk - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Park & Recreation Fund, revenue/Charges for Services (20) \$25,000; expenditures/Communications (20) \$25,000. Reimbursed Projects Fund, expenditures/Neighborhood Services (15) \$15,000. Activity Fund, revenue/Miscellaneous (78) \$5,000; expenditures/Recreation (78) \$5,000. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of making a matter of record Permit No. WL000055240752 from the State Department of Environmental Quality for the CNP New West Elementary School Water Line Improvements, Midwest City, Oklahoma. (Public Works - P. Menefee)
4. Discussion, consideration, and possible action of making a matter of record Permit No. SL000055240894 from the State Department of Environmental Quality for the N.E. 23rd Street and Midwest Boulevard Sanitary Sewer Improvements, Midwest City, Oklahoma. (Public Works - P. Menefee)

5. Discussion, consideration and possible action of approving a resolution between the City of Midwest City and Oklahoma County for the purpose of adopting a partnership for a Hazard Mitigation Plan where the City of Midwest City will accept the Plan developed by the County as outlined in Section 9 of the Oklahoma County Hazard Mitigation Plan 2024 Update. (Emergency Management -D. Wagner)
6. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Arrow Contracting & Utilities, LLC in the amount of \$11,621.70 and \$14,297.10 respectively. (Public Works - P. Menefee)
7. Discussion, consideration, and possible action of the acceptance of maintenance bonds from Turning Point Industries, Inc. in the amount of \$24,415.00 respectively. (Public Works - P. Menefee)
8. Discussion, consideration, and possible action of the approval of Change Order 3 for the 2018 Bond Asphalt Phase 4 project with Silver Star Construction Co., Inc. in the decreased amount of \$5,725.62 respectively. (Public Works - P. Menefee)
9. Discussion, consideration, and possible action of 1) declaring various computer equipment and other miscellaneous items of City property as obsolete, defective, or replaced; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary. (Information Technology - A. Stephenson)

D. DISCUSSION ITEMS.

1. Public hearing with discussion, consideration, and possible action to approve a resolution declaring the structure(s) located at **820 Askew Dr.** a dilapidated building(s) as defined in Midwest City Ordinance "Section" 9-3 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site. (Neighborhood Services - M. Stroh)
2. (PC-2204) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development ("PUD"), to Simplified Planned Unit Development ("SPUD") for the property described as a tract of land located in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Two (2) West, I.M., Block Four (4), Lots One (1) through Six (6) in Midtown Office Park Section II, Midwest City, Oklahoma County, Oklahoma, located at 1644-1650-1656-1662-1668-1674 Midtown Place, Midwest City, Oklahoma. (Community Development- M. Summers)
3. (PC-2208) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Eagle Landing for the property described as a tract of land lying in the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Community Development- M. Summers)
4. (MP-00020) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Sooner Rose II 2nd Addition for the property described as all of Lot Two (2) in Block Two (2) of Sooner Rose II Addition, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof. (Community Development - M. Summers)

5. (PC-2206) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”) to Medium Density Residential District (“R-MD”), for the property described as a tract of land located in the West Half (W/2) of the West Half (W/2) of the Northwest Quarter (NW/4) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 2222 N. Douglas Blvd., Midwest City, Oklahoma. (Community Development- M. Summers)
6. (PC-2207) Public hearing, discussion, consideration, and possible action to consider a Special Use Permit (SUP) to allow Eating Establishments: Sit-Down, Alcoholic Beverages Permitted in the (C-3) Community Commercial District for the property described as a part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 2113 S. Air Depot Blvd. (Community Development- M. Summers)
7. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Innovative Mechanical for \$245,000 to replace HVAC equipment AHU7 and AHU11 at City Hall, with the project expected to be completed in 220 Calendar Days. The City Council authorizes the City Manager to sign and execute the contract. (Community Development - M. Summers)
8. Discussion, consideration, and possible action of awarding a bid to and approving a contract with Aquatic Renovation Systems, Inc. (RenoSys), in an amount not to exceed \$237,135.00 for the installation of new liner systems in the large and small pools at Reno Swim & Slide. (Parks & Recreation – J. Ryan)
9. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 12, Community Center And Senior Center; Article I, In General; Section 12-2, Deposit; Section 12-17, Services Furnished By City; Permittee Required to Hire And Pay Employees; Section 12-23, Security To Be Furnished; Section 12-26, Sale of Alcoholic Beverages and/or Beer; Article II, Rental Rates and Charges; Section 12-40, Classification and Time Of Usage For Community Center; Section 12-41, Rental Fees; Section 12-45, What Rent Includes; Section 12-46, Holding Reservations; Section 12-47, Refund of Deposits; Section 12-49, Charges for Special Facilities and Extra Services; Section 12-59, Move-In, Move-Out Time; Rates; Section 12-60, Overtime Use – Fees; Approval by City Required; and Section 12-62, Advanced Bookings; and Providing for Repealer and Severability. (J. Ryan)
10. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 38 Subdivision Regulations, Article VII, Relief from Subdivision Standards, Section 38-62, Fees Subsection 38-62.4, Computation of Fees; and providing for a repealer, and severability. (D. Maisch – City Attorney).
11. Discussion, consideration and possible action approving an ordinance amending the Midwest City Municipal Code, Chapter 9, Building and Building Regulations, Article I, In General, Section 9-7, Code amended – International Residential Code; Chapter 20, Housing Code, Article I, Existing Structures, Section 20-2, Code amended; and providing for a repealer, and severability. (D. Maisch – City Attorney).

12. Discussion, consideration and possible action of approving an Ordinance amending the Midwest City Municipal Code, Chapter 9 Building and Building Regulations; Article I, In General; Sections 9-6, Code Amended – International Building Code; 9-7 Code Amended – International Residential Code; and Section 9-48, Reserved; Article II, Building; Division 3, Permits and Inspections, Section 9-88, Appeals; Article III, Electrical; Division 3, Permits and Inspections, Section 9-159, Appeals; Article IV, Mechanical; Division 3, Permits and Inspections; Section 9-228, Appeals; Article V, Fuel Gas; Division 3, Permits and Inspections; Section 9-294, Appeals; Article VI, Plumbing; Division 3, Permits and Inspections; Section 9-344, Appeals; Chapter 15, Fire Protection and Prevention; Article III, Fire Prevention Codes and Standards; Division 3, NFPA National Fire Codes; Section 15-65, Appeals; and Repealing and Placing into Reserve Sections 9-115 thru 9-120, 9-185 thru 9-190 and 9-255 thru 9-260; providing for Repealer and Severability and establishing a process for future action on Boards, Committees and Commissions. (D. Maisch – City Attorney).

E. NEW BUSINESS/PUBLIC DISCUSSION. “In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Council on any subject not scheduled on the regular agenda. The Council shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Council will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE COUNCIL ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE COUNCIL.”

F. FURTHER INFORMATION.

1. Project update for the Comprehensive Plan for March 2025. (Community Development - M. Summers)
2. Monthly Residential and Commercial Building report for February 2025 Building Report (Community Development—M.Summers)
3. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for February 2025. (Human Resources - T. Bradley)
4. Review of the February 4, 2025 Planning Commission Meeting Minutes. (Planning and Zoning - E. Richey)
5. Review of the City Manager's Report for the month of February 2025. (Finance - T. Cromar)

G. ADJOURNMENT.



CONSENT AGENDA



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

City of Midwest City Council Minutes

February 25, 2025

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

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

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

Absent: Ward 1 Susan Eads

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by ROTC Cadets Alcala and Garcia. Mayor Dukes made presentation of OML Service Awards to: Delvon Patterson, Neighborhood Services, Teresa Copelan, Animal Welfare, Dom Henderson, Solid Waste, Michael Johnson, Solid Waste, Robert Coleman, Economic Development, Tracy Hager, Streets, and Espinola Bowman, Prior Council & various boards/commissions. City Manager Lyon made community-related announcements and comments.

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

1. Discussion, consideration and possible action to approve the January 14, 2025 meeting minutes.
2. Discussion, consideration, and possible action to approve January 28, 2025 minutes.
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Emergency Operations Fund, revenues/Intergovernmental (00) \$79,600; expenditures/Emer Operation Fund (21) \$79,600. Reimbursed Projects Fund, expenditures/Transfers Out (14) \$1,247,803. Fire Capitalization Fund, expenditures/Fire (64) \$95,950.
4. Discussion, consideration and possible action of approving a release of an easement for 2824 Parklawn Drive, Midwest City, OK.
5. Discussion, consideration and possible action to approve entering into a Grant Agreement with the State of Oklahoma Department of Emergency Management (OEM) for the awarded amount of \$250,000 to purchase and install four (4) emergency generators at the following facilities: CNG Fueling Station, Fleet Service Center and two (2) Sanitary Sewer Lift Stations.

6. Discussion, consideration, and possible action on Resolution 2025-07 relating to the incurring of indebtedness by the Trustees of the Midwest City Municipal Authority in an aggregate principal amount of not to exceed Two Hundred Nineteen Thousand Dollars (\$219,000.00), approving documents as may be necessary or required and declaring an emergency.
7. Discussion, consideration, and possible action of accepting a Grant of Permanent Easement from Charity Free Will Baptist Church of Midwest City, across a parcel of land located within the corporate boundaries of Midwest City in Section 8, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma.
8. Discussion, consideration, and possible action of approving Change Order #1 for \$96,367.01 with Oklahoma Department of Transportation for STP 255B(619)AG, State Job Number 37927(04), Westminster Road resurfacing from NE 10th Street to NE 5th Street.
9. Discussion, consideration, and possible action to reappoint Jess Huskey and Jay Dee Collins to the Planning Commission for a three-year term to expire February 24, 2028.
10. Discussion, consideration, and possible action of appointing Ms. Gloria Love as the Ward 3 representative of the Midwest City Arts Council.
11. Discussion, consideration, and possible action of declaring a chain saw, an automated external defibrillator (AED), portable hydrostatic pressure tester, and Keiser training force machine as surplus and authorizing disposal by public auction, sealed bid or other means as necessary.
12. Discussion, consideration, and possible action of 1) declaring various computer equipment and other miscellaneous items of City property as obsolete, defective, or replaced; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary.

DISCUSSION ITEMS.

1. **(PC-2196) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”), to a Simplified Planned Unit Development (“SPUD”), for the property described as a tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 920 N. Air Depot Blvd., Midwest City.**

Summers addressed Council. After Council and Staff discussion, Thompson made a motion to approve Ordinance 3580, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

2. **(PC-2203) Public hearing, discussion, consideration, and possible action approving an Ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”), for the property described as Lot One (1), in Block One (1) of Tonick Plaza, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, located at 10011 SE 15th Street, Midwest City, Oklahoma.**

Summers and Greg Schmetz addressed Council. After Council and Staff discussion, Favours made a motion to approve Ordinance 3584, seconded by Thompson. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favours and Dukes. Nay: None. Absent: Eads. Motion Carried.

3. **(PC-2199) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 7, Development Review Procedures, Sub-Section 7.1.1., Mandatory Pre-Application Conference for Plans and Applications; Sub-Section 7.1.6., Fees; Sub-Section 7.5.1., Site Plan Requirements; Sub-Section 7.5.6., Fees; Sub-Section 7.8., Special Exceptions; and Providing for Repealer and Severability.**

Summers and Lyon addressed Council. After Council and Staff discussion, Byrne made a motion to approve Ordinance 3583 the staff fee recommendations and reviewing fees again in 12 months, seconded by Favours. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favours and Dukes. Nay: None. Absent: Eads. Motion Carried.

4. **(PC-2197) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 5, Supplemental Regulations, Sub-Section 5.2.3., Fencing and Screening; Sub-Section 5.7.8., Steel Shipping Containers/Personal Storage Units; Sub-Section 5.9., Application for Establishment of Private or Quasi-Private Facility; Sub-Section 5.17.1., Carport Requirements; and repealing and placing Sub-Section 5.18., Residential Cluster Development Option into reserve; and providing for repealer and severability.**

Summers addressed Council. After Council and Staff discussion, Thompson made a motion to approve Ordinance 3581, seconded by Favours. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favours and Dukes. Nay: None. Absent: Eads. Motion Carried.

5. **(PC-2198) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 6, Development Review Bodies, Sub-Section 6.1.2, Final Authority for Deciding Applications and Appeals; Sub-Section 6.2.9., Role of Review and Recommendation to the City Council; Sub-Section 6.4.1., Responsibilities; Sub-Section 6.5.2., Purpose and Responsibilities; Sub-Section 6.6.1., Summary of Review Authority, and providing for repealer and severability.**

Summers addressed Council. Thompson made a motion to approve Ordinance 3582, seconded by Maxwell. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favours and Dukes. Nay: None. Absent: Eads. Motion Carried.

6. Discussion, consideration, and possible action of approving a Resolution of Necessity to acquire through condemnation proceedings 2813 and 2816 Parklawn Drive in Midwest City.

Lyon addressed Council. After Council and Staff discussions, Thompson made a motion to approve Resolution 2025-08, seconded by Favors. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

7. Discussion, consideration, and possible action of approving an OnRoad2 Program Memorandum of Agreement between the City of Midwest City/Midwest City Municipal Authority and the Oklahoma Department of Environmental Quality in the amount of \$1,585,048.80 to replace eligible diesel vehicles/engines to reduce nitrogen oxides (“NOx”).

Streets and Lyon addressed Council. After Staff and Council discussion, Maxwell made a motion to approve the agreement, seconded by Thompson. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

8. Discussion, consideration and possible action of accepting and approving the financial audit of the City of Midwest City for the year ending June 30, 2024.

Cromar, Jake Winkler with Alredge & Associates, and Lyon addressed Council. After Council and Staff discussion, Maxwell made a motion to accept and approve the audit, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

9. Discussion, consideration and possible action of approving a resolution amending Resolution 2008-08A by modifying the level of emergency reserves the General Fund shall be twenty percent (20%) and the Police fund, Fire fund, Welcome Center fund, Convention & Visitors Bureau fund, and Juvenile fund shall be 10% of its budgetary operating expenditures each fiscal year.

Cromar and Lyon addressed Council. After Council and Staff discussion, Maxwell made a motion to approve Resolution 2025-09, seconded by Bana. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

10. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, to de-annex a portion of Midwest City (Riverside Mobile Home Park) and to transfer ownership of water and sewer lines within the Mobile Home Park to the owner of said Park.

Maisch and Rick Rice addressed the Council. After Council and Staff discussion, Favors made a motion to approve Ordinance 3585, seconded by Bana. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

11. Discussion, consideration and possible action of approving a Resolution sunsetting certain Boards, Committees and Commissions of the City of Midwest City and set how future Boards, Committees and Commissions shall be created.

Maisch addressed Council. After Council and Staff discussion, Maxwell made a motion to approve Resolution 2025-10, seconded by Bana. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

12. Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 38 Subdivision Regulations, Article I, General Provisions, Section 38-42, Subsection 38-42.3, Adequate public facility requirements; providing for a repealer, and severability.

Bana made a motion to approve Ordinance 3586, seconded by Maxwell. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

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

FURTHER INFORMATION.

1. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for January 2025.
2. Review of the January 7, 2025 Planning Commission Meeting Minutes.
3. Monthly Residential and Commercial Building report for January 2025 Building Report.
4. (MP-00020) Status update regarding the Minor Plat application for Sooner Rose II 2nd Addition for the property described as all of Lot Two (2) in Block Two (2) of Sooner Rose II Addition, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof.
5. 2018 GO Bond Executive Summary
6. Review of the City Manager's Report for the month of January 2025.
7. Review of the January 14, 2025 Special Planning Commission Meeting Minutes.

At 7:36 PM Favors made a motion to recess, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried

At 8:16 PM Maxwell made a motion to reconvene, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

EXECUTIVE SESSION.

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

At 8:17 PM Favors made a motion to enter into Executive Session, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

At 8:53 PM Byrne made a motion to return to Open Session, seconded by Bana. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

Favors made a motion to authorize the City Manager to proceed as discussed, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

ADJOURNMENT.

There being no further business, Mayor Dukes adjourned the meeting at 8:53 PM.

ATTEST:

MATTHEW D DUKES II, Mayor

SARA HANCOCK, City Clerk



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

TO: Honorable Mayor and City Council

FROM: Tiatia Cromar, Finance Director

DATE: March 25, 2025

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Park & Recreation Fund, revenue/Charges for Services (20) \$25,000; expenditures/Communications (20) \$25,000. Reimbursed Projects Fund, expenditures/Neighborhood Services (15) \$15,000. Activity Fund, revenue/Miscellaneous (78) \$5,000; expenditures/Recreation (78) \$5,000.

The first supplement is needed to budget the revenue and expenditures for the airshow/aviator reception. The second supplement is needed to budget the increase in expenditures for the NIA Tutoring Program to complete FY 24-25. The third supplement is needed to budget the Keep Oklahoma Beautiful 2025 Tree Giveaway revenue and expenditures.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS

March 25, 2025

Fund PARK & RECREATION (123)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
20	Charges for Services	25,000			
20	Communications			25,000	
		25,000	0	25,000	0
Explanation:					
To budget the revenue and expenditures for the airshow/aviator reception.					

Fund REIMBURSED PROJECTS (016)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
15	Neighborhood Services			15,000	
		0	0	15,000	0
Explanation:					
To budget the increase in expenditures for the NIA Tutoring Program to complete FY 24-25. Funding to come from fund balance.					

Fund ACTIVITY FUND (115)		BUDGET AMENDMENT FORM Fiscal Year 2024-2025			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
78	Miscellaneous	5,000			
78	Recreation			5,000	
		5,000	0	5,000	0
Explanation:					
To budget the Keep Oklahoma Beautiful 2025 Tree Giveaway revenue and expenditures.					



**Public Works
Administration**
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

To: Honorable Mayor and Council

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

Date: March 25th, 2025

Subject: Discussion, consideration, and possible action of making a matter of record Permit No. WL000055240752 from the State Department of Environmental Quality for the CNP New West Elementary School Water Line Improvements, Midwest City, Oklahoma.

Enclosed is Permit No. WL000055240752 for the construction of 132 linear feet of eight (8) inch PVC potable water line and 2693 linear feet of twelve (12) inch PVC potable water line to serve CNP New West Elementary School Water Line Improvements, Midwest City, Oklahoma.

Patrick Menefee, P.E.,
City Engineer
Attachment

October 03, 2024

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

Re: Permit No. WL000055240752
CNP New West Elementary School
Facility No. 1020806

Dear Mr. Lyon:

Enclosed is Permit No. WL000055240752 for the construction of 132 linear feet of eight (8) inch PVC potable water line, 2,693 linear feet of twelve (12) inch PVC potable water line, and all appurtenances to serve the CNP New West Elementary School, Oklahoma County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by this Department on October 03, 2024. Any deviations from the approved plans and specifications affecting capacity, flow or operation of units must be approved, in writing, by the Department before changes are made.

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

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

Respectfully,



D. Adam Divine, P.E.
Construction Permit Section
Water Quality Division

AD/RC/md

Enclosure

c: Zachary McIntosh, Regional Manager, DEQ
OKLAHOMA CITY DEQ OFFICE
T. Alec Bass, PE, Wallace Design Collective

PERMIT No. WL000055240752

WATER LINES

FACILITY No. 1020806

PERMIT TO CONSTRUCT

October 03, 2024

Pursuant to O.S. 27A 2-6-304, the City of Midwest City is hereby granted this Tier I Permit to construct 132 linear feet of eight (8) inch PVC potable water line, 2,693 linear feet of twelve (12) inch PVC potable water line, and all appurtenances to serve the CNP New West Elementary School, located in NE 1/4 of NW 1/4 of Section 17, T-11-N, R-1-W, Oklahoma County, Oklahoma, in accordance with the plans approved October 03, 2024.

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

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

- 1) This water line provides adequate fire flow in accordance with the 2009 International Fire Code through the approved hydraulic analysis. The fire flow provided is 1,250 gpm.
- 2) That the recipient of the permit is responsible that the project receives supervision and inspection by competent and qualified personnel.
- 3) That construction of all phases of the project will be started within one year of the date of approval or the phases not under construction will be resubmitted for approval as a new project.
- 4) That no significant information necessary for a proper evaluation of the project has been omitted or no invalid information has been presented in applying for the permit.
- 5) That the Oklahoma Department of Environmental Quality shall be kept informed on occurrences which may affect the eventual performance of the works or that will unduly delay the progress of the project.
- 6) That wherever water and sewer lines are constructed with spacing of 10 feet or less, sanitary protection will be provided in accordance with Public Water Supply Construction Standards [OAC 252:626-19-2].
- 7) That before placing this facility into service, at least two samples of the water, taken on different days, shall be tested for bacteria to show that it is safe for drinking purposes.
- 8) That any deviations from approved plans or specifications affecting capacity, flow or operation of units must be approved by the Department before any such deviations are made in the construction of this project.

PERMIT No. WL000055240752

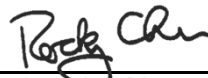
WATER LINES

FACILITY No. 1020806

PERMIT TO CONSTRUCT

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

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



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

AD



**Public Works
Administration**
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

To: Honorable Mayor and Council

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

Date: March 25th, 2025

Subject: Discussion, consideration, and possible action of making a matter of record Permit No. SL000055240894 from the State Department of Environmental Quality for the N.E. 23rd Street and Midwest Boulevard Sanitary Sewer Improvements, Midwest City, Oklahoma.

Enclosed is Permit No. SL000055240894 for the construction of 3273 linear feet of eight (8) inch PVC sanitary sewer line to serve N.E. 23rd Street and Midwest Boulevard, Midwest City, Oklahoma.

Patrick Menefee, P.E.,
City Engineer
Attachment

March 03, 2025

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

Re: Permit No. SL000055240894
Sewer Line Extension for N.E. 23rd St. & Midwest Blvd.
Facility No. S-20541

Dear Mr. Lyon:

Enclosed is Permit No. SL000055240894 for the construction of 3,273 linear feet of eight (8) inch PVC sanitary sewer line and all appurtenances to serve the Sewer Line Extension for N.E. 23rd St. & Midwest Blvd., Oklahoma County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by this Department on March 03, 2025. Any deviations from the approved plans and specifications affecting capacity, flow or operation of units must be approved, in writing, by the Department before changes are made.

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

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

Respectfully,



D. Adam Divine, P.E.
Construction Permit Section
Water Quality Division

AD/RC/md

Enclosure

c: Zachary McIntosh, Regional Manager, DEQ
OKLAHOMA CITY DEQ OFFICE
Timothy W. Johnson, P.E., Johnson & Associates, Inc.

PERMIT No. SL000055240894

SEWER LINES

FACILITY No. S-20541

PERMIT TO CONSTRUCT

March 03, 2025

Pursuant to O.S. 27A 2-6-304, the City of Midwest City is hereby granted this Tier I Permit to construct 3,273 linear feet of eight (8) inch PVC sanitary sewer line and all appurtenances to serve the Sewer Line Extension for N.E. 23rd St. & Midwest Blvd., located in NE 1/4 of Section 27, T-12-N, R-2-W, Oklahoma County, Oklahoma, in accordance with the plans approved March 03, 2025.

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

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

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

PERMIT No. SL000055240894


SEWER LINES

FACILITY No. S-20541

PERMIT TO CONSTRUCT

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

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



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

AD



Emergency Management
100 N. Midwest Blvd.
Midwest City, OK 73110
405.739.1386

To: Honorable Mayor and Council
From: Debra Wagner, Emergency Manager
Date: March 25, 2025

Subject: Discussion, consideration and possible action of approving a resolution between the City of Midwest City and Oklahoma County for the purpose of adopting a partnership for a Hazard Mitigation Plan where the City of Midwest City will accept the Plan developed by the County as outlined in Section 9 of the Oklahoma County Hazard Mitigation Plan 2024 Update.

Midwest City has received preliminary approval of a hazard mitigation plan from FEMA that will be good for a period of 5 years. In 2007, Midwest City, Oklahoma County, and several other jurisdictions within the county created the initial hazard mitigation plan and we are currently in our fourth adoption phase. The plan is very important to our community and includes input from several departments. The plan is also a required document in order to be eligible for mitigation funding during disasters.

A handwritten signature in black ink that reads "Debra Wagner".

Debra Wagner
Emergency Manager

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIDWEST CITY
AUTHORIZING THE ADOPTION OF THE
OKLAHOMA COUNTY
HAZARD MITIGATION PLAN – 2024 UPDATE

WHEREAS; Unincorporated Oklahoma County and its incorporated municipalities have exposure to natural hazards that increase the risk to life, property, environment and the economy; and

WHEREAS; pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, The Disaster Mitigation Act of 2000 (Public Law 106-390), established new requirements for pre and post disaster hazard mitigation programs and the Federal Emergency Management Agency (FEMA) requires local governments to have an “All-Hazards” Hazard Mitigation Plan, approved by FEMA and adopted by each participating jurisdiction, to remain eligible for funding from the Hazard Mitigation Grant Program and the Building Resilient Infrastructure and Communities (BRIC) program; and,

WHEREAS, the participating governments in the Oklahoma County Hazard Mitigation Plan have completed all steps in the development of an appropriate Plan; and,

NOW, THEREFORE, BE IT RESOLVED, WE, the City of Midwest City, by virtue of the authority vested in us do hereby:

- 1) Adopt in its entirety the 2024 Update of the County Hazard Mitigation Plan, as tentatively approved by FEMA (pending local adoption) on February 11, 2025.
- 2) Resolve to execute the actions identified in the Plan that pertain to this jurisdiction.
- 3) Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified.
- 4) Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdictional authority.
- 5) Will continue its support of the Mitigation Planning Committee as described within the Plan.
- 6) Will help to promote and support the mitigation successes of all participants in this Plan.
- 7) Will incorporate mitigation planning as an integral component of government and partner operations.
- 8) Will provide an update of the Plan in conjunction with the planning partnership no less than every five years.

PASSED AND ADOPTED on this 25th day of March 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor, City of Midwest City

ATTEST:

Clerk, City of Midwest City



FEMA

February 11, 2025

Michael D'Arcy, Resilience Division Manager
Oklahoma Department of Emergency Management
P.O. Box 53365
Oklahoma City, OK 73152-3365

RE: Approvable Pending Adoption of the Oklahoma County, Oklahoma Multi-Jurisdiction Hazard Mitigation Plan

Dear Mr. D'Arcy:

This office has concluded its review of the referenced plan, in conformance with the Final Rule on Mitigation Planning (44 CFR § 201.6). Formal approval of this plan is contingent upon the adoption by the participants on Enclosure A, as well as the receipt of the final draft of the plan containing all plan components.

Adopting resolutions must be submitted to this agency for review and approval no later than one year from the date of this letter. Failure to submit these resolutions in a timely manner could lead to a required update of the plan prior to FEMA approval.

Once this final requirement has been met, a letter of official approval will be generated. The Local Hazard Mitigation Planning Tool, with the reviewer's comments has been enclosed to further assist the jurisdictions in complying with planning requirements. If you have any questions, please contact Shanene Thomas, HM Community Planner, at (940) 898-5492.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald C. Wanhanen".

Ronald C. Wanhanen
Chief, Risk Analysis Branch

Enclosures: Participants

Participants

Attached is the list of participating local governments included in the February 11, 2025 review of the referenced Hazard Mitigation plan.

Community Name

- | |
|------------------------|
| 1) Arcadia town |
| 2) Bethany city |
| 3) Choctaw city |
| 4) Del City city |
| 5) Edmond city |
| 6) Forest Park town |
| 7) Harrah city |
| 8) Luther town |
| 9) Midwest City city |
| 10) Nichols Hills city |
| 11) Nicoma Park city |
| 12) Oklahoma County |
| 13) Spencer city |
| 14) The Village city |
| 15) Warr Acres city |



Oklahoma County Hazard Mitigation Plan 2024 Update

Jurisdictions include:

Oklahoma County
Town of Arcadia
City of Bethany
City of Choctaw
City of Del City

City of Edmond
Town of Forest Park
City of Harrah
Town of Luther
City of Midwest City

City of Nichols Hills
City of Nicoma Park
City of Spencer
City of The Village
City of Warr Acres



SECTION 1: INTRODUCTION

BACKGROUND

Organizations Involved in the Mitigation Planning Effort

The following jurisdictions within the County have participated in the planning process:

Table 1-1. Participating Jurisdictions

Participating Jurisdictions		
Oklahoma County	City of Edmond	City of Nichols Hills
Town of Arcadia	Town of Forest Park	City of Nicoma Park
City of Bethany	City of Harrah	City of Spencer
City of Choctaw	Town of Luther	City of The Village
City of Del City	City of Midwest City	City of Warr Acres

IMPLEMENTATION OF THE PLANNING PROCESS

Table 1-2 summarizes the requirements outlined in the DMA 2000 Interim Final Rule, CFR 201.6, FP206-21-0002 (Local Mitigation Planning Policy Guide) and where each of these requirements is addressed in this Plan.

Table 1-2. FEMA Local Mitigation Plan Review Tool

FEMA Local Mitigation Plan Review Tool	
Plan Criteria	Primary Location in Plan
Prerequisites	
Adoption by the Local Governing Body: §201.6(c)(5)	Section 2.0; Appendix B
Planning Process	
Documentation of the Planning Process: §201.6(b) and §201.6(c)(1)	Section 3.0
Risk Assessment	
Identifying Hazards: §201.6(c)(2)(i)	Sections 5.2 and 5.3
Profiling Hazards: §201.6(c)(2)(i)	Section 5.3
Assessing Vulnerability: Overview: §201.6(c)(2)(ii)	Section 5.3
Assessing Vulnerability: Identifying Structures: §201.6(c)(2)(ii)(A)	Sections 4.0
Assessing Vulnerability: Estimating Potential Losses: §201.6(c)(2)(ii)(B)	Section 5.3
Assessing Vulnerability: Analyzing Development Trends: §201.6(c)(2)(ii)(C)	Section 4.0 and 5.3
Mitigation Strategy	
Local Hazard Mitigation Goals: §201.6(c)(3)(i)	Sections 6.0 and 9
Identification and Analysis of Mitigation Actions: §201.6(c)(3)(ii)	Sections 6.0 and 9
Implementation of Mitigation Actions: §201.6(c)(3)(iii)	Sections 6.0 and 9
Plan Maintenance Process	



FEMA Local Mitigation Plan Review Tool	
Plan Criteria	Primary Location in Plan
Monitoring, Evaluating, and Updating the Plan: §201.6(c)(4)(i)	Section 7.0
Incorporation into Existing Planning Mechanisms: §201.6(c)(4)(ii)	Section 7.0
Continued Public Involvement: §201.6(c)(4)(iii)	Section 7.0

Draft



SECTION 2: PLAN ADOPTION

OVERVIEW

This section contains information regarding adoption of the Plan by Oklahoma County and each participating jurisdiction.

Plan Adoption by Local Governing Bodies

Adoption by the local governing bodies demonstrates the commitment of Oklahoma County and each participating jurisdiction to fulfill the mitigation goals and objectives outlined in the Plan. Adoption legitimizes the Plan and authorizes responsible agencies to execute their responsibilities. In order for the multi-jurisdictional plan to be approved, each jurisdiction included in the Plan must have its governing body adopt the Plan, even when a cross-jurisdiction agency has the authority to prepare such plans in the name of the respective jurisdictions.

Each participating jurisdiction will proceed with formal adoption proceedings when FEMA provides conditional approval of this Plan. Each participating jurisdiction understands that a conditional approval of the Plan will be provided for those municipalities that meet the planning requirements with the exception of the adoption requirement as stated above. Following adoption or formal action on the Plan, each participating jurisdiction must submit a copy of the resolution or other legal instrument showing formal adoption (acceptance) of the Plan to Oklahoma Department of Emergency Management (OEM). Each participating jurisdiction understands that FEMA will transmit acknowledgement of verification of formal plan adoption and the official approval of the Plan to the mitigation plan coordinator.

The resolutions issued to support adoption of the Plan by each jurisdiction are included below.



SECTION 3: PLANNING PROCESS

INTRODUCTION

This section includes a description of the planning process used to develop the Plan Update, including how it was prepared, who was involved in the process, and how the public was involved.

PLANNING PARTNERSHIP - ORGANIZATION AND ACTIVITY

Organization of Planning Partnership

The 2024 planning process was led by Oklahoma County Emergency Management, which has remained the key to the County hazard mitigation “management team” for overseeing plan implementation, review and updating. The Oklahoma County Emergency Management Resource Specialist serves as the primary hazard mitigation planner.

In December 2021, Oklahoma County Emergency Management began the formal process of updating the plan with development of a timeline, reviewing new FEMA HMP guidance, and noting sections of the plan needing update. Hazard occurrences were updated through mid-2023 and then after as events occurred. The incorporated municipalities within the County were invited to participate in the plan update process via email, and in multiple fire chiefs meetings. Formal open-meetings to invite stakeholders to interact with participating jurisdictions occurred on August 3 and 14, 2023. Thirteen (13) jurisdictions were represented during these initial meetings. Most jurisdictions held individual jurisdictional local support meetings to assist in finalizing the plan.

The Planning Committee consisted of representatives from the various Unincorporated County departments and agencies, and representatives from each of the participating municipalities. County Emergency Management led the meetings and was charged with helping the jurisdictions with the following:

- Represent their jurisdiction throughout the planning process
- Establish Plan revision goals
- Establish a timeline for completion of the Plan
- Ensure that the Plan meets the requirements of DMA 2000 and FEMA and OEM guidance
- Solicit and encourage the participation of regional agencies, a range of stakeholders, and citizens in the Plan development process
- Assist in gathering information for inclusion in the Plan, including the use of previously developed reports and data
- Organize and oversee the public involvement process
- Assist with updating of “Hazards of Concern”
- Review, confirm and update the hazard mitigation planning Goals and Objectives
- Assist with the review of a broad range of potential mitigation initiatives
- Identify, develop and reprioritize appropriate mitigation initiatives
- Update the jurisdictional annex for their jurisdiction
- Review, amend and approve all sections of the Plan
- Revise, adopt, and maintain the Plan



Table 3-1 identifies the Planning Committee and other county and municipal representatives that provided input to the Plan Update process. Points of contact for each jurisdiction are identified with an asterisk.

Table 3-1. County and Municipal Planning Partnership

Jurisdiction or Agency	Name, Title, Department
Unincorporated Oklahoma County	Stacy Trumbo, County Engineer, Oklahoma County Planning & Engineering Eric Brandt, County Planner, Oklahoma County Department of Planning David Barnes, Emergency Management Director, Oklahoma County Emergency Management Greg Whitworth, Oklahoma County Emergency Management* Cody Compton, Oklahoma County Highway District 1 Deputy to the Commissioner Charles Dodson, Oklahoma County Highway District 2 Deputy to the Commissioner Brian Jasper, Roads Superintendent, Oklahoma County Highway District 1 Ken Wallace, Roads Superintendent, Oklahoma County Highway District 2 Bill McClung, Roads Superintendent, Oklahoma County Highway District 3
Deer Creek Fire Protection District (NW Unincorporated OK County)	Cory Beagles, Fire Chief
Town of Arcadia	Robert Davis, Fire Chief & Emergency Manager (no longer with the Town)* Marcus Woodard, Town Trustee Felicia Bennett, Town Trustee David Franklin, Town Trustee
City of Bethany	Brian Murray, Fire Chief & Emergency Manager* Matthew Biswell, Deputy Fire Chief Brendan Summerville, Community Development Associate
City of Choctaw	Kerry Williams, Fire Chief & Emergency Manager* Allen (Jade) Riddle, Stormwater and Floodplain Management Specialist
City of Del City	Brandon Pursell, Fire Chief, Del City Fire Department (no longer with the City, now with Edmond EM) Kellie Wilbanks, Community Development Director* JD Hock, City Manager Brittany Parrott, Asst. City Manager Kraig Fryar, Deputy Public Works Director
City of Edmond	TJ Menzer, Emergency Management Resource Specialist (no longer with the City) Brook Pintens, Emergency Management Coordinator* Keith Beatty, Senior Stormwater Engineer
Town of Forest Park	Wesley "Chuck" Blair, Fire Chief/Emergency Manager* (Forest Park-Spencer combined FD)
City of Harrah	Levi Dean, Fire Chief & Emergency Manager* Matthew Mears, City Manager Gary Bolling, City Planner



Jurisdiction or Agency	Name, Title, Department
Town of Luther	Terry Arps, Mayor Joseph Figueroa, Fire Chief & Emergency Manager* Johnny Leafy, Police Chief Scherrie Pidcock, Town Manager/Floodplain Administrator
City of Midwest City	Debi Wagner, Emergency Manager* Patrick Menefee, City Engineer, NFIP Floodplain Administrator Petya Stefanoff, Comprehensive Planner Bert Norton, Fire Chief (now retired)
City of Nichols Hills	Kevin Boydston, Fire Chief & Emergency Manager* Randy Lawrence, Director of Public Works Dennis Albert, Asst. Director of Public Works Dillion Thompson, Building Inspector & Floodplain Manager Michael Taylor, Asst. City Manager (now retired)
City of Nicoma Park	Eric Flowers, Fire Chief/Emergency Manager/Floodplain Manager*
City of Spencer	Dale Griffith, Fire Chief* Wesley "Chuck" Blair, Spencer Emergency Manager (Forest Park-Spencer combined FD)
City of The Village	Brent Hodges, Emergency Manager* Ken Nelson, Inspector, Building and Code Enforcement
City of Warr Acres	Stephen Coy, Fire Chief & Emergency Manager* Roger Godwin, Mayor Marc Long, City Planner Mike Turman, Public Works Director, NFIP Floodplain Administrator

Notes: * Denotes Point of Contact for each jurisdiction. Various other regional, county and local agencies, departments, stakeholders and the public have participated in and contributed to the development of this Plan, as identified later in this Section.

To help facilitate the plan update process, Oklahoma County worked internally with:

- Developing a plan update strategy and schedule
- Assisting with the development and implementation of public and stakeholder outreach
- Data collection
- Facilitation and attendance at meetings (planning committee, stakeholder, public and other)
- Updating the hazards of concern, hazard profiling and risk assessment
- Reviewing and updating the mitigation planning goals and objectives
- Assistance with the screening of mitigation actions and the identification of appropriate actions
- Assistance with the prioritization of mitigation actions
- Authoring of the Plan update documents

Planning Partnership Activities:

Municipal participation in the plan update process included the following activities:



Just a few weeks prior to the public planning committee meetings and subsequent individual jurisdiction meetings, all municipalities were provided with electronic copies of the 2019 Plan via email. During the meetings, all municipalities were provided with worksheets (electronic or paper) to facilitate municipal input on hazard events and losses since the 2019 Plan. The meetings and documentation covered review of the goals and objectives, local capability assessment, identification of new hazard areas and specific vulnerabilities in their community, incorporation of existing plans and documents, and updating past, ongoing and potential mitigation activities.

Implementation and ongoing maintenance will continue to be a function of the Planning Committee, with most plan maintenance conducted by County Emergency Management. The Planning Committee will review the Plan and accept public comment as part of the five-year mitigation plan update. Periodic review will be conducted at monthly fire chiefs meetings which are widely attended by fire and occasionally other jurisdictional representatives (technological schools, EMS providers, police, sheriff's office, and neighboring jurisdiction fire departments).

Table 3-2 presents a summary of the planning partnership efforts implemented during the development process for this Plan, as well as key milestones in the Plan's development. The persons listed above attended for each jurisdiction.

Table 3-2. Summary of Planning Partnership Activities and Project Milestones

Date	Description of Activity	Participants
December 2021	Oklahoma County Emergency Management begins the plan update process by identifying sections of the plan needing revision and gathering updated maps.	Greg Whitworth, OK County Emergency Management
April 2022	Review of new FEMA planning guidance effective April 2023.	Greg Whitworth, OK County Emergency Management
September 2022	Updates to all local hazard history to current date.	Greg Whitworth, OK County Emergency Management
March – June 2023	Oklahoma County Planning provides updated maps for the plan with several revisions.	Scott March, Oklahoma County Planning, GIS
June 2023	Emergency Management administrative assistant reviews the plan for outdated information and provides additional mapping updates.	Miranda Fryer, Oklahoma County Emergency Management
July 2023	County EM provides each jurisdiction a copy of their annex with detailed forms, a link to the plan and invites municipalities to participate in the plan update process.	OK Planning Department; all incorporated municipalities in the plan
July 19, 2023	A poll was sent asking their availability for hazard mitigation introductory public meetings.	Plan participants (including floodplain managers, public works, emergency managers, fire chiefs, city managers, councilpersons)
July 26, 2023	Public meeting notice and signage sent to local jurisdictions; meeting dates set via email. The meetings were held at the Association of Central OK Governments, located adjacent to a socially vulnerable underserved area just north of the Capitol. A link to the planning meetings date/location was posted on the front page of the Oklahoma County website.	Notice sent to plan participants (including floodplain managers, public works, emergency managers, fire chiefs, city managers, councilpersons), neighboring jurisdictions, businesses, academia, non-profits, agencies working with underserved and socially vulnerable persons, Additional details are below.
August 3, 2023	First public meeting held. 28 in attendance. The presentation discussed the definition of hazard mitigation, who should participate, what hazards are in the plan, contents of the plan and annex, what actions are fundable, actions vs. preparedness, sources of funding, what sections need updating, how to format an action item, and new planning requirements for 2023.	Oklahoma County – Commissioner Deputy, Floodplain Administrator/Planner, four (4) EM staff Arcadia – Three (2) Councilpersons, (1) Councilperson/Floodplain Manager Del City – Fire Chief/EM, Two (2) City Planners/Floodplain Administrator Forest Park – Fire Chief/EM



Date	Description of Activity	Participants
		Luther – Fire Chief/EM Nichols Hills – Fire Chief/EM, City Manager, Project Inspector, Building Inspector Nicoma Park – Fire Chief/EM, Public Works Director Midwest City – EM, City Engineer/Floodplain Administrator, Comprehensive Planner Spencer - EM The Village – EM Warr Acres – Fire Chief/EM Neighbors - Oklahoma City Public Schools EM, Canadian County EM Non-Profit - Catholic Charities which assists socially vulnerable and underserved populations.
August-December 2023	Acceptance of local jurisdiction annexes for review. These jurisdictions revised their annexes and submitted through their primary planning committee member listed to the right. Oklahoma County reviewed each annex and worked with the jurisdictions through emails and phone calls to obtain any incomplete information.	Jurisdictions and positions listed above in Table 3-1.
August 8, 2023	Local planning meeting with the Town of Luther.	Luther – Mayor, Police Chief, Fire Chief/EM, Town Manager/Floodplain Manager Oklahoma County – EM Mitigation Planner
August 14, 2023	Second public meeting held. 30 in attendance. The presentation discussed the definition of hazard mitigation, who should participate, portions of the plan that require update, hazards in the plan, priorities for mitigation and changing hazards, project challenges (STAPLEE), changes to the plan and annexes for 2023, how disasters create HM funding and how to apply for HM grants.	Oklahoma County – Floodplain Administrator/Planner, Highway District 2 Superintendent, four (4) EM staff, Unincorporated Deer Creek Fire Chief, Deer Creek Fire Admin. Bethany – Fire Chief/EM, Director of Planning & Community Development Choctaw – Fire Chief/EM, Asst. Fire Chief, Stormwater & Floodplain Admin, Development Services Del City – Fire Chief/EM, City Planner/Floodplain Admin. Luther – Mayor, Town Manager/Floodplain Admin, Fire Chief/EM Nichols Hills – Fire Chief/EM, City Manager Nicoma Park – Fire/EM, Public Works Director Midwest City – Comprehensive Planner The Village – City Inspector Neighbors – OKC Fire Liaison/EM, OKC EM Training & Exercise Coord., Moore EM, OK State Forestry Services Hazard Mitigation Planner, OK State Forestry Services Wildfire Mitigation Planner
September 20, 2023	Local planning meeting with the City of Nichols Hills	Nichols Hills – Fire Chief/EM, Floodplain Manager (via phone) Oklahoma County – EM Mitigation Planner
September 25, 2023	Local planning meeting with the City of Bethany.	Bethany – Fire Chief/EM, Deputy Fire Chief, Community Development Associate Oklahoma County – EM Mitigation Planner
November 1, 2023	Local planning meeting with the City of The Village	The Village – EM, Floodplain Manager Oklahoma County – EM Mitigation Planner
November 15, 2023	Local planning meeting with the City of Del City	Del City – City Manager, Assistant City Manager, Fire Chief/EM, Community Development Director, Deputy Public Works Director Oklahoma County – EM Mitigation Planner
November 30, 2023	Virtual local planning meeting with the City of Edmond. Edmond to follow up with various departments to provide input.	Edmond – EM Resource Specialist, Senior Stormwater Engineer Oklahoma County – EM Mitigation Planner
January 10, 2024	Local planning meeting with the Town of Forest Park	Forest Park – Fire Chief/EM Oklahoma County – EM Mitigation Planner, Deputy Director



Date	Description of Activity	Participants
February 1, 2024	Local planning meeting with the Town of Forest Park	Forest Park – Fire Chief/EM
February 13, 2024	Local planning meeting with the Town of Spencer	Spencer – Fire Chief, EM
March 12, 2024	Local planning meeting with the Town of Arcadia	Arcadia – Fire Chief/EM Oklahoma County – EM Mitigation Planner, EM Deputy Director
April 23, 2024	Local planning meeting with the City of Harrah	Harrah – Fire Chief/EM, City Manager, City Planner Oklahoma County – EM Mitigation Planner
April 29, 2024	Local planning meeting with the Town of Nicoma Park	Nicoma Park – Fire Chief/EM/Floodplain Manager Oklahoma County – EM Mitigation Planner, EM Deputy Director
May 16, 2024	Hazard Mitigation presentation to the Oklahoma County LEPC.	Edmond – EM Director, EM Deputy Director, ME Resource Specialist, EM Admin Assistant Midwest City – Fire Marshal/Building Code Professional, EM Director Oklahoma County – EM Director, EM Mitigation Planner, EM Project Specialist, EM Admin. Assistant, City of OKC – EM Deputy Director, EM Fire Liaison, Asst. Environmental Protection Supervisor, 2 Environmental Technicians Tinker AFB – EM Director, 2 EM Specialists EMSA – Regional Medical Response Coordinator, Asst. Coordinator Inframark – Business/Industry Rep Oakwood Springs Hospital – Business/Industry Rep Energy Transfer Partners – Business/Industry Rep OKC-County Health Dept – Emergency Preparedness and Response Administrator
June 18, 2024	Local planning meeting with unincorporated Oklahoma County representatives.	Oklahoma County – Floodplain Administrator/Planner, Highway District 1 Deputy, Highway District 2 Deputy, Highway District 1 Superintendent, Highway District 2 Superintendent, three (3) EM staff, Highway District 3 provided input via email

STAKEHOLDER OUTREACH AND INVOLVEMENT

Efforts were made throughout the plan update process to assure broad regional, county and local representation and participation. Stakeholder outreach was performed early on, and continually throughout, the planning process. A few stakeholders and neighboring jurisdictions attended planning committee meetings, or were engaged through existing meetings and forums of stakeholder groups.

The following is list of the various stakeholders that were invited to participate in the development of this Plan, along with a summary of how these stakeholders participated and contributed to the Plan. Invitations were sent via email.

FEMA Region VI: provided plan update guidance through OEM; indirectly provided local NFIP data; provided regulatory review and ultimately approval of the plan update documents.

Oklahoma Water Resources Board: provided flood loss NFIP data obtained from FEMA.



Oklahoma State Emergency Management: OEM mitigation planners provided plan update guidance; provided review and comment on the draft plan documents.

Oklahoma County Planning Department: provided county and local data and information including maps, future and ongoing project information, assisted with the update of county-level mitigation strategies, and reviewed draft and final plan sections. Planner Eric Brandt provided input. Scott March, GIS coordinator, provided new mapping.

Oklahoma County Emergency Management: managed and facilitated the plan update process, provided county and local data and information, assisted with the update of county-level mitigation strategies, reviewed and edited draft and final plan sections. The County EOP was re-written concurrently with the last plan update, and the hazards were re-reviewed for incorporation of data into each plan. Emergency Management Director David Barnes, and Resource Specialist Greg Whitworth were responsible for this effort.

Oklahoma County Engineering: through the Planning Department, provided County and local data and information. Stacy Trumbo, County Engineer, provided information to the Planning Department for the update of county-level mitigation strategies.

County Highway Districts: provided input to the plan update process via meetings held with Emergency Management, including information on vulnerable infrastructure and potential mitigation projects. Brian Jasper, District 1 Superintendent; Ken Wallace, District 2 Superintendent; and Bill McClung, District 3 Superintendent assisted with this process.

Oklahoma County Board of County Commissioners: The three County commissioners were invited to participate in the planning process, and have been notified of all formal meetings conducted as part of the plan update process. Deputy Commissioners from Highway Districts 1 & 2 attended the county annex planning meeting. The county commissioners have been variously involved in the process through outreach by the Planning Department, with respect to specific vulnerable areas and potential mitigation projects considered during the planning cycle. Our County Commissioners are Carrie Blumert (District 1), Brian Maughan (District 2), and Myles Davidson (District 3).

Eastern Oklahoma County Fire Chiefs: Updates on the planning process were presented at regular meetings of this group by OK County Emergency Management, encouraging local participation and input to the plan update. Most of the participating municipalities have had direct input from their local fire departments and fire chiefs among other key leaders. This group covers a wide geographic base, well outside of the County limits. Many of the Chiefs serve as the local jurisdiction Emergency Manager and are contact points for the plan listed in the annexes contained herein.

Oklahoma City Metro Fire Chiefs (Metro Chiefs): The project was presented at meetings of this group by OK County Emergency Management, encouraging local participation and input to the plan update process.

Deer Creek Fire Protection District: The fire chief provided project ideas for unincorporated northwest Oklahoma County.

United States Army Corps of Engineers: provided information during the original floodplain management planning effort. The Corps provided flood inundation mapping included in this plan.

In addition to the named parties above, the following entities were invited to attend the public meetings and be part of the planning process.



Neighboring Communities:

- City of OKC EM (attended), City of Yukon Floodplain Admin, City of Piedmont Floodplain Admin, Blaine County EM, Kingfisher County EM, Logan County EM, Canadian County EM (attended) and Floodplain Admin, Lincoln County EM, McClain County EM, Pottawatomie County EM, City of Norman EM, City of Moore EM (attended), Oklahoma City-County Health Department

Local and Regional Agencies Involved in Hazard Mitigation:

- Oklahoma Water Resources Board, Oklahoma Department of Agriculture and Forestry (attended), National Weather Service Norman, All of the communities named above including their floodplain administrators and city administrators

Agencies that have the authority to regulate development:

- Association of Central Oklahoma Governments, Oklahoma Turnpike Authority

Business, Academia and Non-Government organizations:

- OKC Public Schools EM (attended), University of Oklahoma, Devon Energy, Oklahoma County LEPC (Anheuser-Busch, Innospec Inc, Inframark, Energy Transfer, OSU Fire Service, Univar Solutions, Southern Star, EnerCon, Kratos Defense, Boomer Environmental, OKC MetroTech, Nortek, United Engines, Atlantic Aviation, Dolese, Phillips 66, Ben E. Keith Foods, others)

Private and non-profit organizations:

- Catholic Charities (attended), American Red Cross, United Way

PUBLIC OUTREACH AND PARTICIPATION

In order to facilitate coordination and communication between the Planning Committee and citizens, various methods of public outreach were conducted to inform the public of the Plan and encourage participation in the planning process. The following public outreach efforts were made during this plan update process:

- Notice was posted to the jurisdictions and on the front of the Oklahoma County website prior to the two major Hazard Mitigation meetings. Given the widespread availability of mobile phones including to underserved and impoverished communities, this method of notification was used to notify the public of the meeting. According to the National Center for Education Statistics, 80.5% of households living in poverty with a child age 3-18 in Oklahoma have a desktop, laptop, tablet or other portable wireless device in the home. Over 98% of Oklahomans have a computer or smartphone (NCES, 2021).
- All jurisdictions and stakeholders were emailed on July 26, 2023 with the dates of the group meetings.
- The plan's hazards and mitigation planning concepts were presented at a quarterly meeting of Oklahoma County Emergency Management volunteers on March 15, 2022. A reminder notice of this quarterly meeting was emailed on March 9th. These citizens have varying levels of knowledge of Emergency Management. The process helped them understand Hazard Mitigation planning and the need for improved resiliency. A survey was completed by most of the volunteers indicating which hazards impact their community. A few offered mitigation project concepts. These concepts were reviewed during the jurisdictional annex updates.
- The 2019 plan, a draft of the new plan and ultimately final versions of the Plan have been posted to the County public website for public review and comment. No relevant planning suggestions been



obtained from the posting, despite a banner having been displayed for several weeks on the front page of the county website.

- Unincorporated Oklahoma County and all participating jurisdictions have identified continued public outreach as a high priority mitigation initiative (see Section 9.1). The COVID-19 pandemic greatly reduced outreach efforts. Normally, the County attends various public events during the year which are opportunities to gather ongoing input. The Emergency Management staff and volunteers usually host a display booth at the National Weather Festival each fall and talk about weather hazards. This resumed in 2022. A typical event attracts more than 700 persons to the display booth, where they are engaged with information about mitigation, resiliency and preparedness for weather hazards. Among the attendees are vulnerable populations, functional needs persons and some bi-lingual speakers.
- Underserved communities and vulnerable populations are represented by the various non-profits and health departments invited to the planning meetings, with some attendance by organization representatives as detailed in Table 3-2.

INTEGRATION/COORDINATION WITH EXISTING PLANS AND PROGRAMS

Each jurisdictional annex includes a Capability Assessment subsection which provides a summary and description of the existing plans, programs and regulatory mechanisms in Oklahoma County that support hazard mitigation. This section documents how these existing plans and programs have been integrated into this updated plan, and how this plan will continue to promote and effect that coordination.

The integration of existing data, plans and programs is further documented in the “Data and Methodology” sections of the hazard profiles (Section 5).

National Flood Insurance Program (NFIP)

Table 3-3 identifies the local NFIP Floodplain Administrators for the participating municipalities during this plan update process. These persons are responsible for implementation and enforcement of local floodplain management regulations to regulate and permit development in Special Flood Hazard Areas (SFHAs) and implement the addressed commitments and requirements of the NFIP. Several floodplain administrators have been involved in this planning process, at minimum providing specific flood-related information and mitigation initiatives, as well as providing review and input on the planning documents.

Community Rating System (CRS)

CRS is a voluntary program designed to reward participating jurisdictions for their efforts to create more disaster-resistant communities using the principles of sustainable development and management. Of the communities participating in this Plan, currently only the City of Edmond (CRS Class 6) and the City of Del City (also class 6) participate in CRS; a few of the municipalities have included a mitigation initiative to join the CRS program.

Table 3-3. Municipal Floodplain Administrators (2023)

Jurisdiction	Name	Title
Town of Arcadia	David Franklin	Floodplain Administrator
City of Bethany	Steve Manek	City Engineer
City of Choctaw	Jade Riddle	City Building Official by Code
City of Del City	Kellie Wilbanks	Designated by City Manager (currently Community Services Director and City Planner)
City of Edmond	Keith Beatty	Senior Stormwater Engineer
Town of Forest Park	Delton Brown	Floodplain Administrator



Jurisdiction	Name	Title
City of Harrah	Rodney Sheets	Code Enforcement / Building Inspector
Town of Luther	Scherrie Pidcock	Town Manager
City of Midwest City	Patrick Menefee	City Engineer
City of Nichols Hills	Dillion Thompson	Code Enforcement Officer
City of Nicoma Park	Eric Flowers	Fire Chief Emergency Manager Floodplain Administrator City Building Official per city code
Oklahoma County	Erik Brandt	County Planner
City of Spencer	Takisha Jacobs	Code Enforcement Officer
City of The Village	Ken Nelson	Building Inspector
City of Warr Acres	Michael Turman	Public Works Director

Source: As identified by municipalities, or within their municipal code

Floodplain Management Plans and Other Flood Studies

Flood studies and other floodplain management planning efforts have been ongoing in the planning area. In June 2017, the City of Edmond hosted a Discovery Meeting for the Deep Fork Watershed RiskMAP program. The FEMA Discovery Report of June 26, 2017 was reviewed for the previous version of this plan. Areas of high average annualized loss associated with the Deep Fork Watershed are located in Edmond and Luther. New preliminary flood maps for the Edmond area (including Arcadia and parts of north-central unincorporated Oklahoma County) were published in June 2023 and are available on the FEMA Flood Map Changes website.

Each jurisdiction has adopted minimum floodplain management criteria via local regulation. Citations are included in each jurisdiction's annex toward the end of the plan. Implementation and enforcement of local floodplain management regulations is handled by the Floodplain Administrator for each jurisdiction, identified in table 3-3. This designee addresses the commitments and requirements of the NFIP. In the annexes are descriptions of how each participant implements the substantial improvement/substantial damage provision of the floodplain management regulations after an event, adoption of the most recent Flood Insurance Rate Map (FIRM).

Comprehensive / Master Planning

Information from the County Comprehensive Plan and available local comprehensive plans were incorporated into the regional profile (Section 4), hazard profiles (Section 5), and used to develop the updated vulnerability assessments (Section 5).

INTEGRATION OF EXISTING DATA AND PLANS INTO MITIGATION PLAN

The mitigation plan integrates local and federal data as discussed below.

Local Data

The Planning Committee reviewed and incorporated existing data and plans to support the mitigation plan. A number of electronic and hard copy documents were made available to support the planning process. These documents are too numerous to list below; therefore, a summary is provided. References



are provided through the plan. Additional documents are listed in the annexes, Section 9 of this document.

- Oklahoma County Geographic Information System (GIS) data
- Documentation of past mitigation actions and grant applications
- Historic maps
- Oklahoma County Comprehensive, and Emergency Management Plans

Cross-referencing this Plan when such documents are updated will need to occur and has been included in the jurisdictional annexes in Section 9.

Federal and State Data

Federal and State data was collected and used throughout the mitigation process including:

- US Census data
- Data from the National Weather Service
- Data from the Oklahoma Climatological Survey
- Data from the Oklahoma Geological Survey
- Data from the US Geological Survey (USGS)
- Data from the Natural Resource Conservation Service (NRCS)
- Data from FEMA
- Public laws and other programs such as the NFIP were examined to complete this Plan.

CONTINUED PUBLIC AND STAKEHOLDER INVOLVEMENT

Oklahoma County and the mitigation planning partnership are committed to the continued involvement of the public, as detailed in Section 7, “Plan Implementation, Maintenance and Update Procedures”. This detailed public involvement plan includes the following elements:

The Oklahoma County mitigation planning partnership has identified continued public outreach as a high priority mitigation initiative (see Section 9.1), with various projects listed. Additional outreach will be through the County website and jurisdictional websites.

The plan will continue to be posted on County website
(<https://www.oklahomacounty.org/departments/emergency-management>)

A printed copy of the Plan shall be made available for review during normal business hours at the following location:

Oklahoma County Emergency Management
Oklahoma County Annex Building
320 Robert S. Kerr Avenue, Suite 101
Oklahoma City, OK 73102-3441

Municipal supervisors/mayors or clerks and the Oklahoma County HMP Coordinator will be responsible for receiving, tracking, and filing public comments regarding this HMP. Contact information for the County and all participating municipalities is included in the Point of Contact information in the jurisdictional annexes in Section 9 of this Plan.



The Oklahoma County Hazard Mitigation Planning Coordinator is responsible for collecting and maintaining public comment and input, as provided through the municipal mitigation planning representatives.

COMPLETION OF THE PLANNING PROCESS

All participating municipalities in the County completed the planning and annex-preparation process. Completed jurisdictional annexes are presented in Section 9.

DRAFT



SECTION 4: REGIONAL PROFILE

This section offers a profile of the study area, detailing its economic, structural, and population assets at risk, and highlighting specific concerns related to the hazards analyzed later in this plan (such as areas prone to flooding or regions with a high percentage of vulnerable individuals). The profile includes general information about the Planning Area, including its physical setting, population and demographics, building stock, and land use and population trends, within the Oklahoma County Planning Area.

Location

Oklahoma County is located in the center of the State, encompassing about 720 square miles. Oklahoma City is the county seat, as well as the state capital (Figure 4-1, next page).

Government and Political Subdivisions

There are 20 cities and towns located in Oklahoma County, as well as unincorporated Oklahoma County. Oklahoma County has a constitutional form of government composed of eight elected officials. There are three County Commissioners forming the Board of County Commissioners. Other officials are the County Assessor, County Clerk, Court Clerk, Sheriff, and County Treasurer.

Oklahoma County is divided into three districts: District 1, District 2, and District 3. Of the 720 total square miles in Oklahoma County, 578 square miles are located within incorporated cities and 142 square miles are unincorporated. There are scattered unincorporated areas within the three County Districts, that is, relatively small parcels surrounded by incorporated lands.

Geographically speaking, the unincorporated areas of Oklahoma County can be separated into three areas that will be used throughout this document: 1) Northeast Oklahoma County is primarily composed of District 3 with District 1 having a small section of the east-central unincorporated county, 2) Southeast Oklahoma County area is primarily composed of District 2, 3) Northwest Oklahoma County is primarily composed of District 3.

Physical Setting

This section presents the physical setting of the Oklahoma County Planning Area, including: hydrography and hydrology, topography and geology, climate, and land use/land cover.

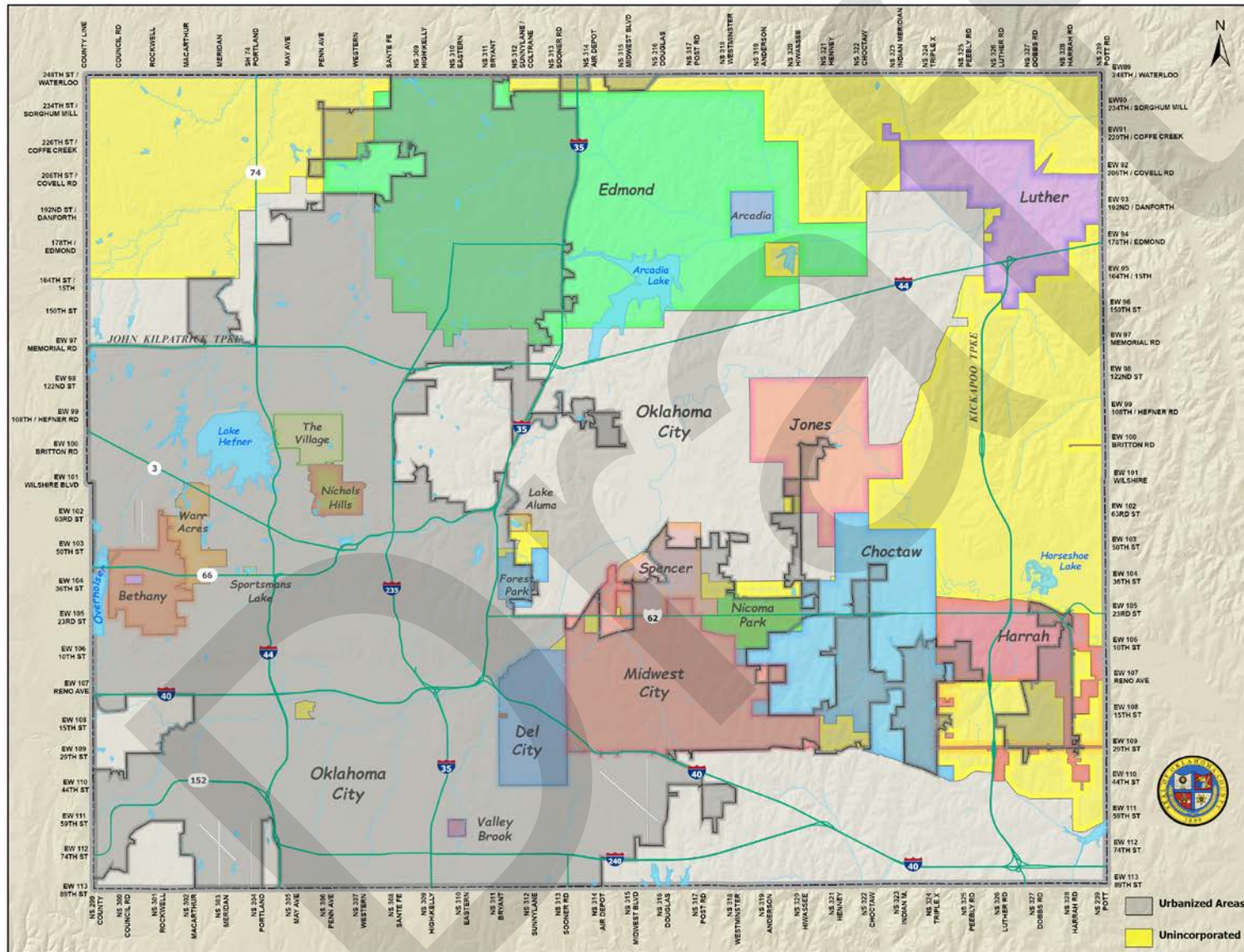
Hydrography and Hydrology

Creeks, rivers, riparian and floodplain areas are prevalent throughout the unincorporated areas of Oklahoma County (see Figure 4-2) (OK COUNTY CP, 2007). The major stream systems include Deer Creek, Deep Fork, Coffee Creek, Crutcho Creek, Cherry Creek, and Soldier Creek, which are all small tributaries to the Canadian and Cimarron Rivers (OK COUNTY HMP, 2006).

There are three major lakes: Overholser, Hefner, and Arcadia. Lake Overholser is located in Central Oklahoma along the Canadian County/Oklahoma County line. Arcadia Lake is located on the Deep Fork River in the eastern city limits of the City of Edmond with Highway 66 on the north, Post Road on the east, I-35 on the west and Memorial Road on the south. Lake Hefner is located in northwest Oklahoma City with Hefner Parkway (Hwy 74) on the east, Wilshire Blvd. on the south, MacArthur Blvd. on the west and Hefner Road (108th St) on the north.



Figure 4-1. Oklahoma County, Oklahoma with urbanized and unincorporated areas (Source: Oklahoma County Planning, 2023)



Topography

The topography of Oklahoma County is a mixture of low rolling hills and level plains. Elevations range from approximately 1,100 to 1,300 feet above the National Geodetic Vertical Datum of 1929 (NGVD). Slopes range from 1 percent on the uplands to 12 percent near streams.

The topography of the county is generally divided by I-35 running North and South through the center of the county. West of I-35, the topography is basically flat with trees, and mostly urban. East of I-35, the topography consists of rolling hills, wooded areas and pasture lands (OK COUNTY HMP, 2006).

Geology

Oklahoma County has predominately clay and sandy loam soils (Soil Survey of OK County, NRCS). The presence of clay in these soils results in expansive soil conditions being common in the western part of the County.

Climate

Oklahoma County's climate is variable with pronounced, but gradual, seasonal changes. Spring and fall seasons are mild with warm, humid days and cool nights, but summers are long and hot, and winters are usually mild and short. Snowfall is typically light in winter months. The average length of the growing season is 213 days.

Temperatures range from below freezing in winter to more than 100 degrees Fahrenheit in the summer. Average daily maximum temperatures vary from 49 degrees Fahrenheit in January to 93 degrees Fahrenheit in July and August, while daily minimum temperatures average 27 degrees Fahrenheit in January and 70 degrees Fahrenheit in July and August. In some years, more than 13 consecutive days of temperatures higher than 100 degrees Fahrenheit have been recorded in July and August. Winter temperatures below freezing occur an average of 72 days, with the temperature dropping below 0 degree Fahrenheit averaging a couple of times per decade. Wind is out of the south or south-southeast nearly a third of the year (OK Climate Survey, 2023).

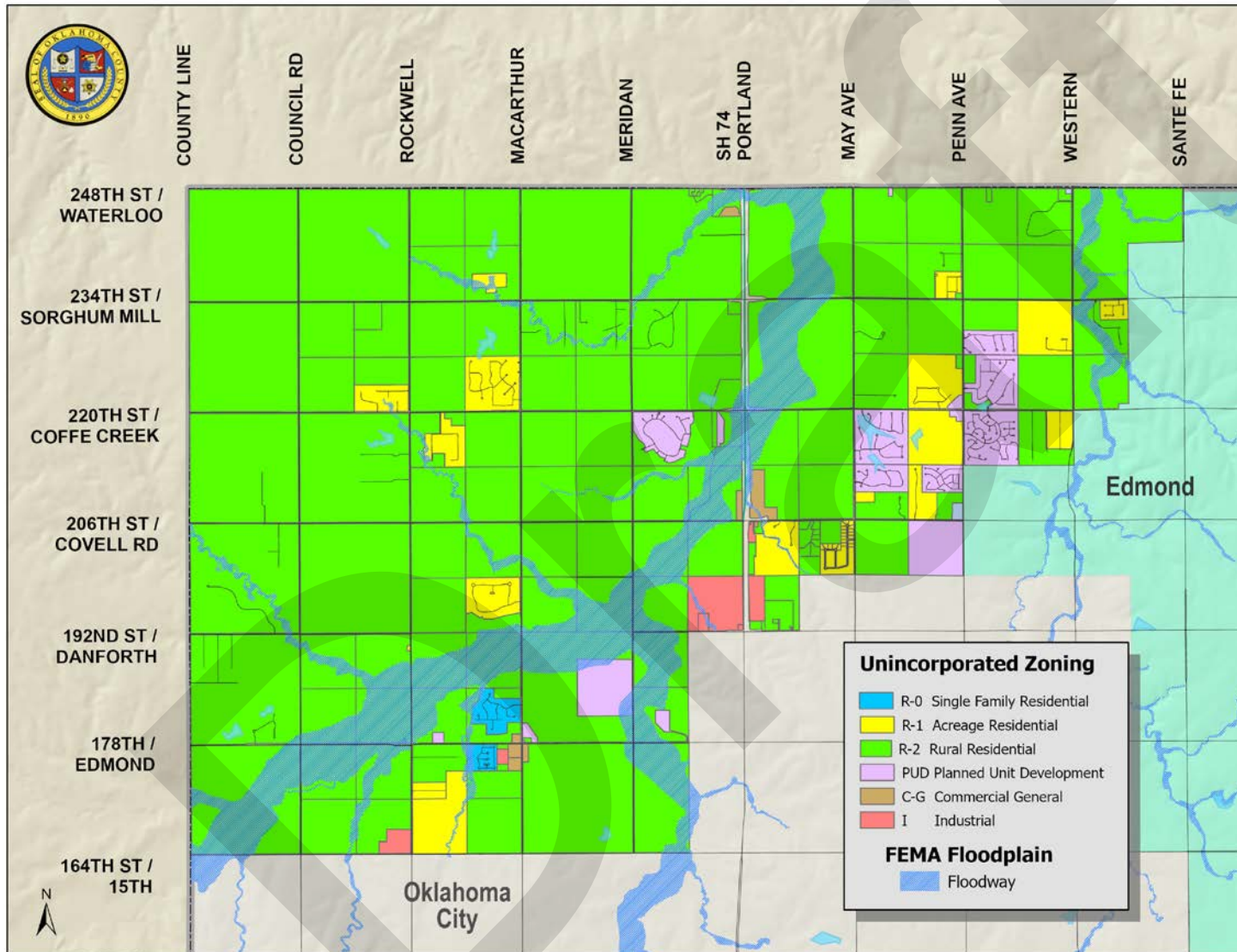
The average annual precipitation is 36 inches with accumulations varying throughout the year. Winter is the driest season, receiving 12 percent of the total annual precipitation, with an average of 1.8 inches of snow each month from December through February. Spring into early summer season is the wettest time of year, with March through June receiving 47 percent of the annual precipitation. After a typically dry and hot summer, fall is the second wet season, averaging 24 percent of annual precipitation (NWS NOWData, 1991-2020). Locally intense and scattered thunderstorms are the source of precipitation in the spring, summer and fall, which sometimes results in extensive flooding.

Land Use and Land Cover

Oklahoma County currently has a land area of approximately 720 square miles, with approximately 142 square miles located in the unincorporated area. Historically, the land use in the majority of the unincorporated areas of Oklahoma County has been agricultural. Although the trend in recent years has been toward residential development, currently over 131 square miles remain zoned for agricultural uses (OK COUNTY CP, 2018). Refer to Figures 4-3 through 4-6 for land use in the unincorporated areas of Oklahoma County and Figure 4-7 for urbanized areas in the County. Details on changes in land use are located in the Wildfire section of this plan, Section 5.3.9.



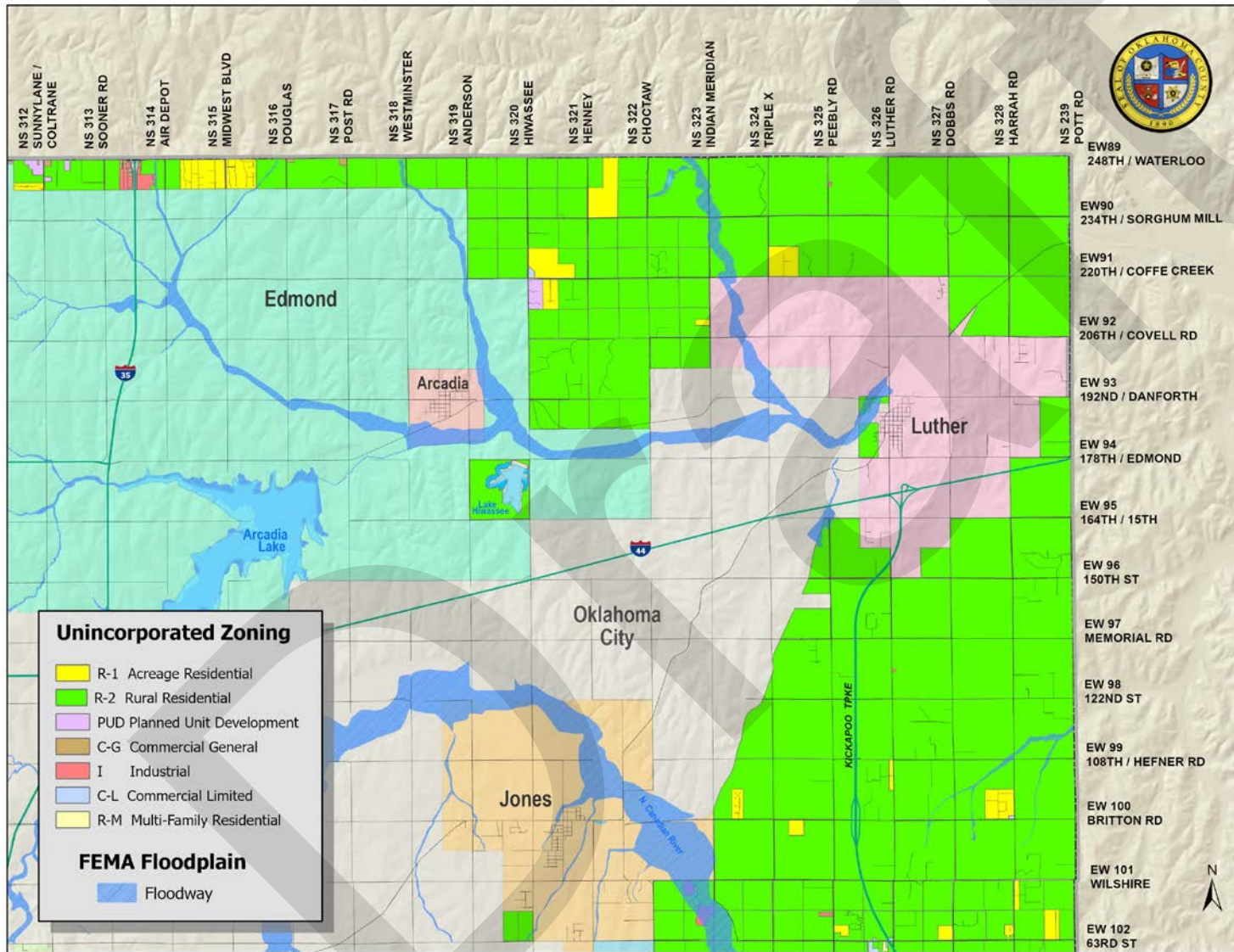
Figure 4-3. Northwest Oklahoma County Current Land Use Map



Source: Oklahoma County, 2023



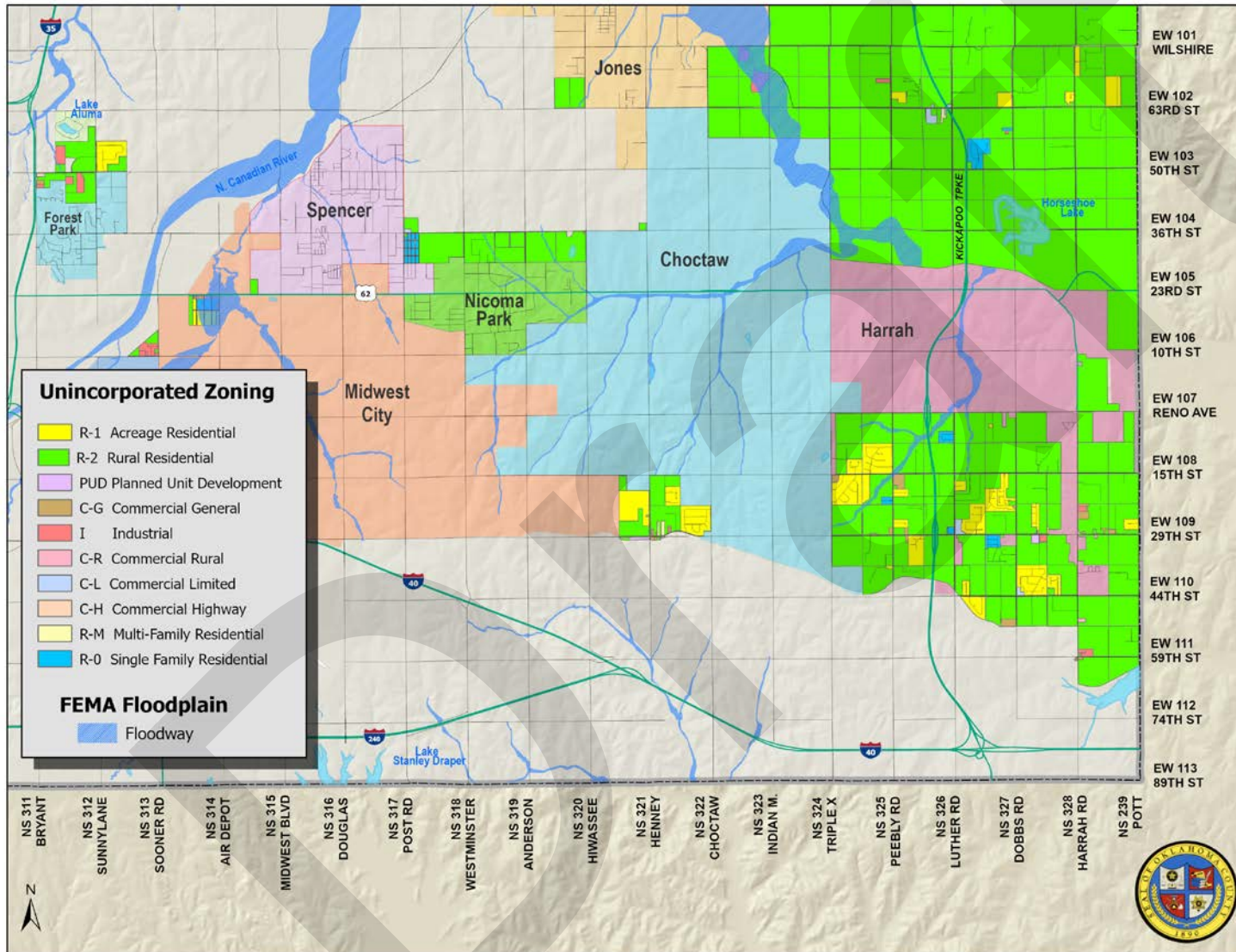
Figure 4-4. Northeast Oklahoma County Current Land Use Map



Source: Oklahoma County, 2023



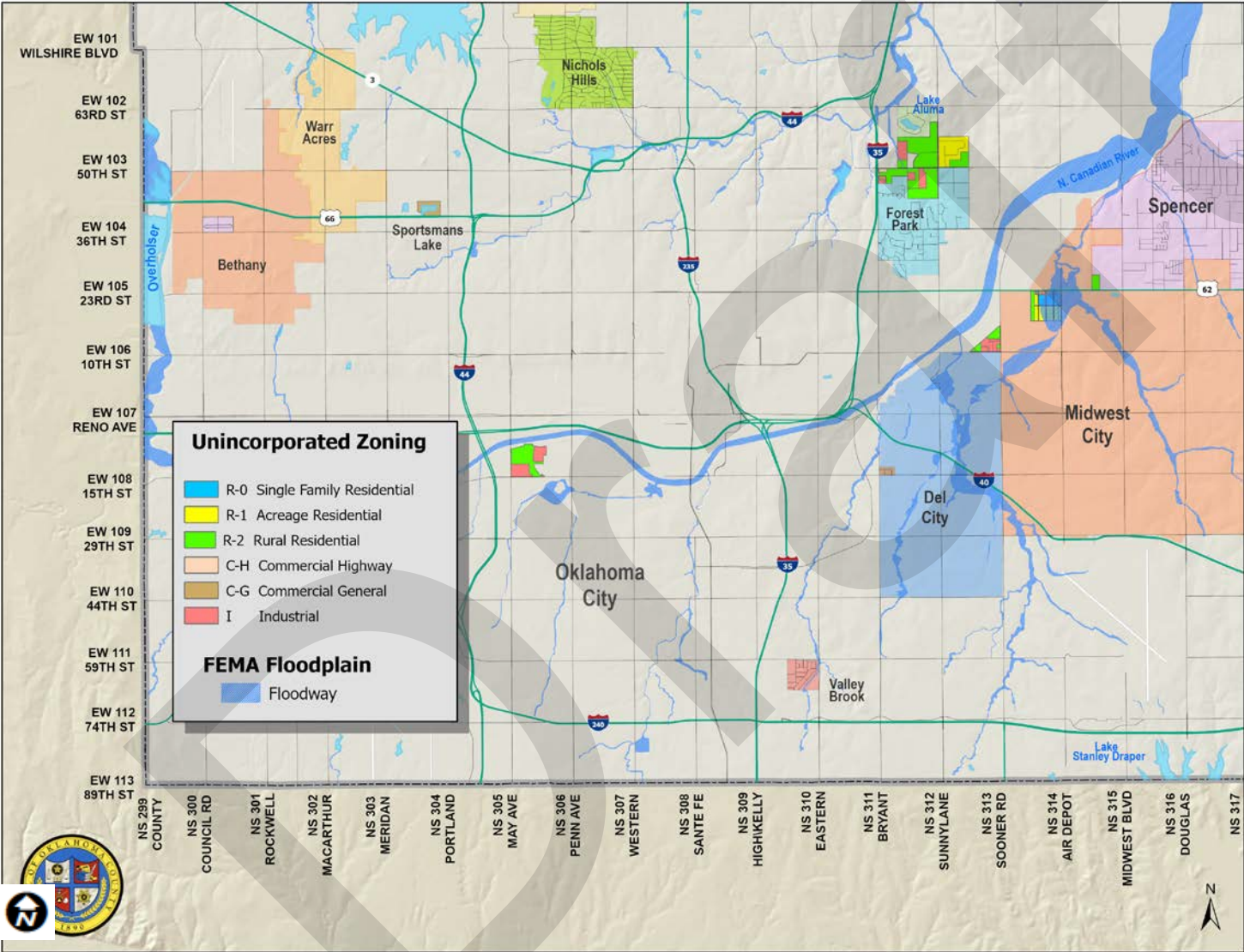
Figure 4-5. Southeast Oklahoma County Current Land Use Map



Source: Oklahoma County, 2023



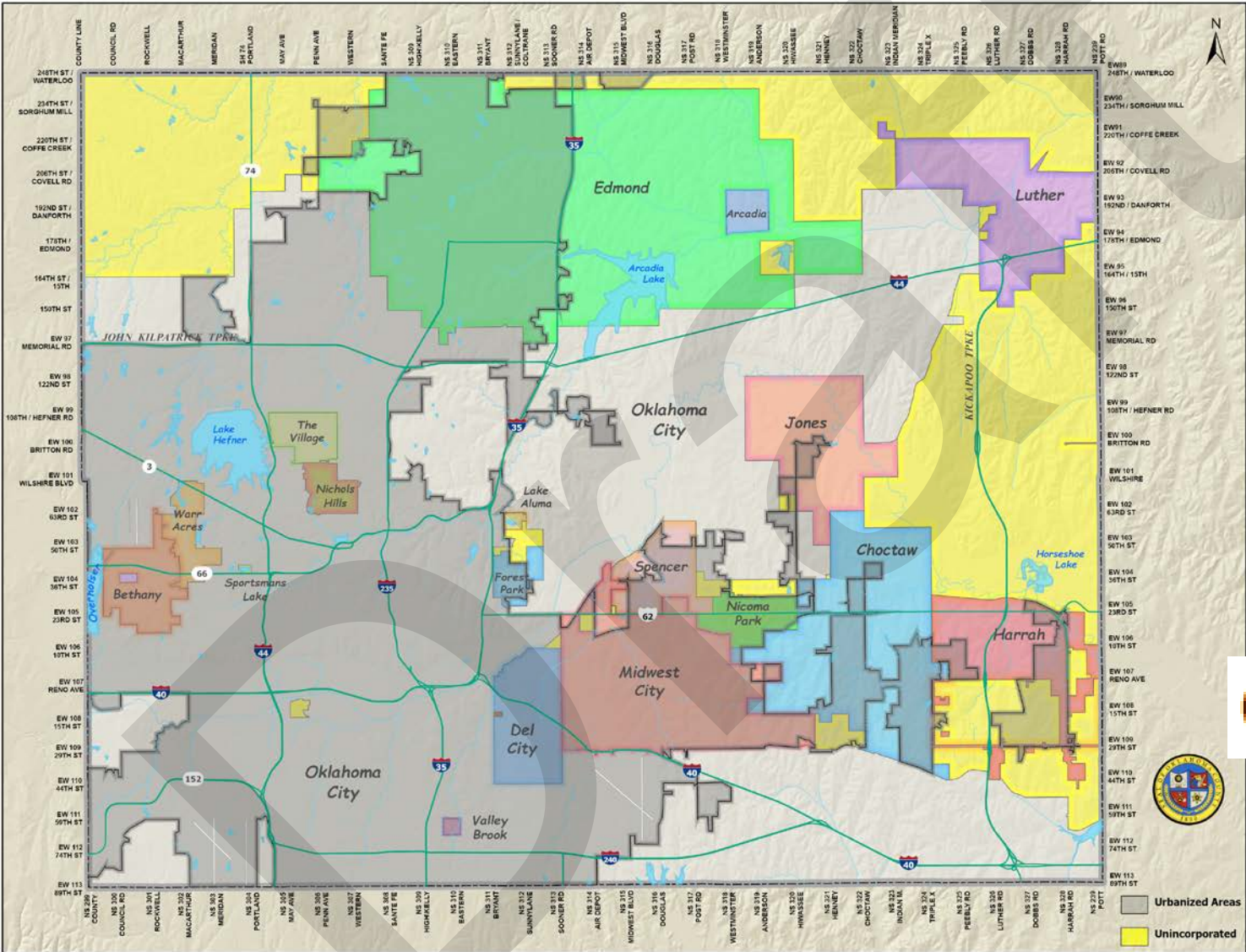
Figure 4-6. Southwest Oklahoma County Current Land Use Map



Source: OK COUNTY CP, 2023



Figure 4-7. Urbanized Area in Oklahoma County.



Source: OK COUNTY CP, 2023



POPULATION AND DEMOGRAPHICS

According to 2020 U.S. Census figures, the Oklahoma County Planning Area had a population of 264,750. DMA 2000 and the subsequent 2023 planning requirements desire HMPs consider socially vulnerable populations. These populations can be more susceptible to hazard events, based on a number of factors including their physical and financial ability to react or respond during a hazard and the location and construction quality of their housing. For the purposes of this study, vulnerable populations shall include (1) the elderly (persons aged 65 and over) and (2) those living in low-income households. Further, non-English speaking populations are important to consider as communication issues are important when addressing emergency preparedness, response and mitigation.

The population and demographic data currently available for direct processing is based on the 2020 U.S. Census. According to U.S. Census figures, the planning area experienced approximately an eight (8) percent increase in population from 228,699 in 2000 to 246,655 in 2010. From 2010 to 2020, the increase is approximately seven (7) percent. The change in population and demographics since 2000 has not been consistent across the planning area. Table 4-1 presents these general and socially-vulnerable population statistics for the Oklahoma County Planning Area based on the 2000 and 2010 U.S. Census.

Table 4-1. Oklahoma County Plan Participants Population Statistics

Municipality	Census 2020 Pop.	Percent of Pop. Over 65*	Persons in Poverty **	Language Other than English Spoken at Home
Arcadia (T)	169	32.1%	8.5%	7.8%
Bethany (C)	20,831	15.1%	16.5%	17.8%
Choctaw (C)	12,182	17.4%	6.5%	3.8%
Del City (C)	21,822	15.5%	20.6%	8.9%
Edmond (C)	94,428	17.5%	6.0%	7.8%
Forest Park (T)	1,049	47.2%	1.4%	5.9%
Harrah (C)	6,245	16.9%	13.6%	7.1%
Luther (T)	1,492	19.6%	3.2%	1.6%
Midwest City (C)	58,409	16.8%	15.2%	5.6%
Nichols Hills (C)	3,870	20.2%	4.1%	4.8%
Nicoma Park (C)	2,313	13.6%	14.8%	3.3%
Spencer (C)	3,978	20.1%	17.0%	12.8%
The Village (C)	9,538	19.3%	12.7%	4.2%
Unincorporated County	17,972			
Warr Acres (C)	10,452	16.2%	10.0	32.8%

Sources: Census 2020 (U.S. Census Bureau), American Community Survey 2021-2022

Note: Pop. = population

* Individuals over the age of 65. Percentage is calculated out of total population of municipality.

** As determined by Census Bureau. Percentage is calculated out of total population of municipality. This statistic may be underreported due to recent inflation.

It is noted the primary language other than English in all jurisdictions listed is Spanish, with 3% Asian and Pacific Islander languages in Warr Acres. The average population in Oklahoma over age 65 is 16.5% and the average percentage in poverty is 15.7%.



Development Trends and New Development

A steady rise in residential development has occurred primarily in the northwest corner of the County. The availability of public water (Deer Creek Rural Water District) has played a primary role in this trend. Public sanitary sewer from Oklahoma City is also available in limited locations in the northwest area of the County (County District 3).

Known and anticipated development, along with their proximity to hazard risk zones, is identified for each municipality in their municipal annexes (Section 9) of this Plan Update. As development continues across the county, the jurisdictions with identified areas of growth each have additional buildings and infrastructure susceptible to drought, earthquake, hail, lightning, wind, and winter storm due to their being additional buildings and infrastructure that could potentially be impacted by any given event. Unique and varied risks and associated increases or decreases in vulnerability are identified in the jurisdictional annexes.

High-Potential Loss Facilities

High-potential loss facilities include dams, levees, nuclear power plants, military installations and hazardous materials (HAZMAT) facilities. No levees or nuclear power plants were identified in the Planning Area.

There are multiple dams within Oklahoma County. The “Dam Failure” section of the plan, (5.3.1) handles all critical dams and the extent of potential damage due to a failure. It is worth noting that none of the “High Hazard” dams within the county are owned/managed by any of the jurisdictions found in this plan, therefore the High Hazard dam specific section of the FEMA planning tool is not applicable.



5.1 METHODOLOGY AND TOOLS

Methodology

This process identifies and profiles the hazards of concern while assessing the vulnerability of community assets, including population, infrastructure, and the economy. The risk assessment serves as a foundation for decision-makers to evaluate and implement mitigation measures aimed at reducing the impacts of hazards when they occur (see Sections 6 and 9 of this plan).

Step 1: The first step of the risk assessment process is to identify the hazards of concern. Natural hazards are natural events that threaten lives, property, and many other assets. Often, natural hazards can be predicted, where they tend to occur repeatedly in the same geographical locations because they are related to weather patterns or physical characteristics of an area.

Step 2: The next step of the risk assessment is to prepare a profile for each hazard of concern. These profiles assist communities in evaluating and comparing the hazards that can impact their area. Each type of hazard has unique characteristics that vary from event to event. That is, the impacts associated with a specific hazard can vary depending on the magnitude and location of each event (a hazard event is a specific, uninterrupted occurrence of a particular type of hazard). Further, the probability of occurrence of a hazard in a given location impacts the priority assigned to that hazard. Finally, each hazard will impact different communities in different ways, based on geography, local development, population distribution, age of buildings, and mitigation measures already implemented.

Steps 3 and 4: To understand risk, a community must assess its assets and determine which are exposed or vulnerable to identified hazards. By combining hazard profile information with data on population, demographics, and at-risk infrastructure, the community can better develop risk scenarios and formulate mitigation strategies for each hazard.

Tools

To address the mitigation planning requirements and better understand potential vulnerability and losses associated with hazards of concern, Oklahoma County used standardized tools, combined with local, state, and federal data and expertise to conduct the risk assessment. Our standardized tools used to support the risk assessment are described below.

For this risk assessment, hazard-specific vulnerability evaluations rely on the best available data and methodologies. Uncertainties result from the following:

- 1) Approximations and simplifications necessary to conduct such a study in HAZUS.
- 2) Incomplete or dated inventory, demographic, or economic parameter data
- 3) The unique nature, geographic extent, and severity of each hazard
- 4) Mitigation measures already employed by the participating municipalities and the amount of advance notice residents have to prepare for a specific hazard event

These factors can result in a range of uncertainty in loss estimates, possibly by a factor of two or more. Committee members determined the HAZUS data from the original plan was grossly inaccurate. Therefore, HAZUS potential exposure and loss estimates have not been included in this update of the hazard mitigation plan.



5.2 IDENTIFICATION OF NATURAL HAZARDS OF CONCERN

Oklahoma County considered a full range of natural hazards that could impact the area, and then identified and ranked those hazards that presented the greatest concern. The natural hazard of concern identification and update process incorporated input from the County and participating jurisdictions review of the 2019 Oklahoma County HMP and previous hazard identification efforts. It also included updated local, state, and federal information on the frequency, magnitude (including a cursory review of the State of Oklahoma 2019 HMP), and costs associated with the various hazards that have previously affected the area. Table 5.2-1 documents the process of identifying and updating the natural hazards of concern for further profiling and evaluation.

Hazards of Concern is defined as those hazards that are considered most likely to impact a community. These are identified using available data and local knowledge.

The “Flood” hazard includes riverine, flash and urban flooding.

“High Winds” and “Tornados” are presented together in the “High Winds and Tornado” profile.

The “Severe Winter Storm” hazard includes heavy snowfall, blizzards, freezing rain/sleet, and ice storms.

Please note that technological (for example, hazardous material incidents) and man-made hazards (for example, terrorism) are not being addressed in this planning process. The DMA 2000 regulations do not require consideration of such hazards. Further, the risks of man-made and technological hazards are generally mitigated and/or managed through other regulatory programs and plans.

During the data gathering portion of the risk assessment, it was determined that many “events” listed in the NCDC storm database did not occur in the city listed. For example, an event listed as “3 SSW Edmond” is actually in Oklahoma City, which has their own separate Hazard Mitigation Plan. This situation was found to be true for many of the events listed in the NCDC database. These gross errors were propagated throughout the data incorporated into the Mitigation Plan prior to 2013, and this data has been subsequently purged. Use of other NOAA GIS databases (Weather Prediction Center and Storm Prediction Center storm event maps) resolved the actual jurisdiction location for many of the storm events.

In this plan, previous occurrence data is listed twice, once under each hazard and again in each jurisdictional annex where additional comments are added relevant to the affects in each jurisdiction.



SECTION 5.2: RISK ASSESSMENT – IDENTIFICATION OF HAZARDS OF CONCERN

Table 5.2-1. Identification of Natural Hazards of Concern for Oklahoma County, Oklahoma

Hazard	Step 1	Step 2	Step 3	
	Is this a hazard that may occur in Oklahoma County?	If yes, does this hazard pose a significant threat to Oklahoma County?	Why was this determination made?	Source(s)
Dam Failure	Yes	Yes	<ul style="list-style-type: none"> The OK HMP identifies this as a hazard of concern for the State of Oklahoma The Planning Committee considers it as a risk for the planning area. 	<ul style="list-style-type: none"> OK HMP
Drought	Yes	Yes	<ul style="list-style-type: none"> The OK HMP identifies drought as a hazard of concern for the State of Oklahoma. Various sources indicated that many drought events or periods impacted large regions of the State, including Oklahoma County. Such events include: <ul style="list-style-type: none"> 2000-2001 August 2000 2005 – 2007 – Many counties in the State were affected, including Oklahoma County. Drought levels ranged from severe to exceptional. Wildfires became a serious problem during this time. 2011-2012 Winter-Spring of 2017 and again in 2018 Summer 2021-2022 	<ul style="list-style-type: none"> OK HMP NOAA-NCDC Drought Impact Reporter SHELDUS
Earthquake	Yes	Yes	<ul style="list-style-type: none"> The OK HMP indicates earthquake as a hazard of concern for the State of Oklahoma. According to the USGS online seismic hazard maps, the peak ground acceleration with a 10% probability of exceedance over 50 years for Oklahoma County is between 3 and 5% g. FEMA guidance recommends earthquakes are evaluated further if an area has a 3% g peak acceleration or more. The following sizeable earthquake events affected Oklahoma County: <ul style="list-style-type: none"> April 9, 1952 – the one of the largest earthquakes to ever strike Oklahoma; magnitude of 5.7; caused by slippage along the Nemaha fault line; damage was moderate in Oklahoma County. Damage included toppled chimneys and smokestacks, cracked and loosened bricks on buildings, and broken windows and dishes. October 13, 2010 – mag. 4.7 - struck approximately eight miles southeast of Norman; USGS received reports of the earthquake being felt over the eastern two-thirds of the State; Oklahoma County reported having felt this earthquake. November 6, 2011 – mag. 5.7 - the largest earthquake in the State in recent times, and possibly stronger than the 1952 quake, rattled Prague, OK and was felt from southwest Illinois to the Big Country area 	<ul style="list-style-type: none"> OK HMP USGS



SECTION 5.2: RISK ASSESSMENT – IDENTIFICATION OF HAZARDS OF CONCERN

Hazard	Step 1	Step 2	Step 3	
	Is this a hazard that may occur in Oklahoma County?	If yes, does this hazard pose a significant threat to Oklahoma County?	Why was this determination made?	Source(s)
			<p>of West Texas. Walls cracked and plates fell. At St. Gregory's University in Shawnee, a spire on a building fell and three others were damaged.</p> <ul style="list-style-type: none"> September 3, 2016 – mag. 5.8 Pawnee earthquake felt strongly in the area with several reports of sheetrock and bricks cracking. February 2, 2024 – mag. 5.1 Prague earthquake felt strongly in the area, cracking sheetrock in Harrah. Fourth largest in Oklahoma history. 	
Expansive Soils	Yes	Isolated areas	<ul style="list-style-type: none"> The OK HMP identifies expansive soils as a hazard of concern for the State of Oklahoma. NRCS mapping depicts parts of the county are vulnerable to expansive soils. USGS indicated that Oklahoma County's soils consists of clay having slight to moderate swelling potential The planning committee has indicated that expansive soils continue to be a hazard, particularly to subsurface infrastructure, in parts of the county. 	<ul style="list-style-type: none"> OK HMP USGS NRCS web soil survey
Extreme Temperature	Yes	Yes	<ul style="list-style-type: none"> The OK HMP identifies extreme heat as a hazard of a concern for the State of Oklahoma. However, for the purpose of this Plan, extreme temperatures will include both heat and cold events for Oklahoma County. NOAA's NCDC storm events database indicates that Oklahoma County was impacted by many extreme temperature events since 1950. These events are of a regional extent rather than localized to just one county or community, with similar impacts. 	<ul style="list-style-type: none"> OK HMP NOAA-NCDC National Atlas
Flood (Riverine, Flash and Urban Flooding)	Yes	Yes	<ul style="list-style-type: none"> The OK HMP identifies flooding as the main hazard of concern for the State of Oklahoma. Oklahoma County has been issued more than 45 FEMA Disaster Declarations for flood-related events, each event resulting in extensive damages. NOAA's NCDC storm events database indicates that Oklahoma County was impacted by dozens of flood events since 1950. This includes flash flooding. NFIP identifies that the planning area has made 442 flood claims since 1978 as of September 2023, totaling over \$7.5 million in payments. 	<ul style="list-style-type: none"> OK HMP OEM FEMA SHELDUS NOAA-NCDC NFIP
Hailstorm	Yes	Yes	<ul style="list-style-type: none"> The OK HMP identifies hailstorms as a hazard of concern for the State of Oklahoma. Oklahoma County has experienced numerous hailstorm events that have resulted in significant damage throughout the County. 	<ul style="list-style-type: none"> OK HMP SHELDUS NOAA-NCDC



SECTION 5.2: RISK ASSESSMENT – IDENTIFICATION OF HAZARDS OF CONCERN

Hazard	Step 1	Step 2	Step 3	
	Is this a hazard that may occur in Oklahoma County?	If yes, does this hazard pose a significant threat to Oklahoma County?	Why was this determination made?	Source(s)
Ice Storm	Yes	Yes	Please see Severe Winter Storm	
Land Subsidence / Sinkholes	Yes	No	<ul style="list-style-type: none"> The OK State HMP indicates that counties on the eastern side of the state are susceptible to sinkholes as a result of historic mining operations. Oklahoma County was not identified as a county particularly vulnerable to sinkhole hazards. The Planning Committee does not consider land subsidence/sinkholes to be a significant risk for the planning area. 	<ul style="list-style-type: none"> OK HMP
Landslide	No	No	<ul style="list-style-type: none"> The OK State HMP indicates “landslides may occur anywhere in Oklahoma but generally east of I-35. Most of the area west of I-35 is flat land where landslides are not an issue. Few counties in Oklahoma will consider that landslides are a hazard. The Planning Committee does not consider landslide to be a significant risk for the planning area. 	<ul style="list-style-type: none"> OK HMP
Lightning	Yes	Yes	<ul style="list-style-type: none"> The OK HMP identifies this as a hazard of concern for the State of Oklahoma The Planning Committee considers it as a risk for the planning area. 	<ul style="list-style-type: none"> OK HMP
Severe Winter Storm (Heavy Snow, Blizzards, Freezing Rain/Sleet, and Ice Storms)	Yes	Yes	<ul style="list-style-type: none"> The OK HMP identifies all types of severe winter storms as hazards of concern for the State of Oklahoma. The FEMA, OK HMP and OEM indicate that Oklahoma County has been issued several FEMA Disaster Declarations for winter storm events. NOAA’s NCDC storm events database indicates that Oklahoma County was impacted by numerous winter storms in the past 10 years. Most events are of a regional extent rather than localized to just one county or community. 	<ul style="list-style-type: none"> OK HMP OEM FEMA NOAA-NCDC SHELDUS
Tornado	Yes	Yes	<ul style="list-style-type: none"> The OK State HMP indicates that the entire State is vulnerable to the tornado hazard. Oklahoma County has a history of tornado events that have resulted in significant property damage and loss of life. The Planning Committee considers tornados to be a significant risk for the planning area. 	<ul style="list-style-type: none"> OK HMP
Wildfire	Yes	Yes	<ul style="list-style-type: none"> The OK State HMP indicates that most of the counties in the State are vulnerable to the wildfire hazard. Oklahoma County has a history of wildfire events that have resulted in significant damages, often during dry periods. 	<ul style="list-style-type: none"> OK HMP



SECTION 5.2: RISK ASSESSMENT – IDENTIFICATION OF HAZARDS OF CONCERN

Hazard	Step 1	Step 2	Step 3	
	Is this a hazard that may occur in Oklahoma County?	If yes, does this hazard pose a significant threat to Oklahoma County?	Why was this determination made?	Source(s)
			<ul style="list-style-type: none"> The Planning Committee considers wildfire to be a significant risk for the planning area. 	
Windstorm	Yes	Yes	See "Tornado" hazard.	

- CRREL Cold Regions Research and Engineering Laboratory
- DPC Disaster Preparedness Commission
- DR Presidential Disaster Declaration Number
- EM Presidential Emergency Declaration
- FEMA Federal Emergency Management Agency
- HMP Hazard Mitigation Plan
- NCDC National Climatic Data Center
- NOAA National Oceanic and Atmospheric Administration
- OK Oklahoma
- SHELDUS Spatial Hazard Events and Losses Database for the United States
- USACE U.S. Army Corp of Engineers
- USGS U.S. Geologic Survey



According to input from Oklahoma County, and review of all available resources, a total of eleven (11) natural hazards of concern were identified as significant hazards affecting the County, to be addressed within this plan:

- Dam Failure
- Drought
- Earthquake
- Expansive Soils
- Extreme Temperatures
- Flooding (riverine, flash and urban)
- Hail
- Lightning
- Wildfire
- Wind (including tornado)
- Severe Winter Storms

Other natural hazards of concern have occurred within the County, but typically have a low potential to result in significant impacts. The County deemed other natural hazards as minor in comparison to those bulleted above; therefore, additional natural hazards will not be further addressed within this version of the Plan. However, if deemed necessary by the County, these hazards may be considered in future versions of the Plan.



5.3.1 DAM FAILURE

HAZARD PROFILE

Description

A dam is an artificial barrier usually constructed across a stream channel to impound water. Timber, rock, concrete, earth, steel or a combination of these materials may be used to build the dam. In Oklahoma County, most dams are constructed of earth or concrete. Dams must have spillway systems to safely convey normal stream and flood flows over, around, or through the dam. Spillways are commonly constructed of non-erosive materials such as concrete. Dams should also have a drain or other water-withdrawal facility for control of the pool or lake level and to lower or drain the lake for normal maintenance and emergency purposes. A dam that impounds water in the upstream area is referred to as a reservoir. The amount of water impounded is measured in acre-feet. An acre-foot is the volume of water that covers an acre of land to a depth of one foot. As a function of upstream topography, even a very small dam may impound or detain acre-feet of water. Two factors influence the potential severity of a full or partial dam failure: the amount of water impounded, and the density, type, and value of development and infrastructure located downstream.

Dams assigned the Low Hazard Potential classification are those dams where failure or misoperation results in no probable loss of human life and low economic and/or environmental losses. Significant Hazard Potential classification are dams that are often located in predominantly rural or agricultural areas but could be located in areas with population and significant infrastructure, and where failure or misoperation results in no probable loss of human life but can cause serious economic loss, environmental damage, disruption of lifeline facilities, or impact other concerns. High Hazard Potential classifications are those dams where failure or mis-operation will probably cause loss of human life. For the purpose of this plan, only High Hazard dams are profiled.

Extent

Flood severity from a dam failure can be measured with a low, medium or high severity, which are further defined as follows:

- Minor Severity - This happens when water from a small breach or seepage stays within the downstream river channel. Minimal or no property damage likely, but possibly some public threat or inconvenience.
- Moderate Severity - A breach large enough to exceed the capacity of the river or creek channel and overflow. Some inundation of structures and roads near streams. Some evacuations of people and/or transfer of property to higher elevations are likely.
- Major Severity - A breach large enough to exceed the capacity of the river or creek channel and overflow where extensive inundation of structures and roads happens. Significant evacuations of people and/or transfer of property to higher elevations are necessary.

Flood inundation depths (extents) for each jurisdiction are shown as elevation above sea level on the maps found in an Appendix A (restricted from public view). Zones of severity will vary based on distance from the dam and topography of the surrounding area.

Location

The Dam Incident Notification (DIN) system maintained by the National Performance of Dam Program (NPDP) maps the location of state and federally monitored dams throughout the state. The database shows 70 dams appearing to be located within Oklahoma County; 23 of those are categorized as High Hazard. Table 5.3.1-1 lists the High Hazard dams located and adjacent to Oklahoma County (OWRB, 2023).



SECTION 5.3.1: RISK ASSESSMENT – DAM FAILURE

Table 5.3.1-1: High Hazard Dams within and/or near Oklahoma County

Name	National / State ID #	Owner Type	Water Course	Year Built	Dam Type	Crest Length (ft)	Height (ft)	Storage Capacity (acre-ft)	Drainage Area (sq. mi.)	Affect Jurisdictions in Plan? (Y/N)*	Comments
Canton Lake	OK10316	Federal	N. Canadian River	1948	Earth	15140	68	383800	7600	Yes	Located two counties away in N. Blaine County
Lake Arcadia	OK22178	Federal	Deep Fork River	1986	Earth	5250	102	190700	105	Yes	
Ski Island Lake	OK02406	Private	Spring Creek	1957	Earth	2000	27	386	6.3	Yes	Unincorporated Oklahoma County bridges and roads along Deer Creek between Meridian Ave and May Ave., north of 164 th St. The area is largely undeveloped.
Blue Stem	OK02412	Private	Spring Creek	1925	Earth	250	23	355	7.5	Yes	Immediately downstream from Ski Island Lake. Dam failure would flow into unincorporated OK County.
Regal	OK02418	Private	Tr – Spring Creek	1920	Earth	424	16	81	1.2	No	
American Fidelity	OK02422	Private	Tr - Deep Fork River	1965	Earth	950	14	99.3	0.63	No	
Northeast (Zoo Lake)	OK02424	Local Gvt.	Tr – Deep Fork River	1908	Earth	890	43	800	2.92	No	
Aluma	OK02425	Private	Tr – Deep Fork River	1921	Earth	745	38	260	N/A	No	
Sportsman Club	OK02426	Private	Tr – Deep Fork Creek	1948	Earth	330	15	313	0.3	No	
Hefner	OK02535	Local Gvt.	Bluff Creek	1943	Earth	1	112	107400	9.69	Yes	Unincorporated Oklahoma County bridges and roads along Deer Creek between Meridian Ave and May Ave., north of 164 th St. Significant damage to bridges and roads around the area.
Overholser	OK02537	Local Gvt.	N. Canadian River	1919	Earth	1	61	31100	738	Yes	Inundation along North Canadian River. At risk: Choctaw, Del City, Harrah, Midwest City, Spencer, unincorporated County. See North Canadian River floodplain area in annex maps.
Brixton Heights Addition (St. Francis West Lake)	OK02543	Private	Tr – Spring Creek	1957	Earth	860	20	90	0.79	No	
Northwood Lake	OK10709	Private	Tr – Deer	1961	Earth	2665	42	2700	12	Yes	Located in Canadian County but



SECTION 5.3.1: RISK ASSESSMENT – DAM FAILURE

Name	National / State ID #	Owner Type	Water Course	Year Built	Dam Type	Crest Length (ft)	Height (ft)	Storage Capacity (acre-ft)	Drainage Area (sq. mi.)	Affect Jurisdictions in Plan? (Y/N)*	Comments
Dam			Creek/Spring Creek								drains into unincorporated OK Co
Twin Lakes East	OK11000	Private	Tr – Spring Creek	1930	Earth	500	23	65	0.34	Yes	Dam failure could flood homes north of NW 67 th near and west of MacArthur Blvd. in Warr Acres
Knight (Lyrewood Lake)	OK11001	Private	Tr – Spring Creek	1962	Earth	300	15	75	0.51	No	
Twin Lakes West	OK11005	Private	Tr – Spring Creek	1930	Earth	345	20	60	1.54	Yes	Dam failure could flood homes north of NW 67 th near and west of MacArthur Blvd in Warr Acres.
Pines West	OK11006	Private	Tr – Spring Creek	1925	Earth	120	17	51	1.75	Yes	Affects Warr Acres, between Brookside and Hammond Ave.
Pines East	OK11007	Private	Tr – Spring Creek	1925	Earth	304	17	63	0.41	Yes	Affects Warr Acres, Miles Ln , Ellen Ln and nearby streets, feeds into Pines West.
NW Oklahoma City Sludge Lagoon No 1	OK11051	Local Gvt.	Bluff Creek	1954	Earth	1265	30	403	0.15	No	
Dry Creek Detention	OK11061	Local Gvt.	Dry Creek	1978	Earth	1290	25	281	10.97	No	
Will Rogers Park Holding Pond	OK11069	Local Gvt.	Tr – Deep Fork	1967	Earth	1230	24	323	3.8	No	
Lightning Creek Holding Pond A	OK11070	Local Gvt.	Tr – Lightning Creek		Earth	4000	16	187	0.63	No	Located in Cleveland Co, affects Oklahoma City
Lightning Creek Holding Pond C	OK11071	Local Gvt.	Tr – Lightning Creek	1977	Earth	4000	16	187	0.63	No	
Masseys	OK12201	Private	Tr – Deep Fork	1970	Earth	650	21	122	N/A	No	
Dolese Youth Park	OK22001	Local Gvt.	Tr – Bluff Creek	1960	Earth	1	25	80	N/A	No	
Lakeside Dam	OK30068	Private	Tr – Deep Fork	2005	Earth	2000	24	245.8	0.53	No	

Source: National Performance of Dams Program (NPDP), 2023 and Oklahoma Water Resources Board (OWRB)

* Potential jurisdiction dam failures specified in Table 5.3.1-2

Note: TR = Tributary BR = Branch



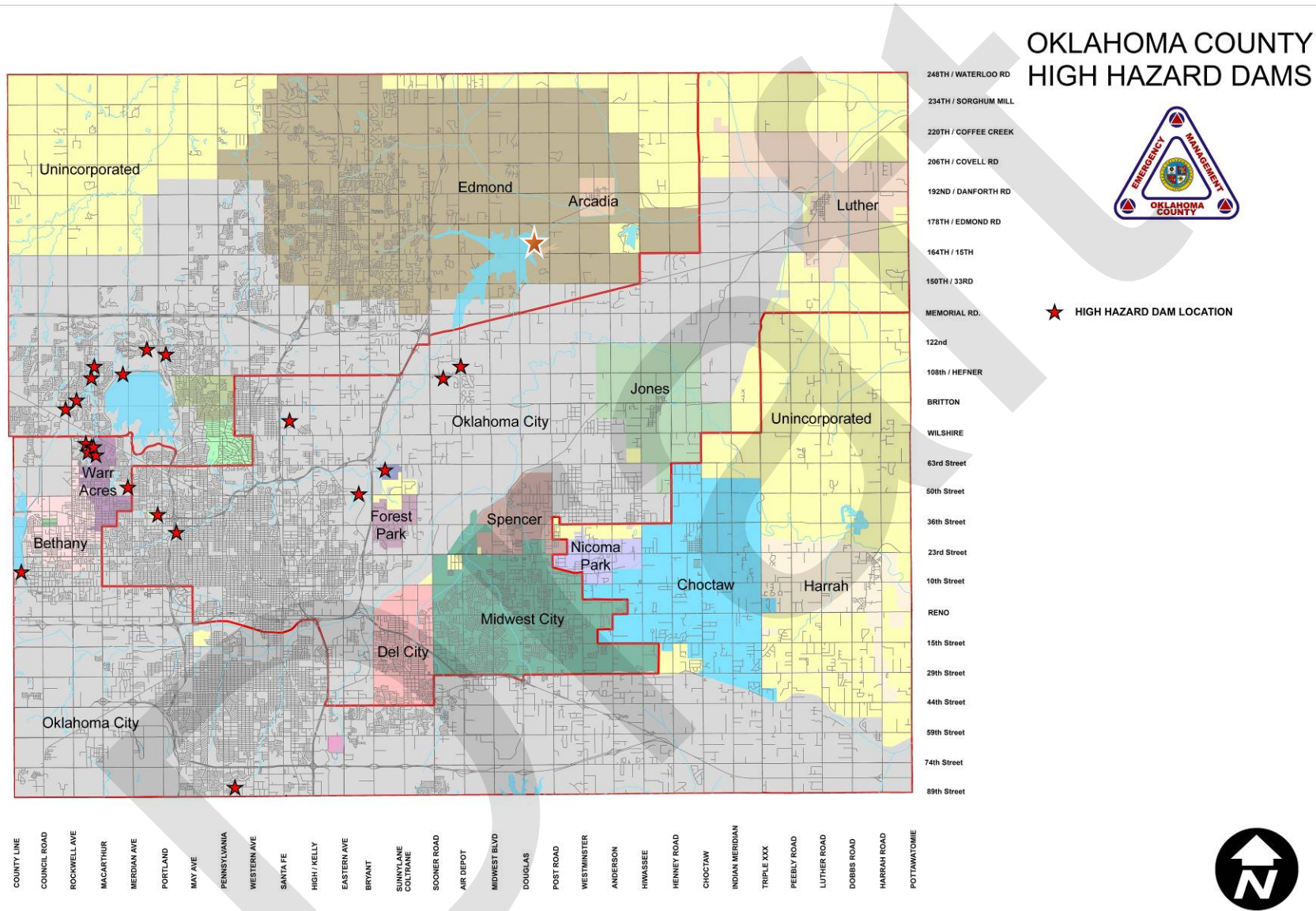


Figure 5.3.1-1



Figure 5.3.1-1 above shows Warr Acres is the only jurisdiction in the plan to contain high hazard dams (four) within its municipal boundary. Of the 23 high hazard dams in the county and 3 additional in the planning area (including dams affecting Oklahoma County in Canadian, Cleveland and Blaine counties), four dams detailed below are significant in size, purpose, and hazard potential in Oklahoma County. Digitized inundations are available for Arcadia and Canton Lake, but are not available for all at-risk jurisdictions or high hazard dams. Most high hazard dams in Oklahoma County are privately owned. As a result, inundation information is not available or deficient.

Arcadia Lake Dam

Arcadia Lake is located in northeast Oklahoma County, approximately 1.5 miles southwest of the town of Arcadia, in the metropolitan areas of Oklahoma City and Edmond. Arcadia Lake was formed in 1986 by impounding the Deep Fork arm of the Canadian River below its convergence with Spring Creek. Water released from Arcadia Lake flows east into the Deep Fork of the Canadian River until it reaches Lake Eufaula (OCWP, 2000 : http://www.owrb.ok.gov/studies/reports/arcadia/arcadia_e.php).

Arcadia Lake is a source of recreation for the Oklahoma City metropolitan area. The dam is federally owned and maintained, and located on the east side of the lake, which contains 1,820 acres of water. Should the lake experience a breach in its dam, the water release would affect the Deep Fork Creek upstream to Okmulgee, Oklahoma. The towns of Arcadia and Luther in Oklahoma County would be the primary areas affected, (Oklahoma County HMP, 2006) along with rural east Edmond.

This lake provides water supply, flood control and recreation opportunities along the Deep Fork River in Oklahoma County. The Lake provides 12,100 acre-feet per year of water supply. The entire available yield is allocated to the Edmond Public Works Authority (Oklahoma Water Resources Board, 1997).

Appendix A (restricted from public view) illustrates the inundation of a potential dam failure of Arcadia Lake Dam for Arcadia and Luther, respectively. Just downstream of the dam, a water treatment plant exists in Edmond City Limits. A convenience store, commercial restaurant and tourist stop in Arcadia is also in the direct path, and would be affected approximately 2 hours after a major failure according to the EOP. The main flow would travel south of Arcadia, however much of the southern half of Arcadia could receive some inundation should a total failure of the dam occur. The Soldier Creek bridge east of Arcadia in Edmond near Danforth and Anderson Rd would be inundated. Many miles of Historic Route 66 would be underwater through east Edmond and Unincorporated Oklahoma County. High tension electric lines east of Danforth and Hiwassee could be taken down if a highline stand is destroyed. The inundation area in unincorporated Oklahoma County is almost entirely regulatory floodplain with very few structures. A few homes and oil wells exist northeast Covell Rd. and Dobbs Rd. along Hogback Rd. along with a high tension line that crosses east to west. The Stillwater Central Railroad line travels along Hogback Rd. and would be inundated for several miles as the tracks follow the Deep Fork Creek to Wellston in Lincoln County just east of Oklahoma County.



Canton Lake Dam

Canton Lake Dam is located in Blaine County, approximately two miles north of the town of Canton. The dam is a 15,140-foot-long structure with a 640-foot gated, concrete spillway, which rises to a maximum height of 68 feet above the streambed. Completed in 1948, the Canton Lake stores 114,370 acre-feet of water and drains a total area of 12,483 square miles (including upstream projects). The dam provides flood control protection as well as water storage on the Canadian River in Oklahoma. State Highway 58-A extends across the dam embankment and spillway. Oklahoma City obtained water rights to Canton Lake so water from Canton flows to Oklahoma City's Lake Hefner and Lake Overholser (OK State HMP, 2014).

The stability of the Canton Dam spillway and the amount of floodwater the dam could safely hold was the subject of concern and discussion for over 30 years. Restrictions on the amount of water the dam could safely hold affected the dam's ability to provide flood protection to the level for which it was originally designed. Due to these restrictions, downstream flooding could occur. This potential flooding could impact areas in Oklahoma County including, but not limited to, downtown Oklahoma City (OK State HMP, 2014).

Canton Lake Dam has recently undergone construction of an auxiliary spillway to reduce seepage under the existing embankment and ensure the dam can pass the probable maximum flood requirements and to meet seismic requirements. This construction was completed in 2016, including an auxiliary spillway 720 feet long. This includes a 670 foot long cut off wall to reduce upstream erosion (www.swt.usace.army.mil and www.swd.usace.army.mil).

Bethany would be inundated in a small area near the corner of NW 23rd and Eagle Ln. In addition, most of two mile sections north of NW 36th St. Expressway and west of Council would be inundated. This includes a heavily residential area south of NW 39th St. and two city Parks north of NW 39th St., a mobile home park, residences, and the city water treatment plant.

The inundation of a potential dam failure of Canton Lake Dam for northwest parts of Del City is mostly undeveloped or abutting an industrial area. A few homes may be at risk east of Burk Way and south of Reno Ave along with an industrial park near Bryant Pl. In addition, a few buildings on Tinker Diagonal north of Delmar Rd. may be at risk. A tank battery farm in the industrial area may be at risk in a complete failure.

In Midwest City, a train depot for loading of new automobiles may be at risk if a full failure occurs. A mobile home park northeast of the depot is at risk, along with homes in a small unincorporated area near Northeast 23rd and Air Depot. Oklahoma County has used multiple mitigation grant projects to remove homes in this area that flooded when Crutch Creek overtops its bank. Floodwaters could back into Soldier Creek all the way to NE 10th and Midwest Blvd. In Spencer, a few homes near NE 46th and Spencer Rd. could be inundated in a worst case scenario. In Jones (not a plan participant in 2023), the area affected is east of NW 4th and primarily north of Main St and contains businesses and homes. In Harrah, NE 23rd could be inundated west of Peebly Rd and east of Luther Rd. Much of the inundation area is open floodplain in the rural unincorporated parts of eastern Oklahoma County.

Detailed inundation maps (with flood depths) are located in Appendix A (restricted from public view). The FEMA floodways in the North Canadian River cover much of the same area as the dam failure risk.



Hefner Dam

Lake Hefner Dam, owned and operated by Oklahoma City, was built in 1943 on Bluff Creek in northwest Oklahoma County for the purposes of water supply and recreation. The lake serves as terminal storage for diversions from the North Canadian River and releases from Canton Lake. Built on the highest point of land in Oklahoma City, it is only 5 miles north of downtown and contains 2,580 surface acres of water. The dam is located on the North side of the impoundment.

Since it was impounded in 1947, there has not been a breach of the Lake Hefner Dam. However, over time, extensive construction projects have occurred below the dam in Oklahoma City from NW 108th Street to NW 164th, including housing developments, a major hospital complex (Mercy Hospital and Oklahoma Heart) and several shopping centers. Should there be a breach of the Lake Hefner dam, the water from the lake would travel through these areas to the Deer Creek Watershed and spread northeast to the Cimarron River on the north side of Guthrie, OK (OK County HMP, 2006). See the information above in Table 5.3.1-1 and Appendix A (restricted from public view).

Overholser Dam

Lake Overholser is located in Central Oklahoma County along the Canadian County/Oklahoma County line. The Overholser Dam was built in 1917 and 1918 to impound water from the North Canadian River to satisfy the needs of future growth in Oklahoma City. The dam, located on the east side of the lake on the North Canadian River, is 62 feet high and 1,258 feet long. Today, Lake Overholser is a 'backup' reservoir, tapped during the summer to meet the increased seasonal demand. The dam was added to the National Register of Historic Places in 2007. The lake is owned by Oklahoma City and covers 1700 surface acres (OK County HMP, 2006).

Floods resulting from a breach in the Overholser Dam would affect the downtown Oklahoma City area, as well as all throughout the county along the North Canadian River (OK County HMP, 2006).

Lake Overholser is downstream of the Canton Lake Dam and would receive much of the water should a dam failure of Canton Lake Dam occur. Water from this dam can be channeled into Lake Hefner mentioned above. Otherwise, a failure of Overholser Dam would follow the same path as a Canton Lake Dam failure through Oklahoma City and into the jurisdictions in this plan east of Bethany as noted in the table below. See Appendix A (restricted from public view).

Small lakes and dams

There are other small impoundments throughout the County, ranging from farm ponds to small lakes such as Lake Aluma and Horseshoe Lake.

Lake Aluma, a private community, would have no impact. A failure would only affect Oklahoma City. Horseshoe Lake (not considered a high-hazard dam) would affect rural areas inside of Harrah city limits, north of 23rd St. Streets may be damaged and a bridge at Luther Rd N of 23rd and another on Whites Meadow Dr. In addition, a hydroelectric plant is present on the island in Horseshoe Lake and the loss of the lake may cause an electrical outage to the area which it supplies.



Jurisdictions potentially impacted by dam failure are found in Table 5.3.1-2 below:

Table 5.3.1-2: Potential Jurisdiction Dam Failures

Jurisdiction	Potential Dam Hazard
Arcadia	Arcadia Lake
Bethany	Canton Lake, Overholser
Choctaw	Canton Lake, Overholser
Del City	Canton Lake, Overholser
Edmond	Arcadia Lake
Forest Park	None
Harrah	Canton Lake, Overholser
Luther	Arcadia Lake
Midwest City	Canton Lake, Overholser
Nichols Hills	None
Nicoma Park	None
Spencer	Canton Lake, Overholser
The Village	None
Warr Acres	Twin Lakes East and West Pines Lakes East and West
Unincorporated	Hefner, Ski Island Lake, Arcadia Lake, Canton Lake, Overholser, Northwood Lake, Blue Stem

While the anticipated flood heights are known for several jurisdictions as indicated in Appendix A, flood inundation depth from privately owned dams such as Twin Lakes and Pine Lakes dams, Ski Island, Northwood Lake and Blue Stem were not available. Therefore, depths for Warr Acres and parts of Unincorporated Oklahoma County are not known. Action items to rectify these deficiencies will not be added as development of these plans for privately owned dams is outside the scope and responsibility of the jurisdictions.

Range of Magnitude

Two main factors which influence the potential severity of a full or partial dam failure include (1) The amount of water impounded; and (2) The density, type, and value of development and infrastructure located downstream (City of Sacramento Development Service Department, 2005). Failures of small dams, such as those created to form a pond or other small water body, may result in a flood of only a few hundred gallons of water, and may not impact any structures or other property. Failures of large dams, such as those created to form large water supply reservoirs or recreational lakes, may result in millions of gallons of water destroying hundreds of structures and potentially killing large numbers of people.

The environmental effects of dam failure can also be significant. Reservoirs held behind dams affect many ecological aspects of a river, and water releases from dams usually contain very little suspended sediment; this can lead to scouring of river beds and banks. The environment would be exposed to a number of risks in the event of dam failure. The inundation could introduce many foreign elements into local waterways, resulting in potential destruction of downstream habitat and detrimental effects on many species of animals, especially endangered species-listed aquatic species (Contra Costa County, 2011).



Previous Occurrences and Losses

The Oklahoma Water Resources Board reports there have been two high hazard dams break in Oklahoma since 1950, although neither of those have occurred within Oklahoma County. While flood events frequently cause small earth dams on farm or ranch ponds to break, usually due to erosion caused by the heavy rains, these events are inconsistently recorded and most often do not have a significant impact.

A significant dam failure was recorded in Oklahoma City in 1923, when heavy rains caused Lake Overholser dam to fail resulting in the displacement of approximately 15,000 residents. Estimated damages, recovery costs, fatalities, and injuries are unknown. This historical failure of Lake Overholser is highly unlikely to occur with present day mitigation measures, spillway construction, and siting of structures. In the event that Lake Overholser was to fail in present day the impact would be minimal and at most a handful of homes would be impacted (OK City HMP, 2017).

In August 2007, water once again flowed over the Overholser Dam due to Tropical Storm Erin. Overtopping occurred even though the flood gates were fully opened (OK State HMP, 2014).

A potential dam failure occurred at the Dry Creek Detention Pond Dam on April 10, 2008. Heavy rains had occurred in the days prior to April 10, 2008. The Overflow Pipe that runs from the pond, under the dam, and into Dry Creek had failed and the leaking water had eroded the earthen dam above it causing two large holes, one on the back of the dam and one front of the dam. There was a potential for the remaining portions of the earthen dam to collapse and cause a sudden release of water from the pond resulting in a flash flood along Dry Creek north of the dam. Public Works took immediate mitigation actions and prevented any failure. Public safety personnel notified residents in the potential inundation zone of the hazard and provided information on protective actions they should take (OK City HMP, 2017).

On June 14, 2015 a privately owned and maintained stock pond dam on private property in Oklahoma City was breached releasing all of the water impounded behind it, near the 7700 block of S. Indian Meridian. No structures were damaged and the extent of the washout of two public roads in OKC was minor (OKC HMP, 2017).

No other dam failure events have been recorded in Oklahoma County.

Probability of Future Events

Predicting the likelihood of a dam failure in Oklahoma County is highly challenging. However, the risk does increase as dams age and if maintenance becomes less frequent. With the many impoundment structures spread across the county, it is probable that multiple jurisdictions could face risks from potential dam failures in the future. Nevertheless, if recommended repairs, regular maintenance, and routine inspections are consistently carried out, the chances of dam failures are lessened.

In Section 5.3, the identified hazards of concern for Oklahoma County were ranked. The probability of occurrence, or likelihood of the event, is one parameter used for hazard rankings. Based on historical records and input from the Planning Committee, and the limited amount of recorded dam failures in the past 100 years in Oklahoma County, the probability of occurrence for dam failure affecting any of the jurisdictions participating in the Oklahoma County HMP that have a dam failure risk (Table 5.3.1-2) is considered '1 – Unlikely.' A dam failure event is possible within the next ten years. Event has a 1 in 10 chance of occurring.



Though an unlikely event, it is estimated that a dam and impoundment failure event may cause direct and indirect impacts in Oklahoma County. Some of the events may induce secondary hazards such as flooding and water quality and supply concerns. Residents may also experience evacuations, transportation delays/accidents/inconveniences and public health concerns.

VULNERABILITY ASSESSMENT

To understand risk, a community must evaluate what assets are exposed or vulnerable in the identified hazard area. For dam failure events, the dam inundation zones are identified as the hazard areas. Therefore, all assets in the dam inundation zones (population, structures, critical facilities and lifelines), are exposed and considered vulnerable when there is a dam failure event.

Overview of Vulnerability

The dam failure hazard is a concern to Oklahoma County due to the 70 dams reported dams in the County, 23 of which are classified as high hazard. The potential for direct and indirect losses associated with dam failure events includes injury and loss of life, damage to structures and infrastructure, agricultural losses, utility failure (power outages), and stress on community resources.

Data and Methodology

The Oklahoma Water Resources Board (OWRB) coordinates the Oklahoma Dam Safety Program to ensure the safety of almost 5,000 dams in the State. The program requires inspections every five years for “low” hazard dams, three years for “significant” hazard dams, and annual for “high” hazard dams. In addition, owners of “high hazard” dams are required to have an OWRB-approved emergency action plan (EAP) (OWRB, 2012).

An EAP is a formal document to identify potential emergency conditions at a dam and specify actions to be followed to minimize property damage and loss of life. In general, EAPs contain six basic elements: 1) Notification Flowchart; 2) Emergency Detection, Evaluation, and Classification; 3) Responsibilities; 4) Preparedness; 5) Inundation Maps; and 6) Appendices. The inundation maps that are part of the EAP show emergency management authorities the critical areas for action in case of an emergency. As specified by OWRB, inundation mapping should include:

- North arrow and a bar scale
- Clearly delineated and labeled inundation areas. This is especially important if there are “sunny day” failure and PMF plus breach inundation limits shown on the inundation maps?
- A qualification statement that the inundation limits for an actual dam failure may vary from what is shown
- Clearly labeled local roads, drainages, and other landmarks
- Downstream limit of the inundation mapping
- Channel cross sections taken at critical downstream locations, such as at major road crossings, schools, major population centers, etc.
- Information at important downstream cross sections:
 - Peak flood stage
 - Flood wave arrival time
 - Maximum water surface elevation
 - Peak discharge (OWRB, 2012).



For dam failures of high hazard dams, inundation areas are likely to be similar to the 1% and 0.2% annual chance flood events downstream of each dam. Refer to Section 5.3.6 (Flood) for exposure and potential loss estimates associated with these flood events. A qualitative assessment of the dam failure hazard is provided below.

Impact on Life, Health and Safety

All population in a dam failure inundation zone is considered exposed and vulnerable. Of the population exposed, the most vulnerable include the economically disadvantaged and the population over the age of 65. Economically disadvantaged populations are more vulnerable because they are likely to evaluate their risk and make decisions to evacuate based on the net economic impact to their family. The population over the age of 65 is also highly vulnerable because they are more likely to seek or need medical attention which may not be available to due isolation during a flood event and they may have more difficulty evacuating.

There is often limited warning time for dam failure. These events are frequently associated with other natural hazard events such as earthquakes, landslides or severe weather, which limits their predictability and compounds the hazard. Populations without adequate warning of the event are highly vulnerable to this hazard.

Impact on General Building Stock, Critical Facilities and the Economy

All buildings and infrastructure located in the dam failure inundation zone are considered exposed and vulnerable. Property located closest to the dam inundation area has the greatest potential to experience the largest, most destructive surge of water. All transportation infrastructure in the dam failure inundation zone are vulnerable to damage and potentially cutting off evacuation routes, limiting emergency access and creating isolation issues. Utilities such as overhead power lines, cable and phone lines could also be vulnerable. Loss of these utilities could create additional isolation issues for the inundation areas.

Future Growth and Development

As discussed in Section 4, areas targeted for future growth and development have been identified across the County. Any areas of growth could be potentially impacted by the dam failure hazard if located within the dam failure inundation zones. Several of the communities have shown an increase in population as noted in the jurisdictional annexes. This could increase the number of persons exposed to the effects of a dam failure, even if simply traveling across a path where inundation could occur. Any areas of new development downstream of this hazard will be identified in the jurisdictional annexes.

Effect of Climate Change on Vulnerability

Increases in extreme rainfall (Easterling et al. 2017) may increase the likelihood of dam failure, however, this is highly dependent upon the quality of the structures. Most dams are at or near their 50 year design life, so the probability of failures increases with time. Dams that are not well maintained have an increased likelihood of failure. Washed out spillways, deteriorated primary spillway conduits, collapsed riser structures, and slope instability can lead to a dam breach. New development downstream of existing dams increase the potential consequences that would occur if a dam were to fail. Major dam failures across Oklahoma are few since owners are required to perform routine inspections and maintenance (OWRB 2019) [SCIPP, 2021].

Overall Vulnerability Assessment



According to data from the USGS, a breach in the Overholser Dam would cause flooding in part of downtown Oklahoma City, Spencer, part of Harrah, and unincorporated parts of the County. Flooding could continue as far as McLoud and Shawnee. The effects of a dam failure would be catastrophic to the area around Oklahoma City, whether it was from Canton Lake Dam or from Lake Overholser Dam (OK State HMP, 2014).

If a breach occurred in the Canton Lake Dam, several communities downstream would be affected and some possibly destroyed. Much of the area between Canton and Oklahoma City is agricultural and several highways and two railroads would be unusable so the economic loss would be huge. The Town of Canton is located only two miles below the Canton Dam and would likely be nearly totally inundated with floodwaters. Other towns that would be affected would include Greenfield, Watonga, parts of El Reno, parts of Yukon and parts of downtown Oklahoma City (OK State HMP, 2014).

Several unincorporated areas are threatened by a dam failure event. High hazards dams that pose such a threat to the unincorporated areas include Hefner, Ski Island Lake, Northwood Lake in Canadian County, Arcadia Lake, Canton Lake, and Overholser. Damages caused by a dam failure around these areas would largely be to bridges, roads, and undeveloped lands.

Existing and future mitigation efforts including personal and structural dam safety should continue to be developed and employed that will enable the study area to be prepared for these events when they occur and lower their risk.



5.3.2 DROUGHT

HAZARD PROFILE

Description

A drought is a period of drier-than-normal conditions that results in water-related problems. Precipitation (rain or snow) falls in uneven patterns across the country. When no rain or only a small amount of rain falls, soils can dry out and plants can die. When rainfall is less than normal for several weeks, months or years the flow of streams and rivers declines causing water levels in lakes and reservoirs to fall, and the depth of water in wells decreases. If dry weather persists and water supply problems develop, the dry period can become a drought.

Extent

The extent (e.g., magnitude or severity) of drought can depend on the duration, intensity, geographic extent, and the regional water supply demands made by human activities and vegetation. The intensity of the impact from drought could be minor to total damage in a localized area or regional damage affecting human health and the economy. All of Oklahoma County in the past has experienced exceptional droughts as defined in table 5.3.2-3 below and can experience any range on the Drought Severity Classification Table. All Oklahoma County jurisdictions participating in this plan are expected to experience exceptional drought in the future.

A variety of measures is used to predict the severity and impact of droughts:

Palmer Classifications	
4.0 or more	Extremely Wet
3.0 to 3.99	Very Wet
2.0 to 2.99	Moderately Wet
1.0 to 1.99	Slightly Wet
0.5 to 0.99	Incipient Wet Spell
0.49 to -0.49	Near Normal
-0.5 to -0.99	Incipient Dry Spell
-1.0 to -1.99	Mild Drought
-2.0 to -2.99	Moderate Drought
-3.0 to -3.99	Severe Drought
-4.0 or less	Extreme Drought

Palmer Drought Severity Index

Palmer developed a formula for standardizing drought calculations for each individual location based on the variability of precipitation and temperature at that location. The advantage of the Palmer Index is that it is standardized to local climate, so it can be applied to any site for which sufficient precipitation and temperature data is available (NOAA, 2018). (Table 5.3.2-1)

Table 5.3.2-1. Palmer Drought Severity Index (PDSI) Classifications
Source: US Drought Portal, 2018



Category	Description	Possible Impacts	Palmer Drought Severity Index (PDSI)
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures; fire risk above average. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.	-1.0 to -1.9
D1	Moderate Drought	Some damage to crops, pastures; fire risk high; streams, reservoirs, or wells low, some water shortages developing or imminent, voluntary water use restrictions requested	-2.0 to -2.9
D2	Severe Drought	Crop or pasture losses likely; fire risk very high; water shortages common; water restrictions imposed	-3.0 to -3.9
D3	Extreme Drought	Major crop/pasture losses; extreme fire danger; widespread water shortages or restrictions	-4.0 to -4.9
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; exceptional fire risk; shortages of water in reservoirs, streams, and wells, creating water emergencies	-5.0 or less

Drought Severity Classification Table

The National Drought Mitigation Center (NDMC) helps develop and implement measures to reduce societal vulnerability to drought, stressing preparedness and risk management rather than crisis management. (Table 5.3.2-2)

Table 5.3.2-2. NDMC Drought Severity Classification Table
Source: NDMC, 2003

Location

All jurisdictional areas of this plan are susceptible to drought.

Previous Occurrences and Losses

Based on sources researched, known drought events that have affected Oklahoma County and its municipalities are identified in Table 5.3.2-3.



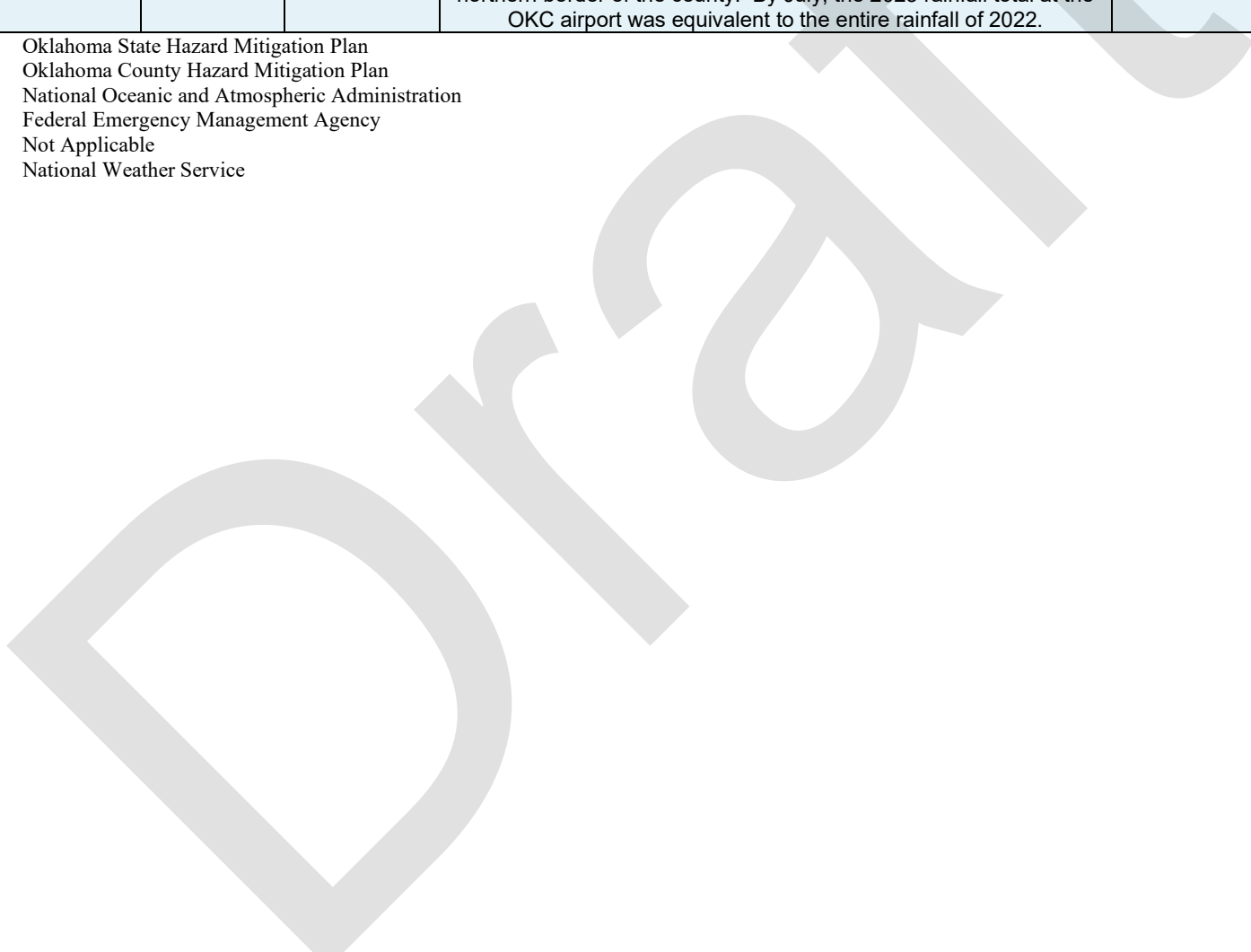
Table 5.3.2-3. Drought Events Between 2013 and 2023.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
July 2012-April 2013	Drought	N/A	N/A	Water storage at reservoirs at an all-time low. Oklahoma City implemented mandatory outdoor water rationing starting July 31, 2012 including cities that buy water from OKC. This includes Deer Creek Rural Water District (unincorporated county), Edmond, The Village and Warr Acres. January 17, 2013 odd/evening outdoor watering was re-implemented and by spring became a permanent program. August 4, 2012 fire near Luther consumed almost 60 homes and other structures.	NCDC, Drought Impact Reporter, NewsOK, UNL Drought Atlas
February 2014-July 2014	Drought	N/A	N/A	Drought and freezing weather destroyed the canola crop. Oklahoma County reached D3. Slight drought lingered until April 2015.	Drought Impact Reporter, UNL Drought Atlas
December 2016 - April 2017	Drought	N/A	N/A	Very dry conditions. Slight drought started July 2016. A break occurred with abundant rain in April 2017.	NCDC, UNL Drought Atlas
July-August 2017	Drought	N/A	N/A	Typical summer ridging high pressure prevented rain across the region.	NCDC, UNL Drought Atlas
January 2018-April 2018	Drought	N/A	N/A	Several local small wildfires. D2 drought in January and February. Massive wildfires in NW OK in April necessitated mutual aid task force response.	NCDC, UNL Drought Atlas, local knowledge
June 2020-July 2020	Drought	N/A	N/A	The northern third of the county experienced a moderate drought, including the Unincorporated county, The Village, Arcadia, Edmond and Luther.	UNL Drought Atlas
September 2021	Drought	N/A	N/A	La Nina weather pattern begins a period without significant rain. Relief was minimal and abnormally dry conditions persisted through November before a full drought resumed.	UNL Drought Atlas
December 2021-April 2022	Drought	N/A	N/A	Lack of a significant freeze delayed wildfire activity until December. Burn bans were in place for several weeks. Extreme drought was classified in the western part of the county February to mid-March. May rains broke the drought.	UNL Drought Atlas, local knowledge
July 2022-May 2023	Drought	N/A	N/A	A flash drought began in July 2022. By mid-August, most of the county was in an extreme drought. Fires became difficult to control despite lack of wind most days. Late August to early September scattered storms provided enough relief for some of the grass to green up. September ended overall for the state and was the driest since 1956, with the summer the driest ever. By early October, the county was entirely in D3 Extreme Drought. Rainfall on February 7 reduced drought in the southeast 2/3rds of the county. Additional weekly rains reduced the drought further across southeast OK county in March. The northwest 1/3 of the county remained in D3	UNL Drought Atlas, OK Mesonet, local knowledge



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
				while the southeast part of the county was in D0. In May 2023, further rains lessened the drought in the NW part of the county to D1. By early July, numerous mostly night time complexes of storms (MCS) out of the northwest eliminated all drought categories to the northern border of the county. By July, the 2023 rainfall total at the OKC airport was equivalent to the entire rainfall of 2022.	

OKS HMP Oklahoma State Hazard Mitigation Plan
 OKC HMP Oklahoma County Hazard Mitigation Plan
 NOAA National Oceanic and Atmospheric Administration
 FEMA Federal Emergency Management Agency
 N/A Not Applicable
 NWS National Weather Service



Probability of Future Events

It is estimated that Oklahoma County will continue to experience direct and indirect impacts of drought and its impacts on occasion, with the secondary effects causing potential disruption or damage to agricultural activities and creating shortages in water supply within communities.

Based on historical records and input from the Planning Committee, the probability of occurrence for drought in all the jurisdictions participating in Oklahoma County HMP is considered “4 – Highly Likely” (Event is probable within the calendar year. Event has a 1 in 1 year chance of occurring).

VULNERABILITY ASSESSMENT

To understand risk, a community must evaluate what assets are exposed or vulnerable in the identified hazard area. For the drought hazard, all of Oklahoma County has been identified as the hazard area. Therefore, all assets (population, structures, and lifelines), as described in the County Profile (Section 4), are vulnerable to a drought. Assets at particular risk would include any open land or structures located along the wildland/urban interface (WUI) that could become vulnerable to the wildfire hazard due to extended periods of low rain and high heat, usually associated with a drought. Assets outside of the WUI may also be at risk due to the secondary hazard of expansive soil. In addition, water supply resources could be impacted by extended periods of low rain. Finally, vulnerable populations could be particularly susceptible to the drought hazard and cascading impacts due to age, health conditions, and limited ability to mobilize to shelter, cooling and medical resources.

Overview of Vulnerability

All of Oklahoma County is vulnerable to drought. However, areas at particular risk are: areas used for agricultural purposes (farms and cropland), open/forested land vulnerable to the wildfire hazard, areas where communities rely on private water supply, and certain areas where elderly, impoverished or otherwise vulnerable populations are located.

Data and Methodology

Data was collected from Oklahoma State, the County, and Planning Committee sources. Available information and a preliminary assessment are provided below.

Impact on Life, Health and Safety

Any loss of life or immediate destruction of property during drought comes from secondary sources such as wildfires and heat related injuries due to extreme temperatures that usually coincide with drought in summer.

Droughts conditions can cause a shortage of water for human consumption and reduce local fire-fighting capabilities. The drought hazard is a concern because private water supply sources are used in Oklahoma County.

For the purposes of this HMP, the entire population in the County is vulnerable to drought events. Several communities have shown an increase in population over the past ten years as indicated in the jurisdictional annexes. This results in the need for additional water resources (wells, municipal lines, and storage) and without additional resources puts an increasing strain on the areas served by municipal water (all the jurisdictions in the plan except Arcadia) with the potential to decrease the groundwater level overall.



Impact on Economy

It is difficult to estimate financial damages as a result of a drought because droughts produce a complex web of impacts. A prolonged drought can have serious environmental and direct and indirect economic impacts on a community.

Droughts can directly impact municipal and private water supply sources (i.e., declining aquifers, reduced stream flows, etc). As noted, agricultural resources need ample water supplies for successful production, relying on natural precipitation and the supply and demand of groundwater resources, both of which become limited or compromised during times of drought. According to the U.S. Department of Agriculture (USDA) National Agricultural Statistics Service (NASS), there are 1,111 farms in Oklahoma County, occupying 102,861 acres of land in the County. Land is used to grow agricultural products as well as to raise livestock (USDA NASS, 2022). The number of farms continues to decrease with each five year update.

The entire agricultural industry in Oklahoma County is vulnerable to the drought hazard. The historic record may assist Oklahoma County in estimating potential future losses as a result of this hazard of concern.

Effect of Climate Change on Vulnerability

Droughts are projected to increase in severity and frequency due to climate change. Even if annual precipitation amounts do not change much, higher temperatures will increase evaporation from lakes, soils, and plants, stressing agricultural and natural systems. Models project that Oklahoma will experience a decrease in soil moisture across all seasons by the end of the century, with the greatest decrease in summer (Wehner et al. 2017). Further, rising temperatures will lead to increase demand for water and energy, which could stress natural resources (Shafer et al. 2014) [SCIPP, 2018].

Overall Vulnerability Assessment

Historic data available indicate that droughts can impact Oklahoma County. Drought events can cause significant impacts and losses to the County's water supply and economy. The cascade effects of drought include increased susceptibility to the wildfire hazard, increased and thus shortages on local resources (i.e., water supply). Losses associated with the wildfire hazard are discussed later in this section.



5.3.3 EARTHQUAKE

HAZARD PROFILE

Description

Most earthquakes occur as the result of slowly accumulating pressure that causes the ground to slip abruptly along a geological fault plane on or near a plate boundary. The resulting waves of vibration within the earth create ground motion at the surface that vibrates in a very complex manner.

Extent

Seismic waves are the vibrations from earthquakes that travel through the Earth and are recorded on instruments called seismographs. The magnitude or extent of an earthquake is a measured value of the earthquake size, or amplitude of the seismic waves, using a seismograph. The Richter magnitude scale (Richter Scale) was developed in 1932 as a mathematical device to compare the sizes of earthquakes (USGS, 1989). The Richter Scale is the most widely-known scale that measures the magnitude of earthquakes (Shedlock and Pakiser, 1997; USGS, 2004).

Table 5.3.3-1 presents the Richter Scale magnitudes and corresponding earthquake effects. The County and participating jurisdictions typically experience earthquakes scale of magnitude 4 or less. Approximately 1,200 years ago, an earthquake ruptured along the Meers Fault, near Meers, OK. The field investigations suggest the fault ruptured a sufficient amount to produce approximately a magnitude 7 earthquake. The fault is likely still active though it has a very long recurrence time. Based on previous occurrences, it may be possible for the fault to produce another magnitude 7 earthquake (Oklahoma State HMP 2024). The distance from Meers to Oklahoma County is greater than 65 miles. While it is impossible to accurately predict earthquakes, Oklahoma Geological Survey Director, Nick Hayman, does not believe Oklahoma is at high risk for a major destructive earthquake above a 6.0 magnitude. (AP news, Feb. 6, 2024).

Table 5.3.3-1. Richter Scale

Richter Magnitude	Earthquake Effects
2.5 or less	Usually not felt, but can be recorded by seismograph
2.5 to 5.4	Often felt, but only causes minor damage
5.5 to 6.0	Slight damage to buildings and other structures
6.1 to 6.9	May cause a lot of damage in very populated areas
7.0 to 7.9	Major earthquake; serious damage
8.0 or greater	Great earthquake; can totally destroy communities near the epicenter

Source: USGS, 2006

Seismic hazards are often expressed in terms of Peak Ground Acceleration (PGA) and Spectral Acceleration (SA).

The 2014 USGS seismic hazard data shows that Oklahoma County has a PGA between 12 and 20%. This data is based on peak ground acceleration (%g) with 2% probability of exceedance in 50 years.



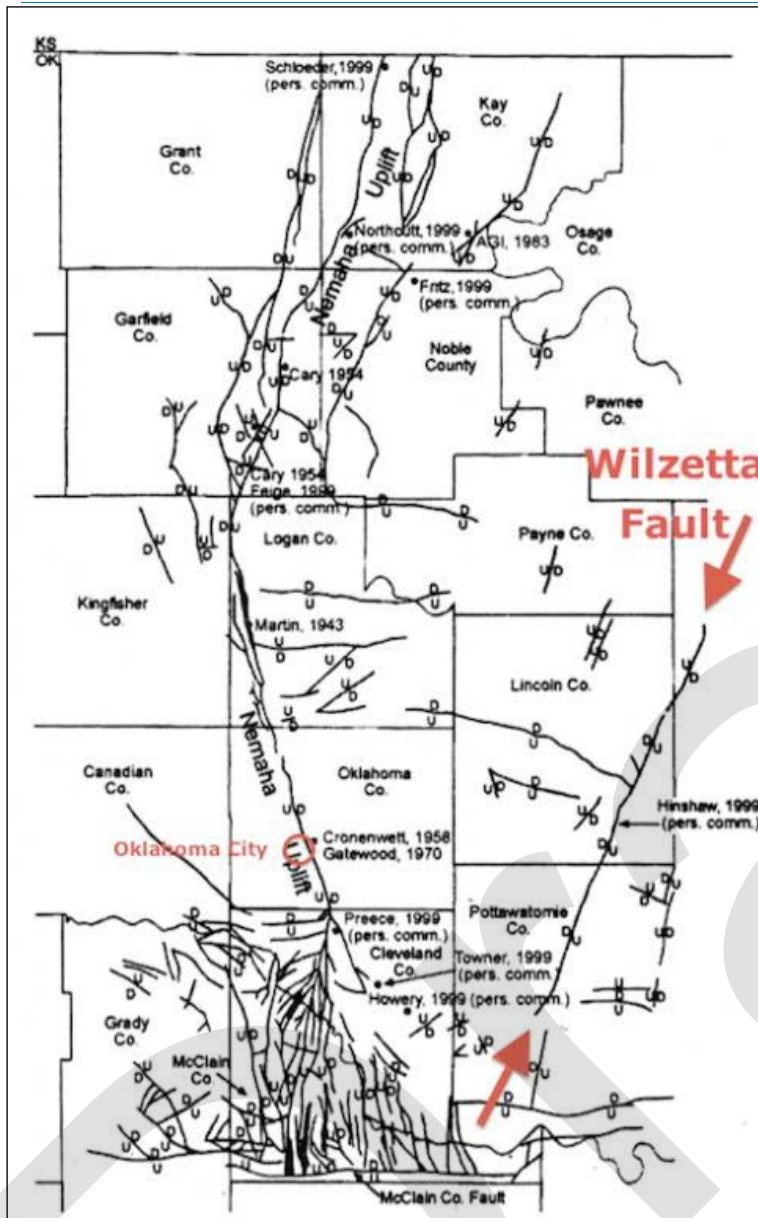


Figure 5.3.3-1. Location of the Wilzetta Fault
Source: Countywide & Sun, Date Unknown

- The El Reno-Mustang area in central Oklahoma;
- Love and Carter counties;
- An area in southeastern Oklahoma north of the Ouachita Mountains in the Arkoma Basin;
- The Meers fault, located near Meers on the eastern edge of the Anadarko Basin;
- The area around Lindsay in Garvin County;
- An area near Ada in Pontotoc County; and
- In eastern Oklahoma County near Jones (Memorial Rd. / Indian Meridian Rd.) (OK State HMP, 2014).

Location

The entire county is susceptible to the effects of earthquakes. The largest earthquakes felt in the United States were along the New Madrid fault in Missouri, where a three-month long series of quakes from 1811 to 1812 included three quakes larger than a magnitude of 8 on the Richter Scale (Oklahoma County Hazard Mitigation Plan, 2007). During 2016, a magnitude 5.8 earthquake, the largest event to hit Oklahoma County in modern times, was recorded during a period of increased seismic activity. From 2013 to 2016 the number of earthquakes spiked from 109 to 903 respectively. The State of Oklahoma averages rose sharply then declined due to better understanding of induced seismicity (OGS, 2018).

The State of Oklahoma has a great number of faults of different sizes, but very large earthquakes are not expected to occur in the State. The State is at moderate risk for an earthquake due to its close proximity to the New Madrid Seismic Zone. Seven main regions of earthquake activity exist in Oklahoma and include:

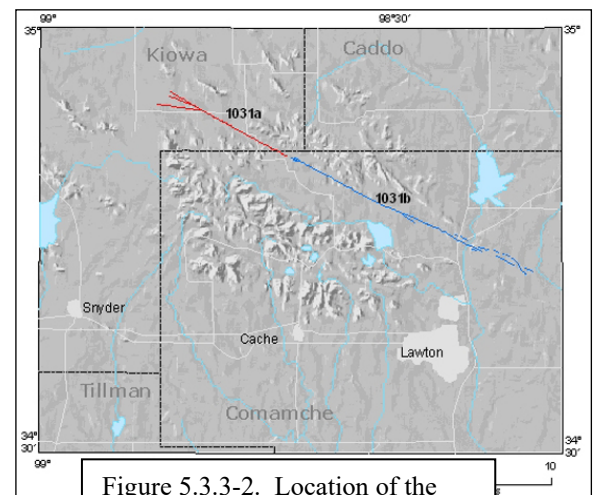


Figure 5.3.3-2. Location of the Meers Fault (Source:USGS, 2010)



Earthquakes that have been felt in the State tend to concern people the most. Figure 5.3.3-3 plots the locations of earthquakes, with a magnitude greater than 3.5, from 2013-2023. No earthquakes above 3.5 have occurred in Oklahoma County since November 2017. It is believed the overall reduction in the number of quakes in the state can be attributed to an effort to control the volume of well waste water injected into the ground at many sites where earthquakes occurred. The Meers Fault near Lawton has been quiet. From 2008 to 2010, eastern Oklahoma County, near the Town of Jones, had seen an increase in activity. Between 2009 and 2010, at least nine earthquakes of magnitude 3.5 occurred in this area. A magnitude 4.1 quake happened in southeast Lincoln County near Sparks on February 27, 2010. This was topped by a 4.7 earthquake, rated the second strongest in the history of Oklahoma, on October 13, 2010. This earthquake occurred just south of the aforementioned active area and was felt widely across much of the eastern two thirds of the State and into the Dallas-Fort Worth area (OK State HMP, 2014). Increased quake activity occurred from 2013-2015 near NE 122nd and Midwest Boulevard in Oklahoma City, and from 2014-2018 in east Edmond near Danforth Rd and N Air Depot Blvd. A 5.1 quake centered in the southeast part of neighboring Lincoln County rattled the planning area on February 2, 2024 with at least one report of sheetrock cracking in Harrah.

Figure 5.3.3-3. Oklahoma Earthquakes of Magnitude 3.5 or Greater, 2013 – 2023. (Source: USGS 2023)
No earthquakes above 3.5 magnitude have occurred since 2018.

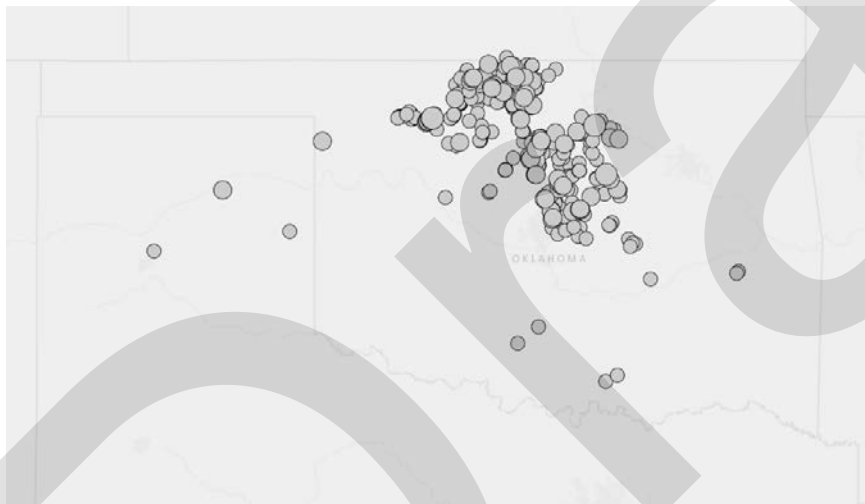
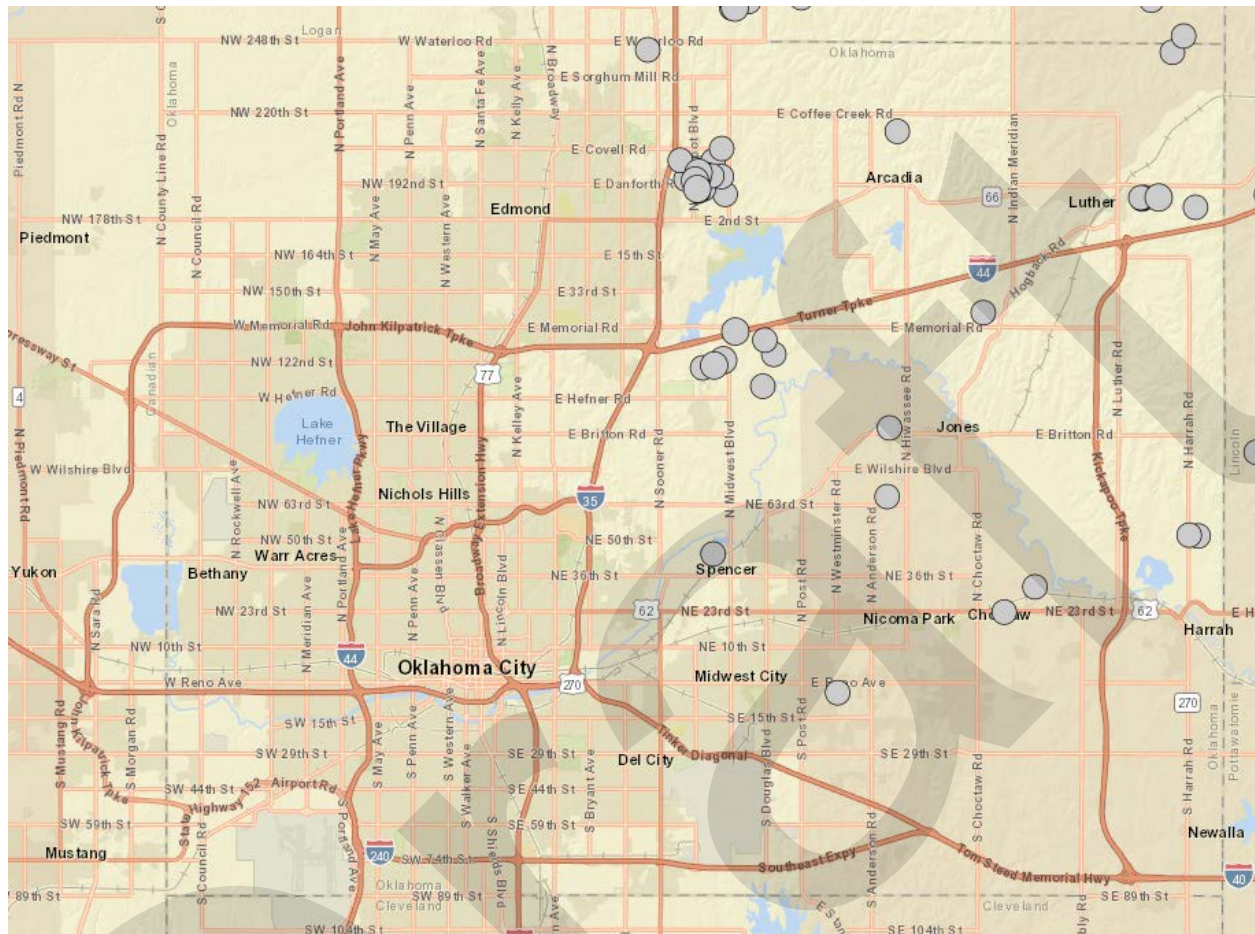


Figure 5.3.3-4. Oklahoma County Earthquakes of Magnitude 3.5 or Greater, 2013 - 2023 – Count: 606 (Source: USGS 2023)



Previous Occurrences and Losses

According to the USGS and OGS, over 700 earthquakes at M2.5 or above have occurred in Oklahoma County between 1974 and 2023.

Many sources provided historical information regarding previous occurrences and losses associated with earthquakes throughout the State of Oklahoma. Therefore, with so many sources reviewed for the purpose of this HMP, loss and impact information for many events could vary depending on the sources. Due to the increase in frequency of earthquakes in the mid-2010's, only earthquakes affecting Oklahoma County of 3.6 magnitude or above are documented below.



Table 5.3.3-2. Earthquake History in Oklahoma between 2013 and 2023

Event Date / Name	County	Town	Size / General Magnitude	Losses / Impacts	Source(s)
December 01, 2013	Oklahoma	Edmond	4.5	This earthquake near Arcadia Lake was 8.4 km in depth and was felt throughout the Oklahoma County area. There was reports of strong shaking and light damage reported.	USGS
June 16, 2014	Oklahoma	Spencer	4.3	At a depth of 5.0 km, this earthquake was felt throughout Oklahoma County and beyond. Reports of light to moderate shaking, with some very light damage were received.	USGS
June 18, 2014	Oklahoma	Spencer	4.1	USGS reports this quake is at a 5.0 km depth. Multiple reports throughout the county ranging from light to strong shaking. Some light damage was also reported.	USGS
December 29, 2015	Oklahoma	Edmond	4.3	In the county, this earthquake, at a depth of 6.5 km, multiple reports of light to moderate shaking with very light damage.	USGS
January 01, 2016	Oklahoma	Edmond	4.2	At a depth of 5.8 km, there were multiple reports of light to strong shaking with light damage reported with this quake.	USGS
April 07, 2016	Oklahoma	Luther	4.2	This quake registered at a depth of 6.1 km. Though most of the county felt shaking, the northeast side had multiple reports of strong shaking with light damage.	USGS
September 3, 2016	Pawnee	Pawnee	5.8	Largest earthquake in the state to date. Scattered reports of cracks in sheetrock and bricks in the county.	USGS/Multiple sources
August 03, 2017	Oklahoma	Edmond	4.2	All regions of the county felt this quake, per the USGS. Most areas were light with a few areas experiencing moderate shaking. Very light damage was also reported.	USGS
November 19, 2017	Oklahoma	Arcadia	3.6	With a depth of 4 km, this quake was felt through much of the northwest 2/3rds of the county. Some very light damage occurred around Arcadia.	USGS
March 4, 2018	Garfield	Breckenridge	4.2	Felt but no damage reported in Oklahoma County.	USGS
March 5, 2018	Garfield	Breckenridge	4.2	Felt but no damage reported in Oklahoma County.	USGS
March 6, 2018	Alfalfa	Byron	3.8	Felt but no damage reported in Oklahoma County.	USGS
April 7, 2018	Garfield	Lucien	4.6	Felt but no damage reported in Oklahoma County.	USGS
May 9, 2018	Garfield	Marshall	4.6	Felt but no damage reported in Oklahoma County.	USGS
May 14, 2018	Logan	Marshall	4.0	Felt but no damage reported in Oklahoma County.	USGS
May 15, 2018	Logan	Marshall	4.0	Felt but no damage reported in Oklahoma County.	USGS
June 9, 2018	Grant	Nescatunga	4.4	Felt but no damage reported in Oklahoma County.	USGS
June 15, 2018	Logan	Marshall	4.0	Felt but no damage reported in Oklahoma County.	USGS
May 17, 2019	Grant	Pond Creek	4.4	Felt but no damage reported in Oklahoma County.	USGS
July 25, 2019	Kingfisher	Kingfisher	3.9	Felt but no damage reported in Oklahoma County.	USGS
June 21, 2020	Noble	Perry	4.2	Felt but no damage reported in Oklahoma County.	USGS
February 19, 2021	Grant	Manchester	4.2	Felt but no damage reported in Oklahoma County.	USGS
May 25, 2021	Ellis	Shattuck	4.0	Felt but no damage reported in Oklahoma County.	USGS
September 19, 2021	Grant	Nescatunga	3.8	Felt but no damage reported in Oklahoma County.	USGS



Event Date / Name	County	Town	Size / General Magnitude	Losses / Impacts	Source(s)
January 31, 2022	Grant	Medford	4.5	Felt but no damage reported in Oklahoma County.	USGS
April 6, 2023	Lincoln	Carney	4.0	Felt but no damage reported in Oklahoma County.	USGS
January 12, 2024	Oklahoma	Edmond	4.3	Second in a series of several quakes, 9:46 pm, shallow 4.1 mile deep quake, knocked items off of shelves in northeast Edmond.	USGS, local knowledge
January 13, 2024	Oklahoma	Edmond	4.1	Shallow 4.1 miles deep quake, 6:36 am, rattled items from shelves in northeast Edmond	USGS, local knowledge
February 2, 2024	Lincoln	Prague	5.1	No significant damage reported. A photo from Harrah showed cracking of the seal between ceiling sheetrock and windows. 11:24 p.m. Fourth largest earthquake in Oklahoma history.	USGS, Multiple media and social media sources

Source(s): USGS 2023; Oklahoma Geological Survey 2023.

N/A Not Applicable/Not Available
 OK HMP Oklahoma State Hazard Mitigation Plan
 USGS U.S. Geological Survey



Historically, Oklahoma County has not experienced significant earthquakes. For this reason, buildings in the Oklahoma County area are not designed for major earthquakes and a major earthquake would result in heavy damage and casualties and would be devastating to the economy of the County and the State of Oklahoma. Increased seismic activity has broadened interest in researching the probability and severity of future events in the local area; however, there is currently not a sufficient amount of data to presume the probability of future earthquakes and the monetary damages produced by such an event.

Probability of Future Events

The risk of small earthquakes has changed significantly during the time this plan was last updated. Oklahoma began seeing a significant rise in quakes around 2008, peaking in 2015. Seismologists have documented the relationship between wastewater disposal and triggered seismic activity. The Oklahoma Geological Survey has determined that the majority of recent earthquakes in central and north-central Oklahoma are very likely triggered by the injection of produced water in disposal wells (OGS, 2018) related to the oil industry. Since 2016, there has been a decrease in the number and size of earthquakes in Oklahoma, apparently due to efforts by state regulators and the oil industry to control wastewater injection. According to the Oklahoma Geological Survey, the future seismic hazard will likely remain elevated, compared to background tectonic rates, for at least the next decade (OGS, 2017) [SCIPP, 2024].

According to the USGS, in 2017, Oklahoma County had a PGA of 12-20% for earthquakes with a two-percent probability of occurring within 50 years (latest available information in 2024). The highest concern for a significant earthquake in the state, as indicated by USGS, is from the Meers fault located near Lawton in Comanche County. The probability of a future event of any significance along the Meers fault is debated by scientists (OK State HMP, 2014).

The probability of occurrence, or likelihood of the event, is one parameter used for ranking hazards. Based on historical records and input from the Planning Committee, the probability of occurrence for significant earthquakes in the Planning Area is considered “1 - Unlikely” (Event is possible within the next ten years. Event has a 1 in 10 year’s chance of occurring). It is anticipated that Oklahoma County will occasionally continue to experience minor impacts from small earthquakes that may affect a small portion of the general building stock.

VULNERABILITY ASSESSMENT

To understand risk, a community must evaluate what assets are exposed or vulnerable in the identified hazard area. For the earthquake hazard, the entire County has been identified as the exposed hazard area. Therefore, all assets in Oklahoma County (population, structures, critical facilities and lifelines), as described in the Regional Profile (Section 4), are vulnerable.

Overview of Vulnerability

Earthquakes usually occur without warning and can impact areas a great distance from their point of origin. The extent of damage depends on the density of population and building and infrastructure construction in the area shaken by the quake. Some areas may be more vulnerable than others based on soil type, the age of the buildings and building codes in place.

In summary, the entire population and general building stock inventory of Oklahoma County is at risk of being damaged or experiencing losses due to impacts of an earthquake.



Impact on Life, Health and Safety

The entire population of Oklahoma County is potentially exposed to direct and indirect impacts from earthquakes. The degree of exposure is dependent on many factors, including the age and construction type of buildings and the soil type that buildings are constructed on. The impact of earthquakes on life, health and safety is dependent upon the severity of the event. Risk to public safety and loss of life from an earthquake in the County is minimal with higher risk occurring in buildings as a result of damage to the structure, or people walking below building ornamentation and chimneys that may be shaken loose and fall as a result of the quake. Business interruption may prevent people from working, road closures could isolate populations and loss of functions of utilities could impact populations that may not have suffered direct damage from the event itself.

Populations considered most vulnerable include the elderly (persons over the age of 65) and individuals living below the Census poverty threshold. These socially vulnerable populations are most susceptible, based on a number of factors including their physical and financial ability to react or respond during a hazard and the location and construction quality of their housing.

Impact on Economy

Strong earthquakes also have impacts on the economy, including: loss of business function, damage to inventory, relocation costs, wage loss and rental loss due to the repair/replacement of buildings. In a significant quake, the disruption of traffic flow will likely be impacted for residents as well as for critical services such as emergency police, fire and ambulance. Power and water outages and damages to buildings may cause critical and essential facilities to be closed for extended periods of time (OK State HMP, 2014).

Future Growth and Development

As discussed in Section 4, areas targeted for future growth and development have been identified across Oklahoma County. It is anticipated that the human exposure and vulnerability to earthquake impacts in newly developed areas will be similar to those that currently exist within the Planning Area. The State of Oklahoma has adopted the 2018 International Residential Code (IRC). The 2018 IRC is the minimum building code for one- and two-family and townhouse residential construction. The County may require additional modifications to the building code to further decrease the built environment's vulnerability to the hazard. As communities continue to grow as noted in the population statistics in the jurisdictional annexes, more persons and buildings are exposed to this hazard.

Effect of Climate Change on Vulnerability

Climatological changes in the planning area have not influenced earthquake impacts and no changes to the frequency or magnitude of earthquakes due to climatological changes in the planning area are expected to occur.

Additional Data and Next Steps

In terms of general building stock data, updated building age, construction type and current replacement value would further support the refined analysis. Additionally, un-reinforced masonry critical facilities and privately-owned buildings (i.e., residences) can be identified using local knowledge and/or pictometry/orthophotos. These buildings may not withstand earthquakes of certain magnitudes and plans to provide emergency response/recovery efforts for these properties can be set in place.



5.3.4 EXPANSIVE SOILS

HAZARD PROFILE

Description

Soils and soft rock that tend to swell or shrink due to changes in moisture content are known as expansive soils. Expansive soils are often referred to as swelling clays because clay materials are most susceptible to swelling and shrinking. Changes in soil volume present a hazard primarily to structures built on expansive soils. The most extensive damage occurs to highways and streets (FEMA, 1997).

Expansive soils are clay-rich shales, or soils from the weathering of shales, that may contain clay minerals, that swell up to 1.5 to two times their original dry volume after adding water. Soil saturation from rainfall, lawn watering, or sewer leakage may cause major damage by soils expanding under sidewalks, highways, utility lines, and foundations. If construction takes place on wet expanded soils, then shrinkage may occur after drying, resulting in severe cracking in structures (Luza and Johnson, 2009).

When water is added to these expansive clays, the water molecules are pulled into gaps between the clay plates. As more is absorbed, the plates are forced further apart, leading to an increase in soil pressure or an expansion of the soil's volume. Soils that contain expansive clays become very sticky when wet and usually are characterized by surface cracks or a "popcorn" texture when dry. Therefore, the presence of surface cracks is usually an indication of an expansive soil (Oklahoma State HMP, 2014).

The effects of expansive soils are most prevalent in regions of moderate to high precipitation, where prolonged periods of drought are followed by long periods of rainfall. Expansive soils can be recognized either by visual inspection in the field or by conducting laboratory analysis (Oklahoma County HMP, 2006).

Extent

The effects of expansive soils are typically experienced in regions of moderate to high precipitation, where periods of drought are followed by periods of rainfall. Damages from expansive soils also result from increases in moisture volume from broken or leaking water and sewer lines (Oklahoma County HMP, 2006).

Dry clays are capable of absorbing water and will increase in volume in an amount proportional to the amount of water absorbed. This soaking and subsequent swelling of dry clay is the Coefficient of Linear Extensibility (COLE). COLE correlates with the volume change of a soil upon wetting and drying.

Areas capable of these changes in soil volume present a hazard to buildings, slabs, concrete, asphalt, and other structures built over the soils and to pipelines buried in them. The greatest damage occurs when structures are constructed when clays are dry and then subsequent soaking rains swell the clay. Damage can be so severe that the cost of repair can exceed the value of the building (Oklahoma County HMP, 2006).

Volume expansion measures the free swelling of a disturbed soil on wetting from air dry to saturated. A volume expansion of 20-40% indicated a large potential expansion on wetting and subsequent shrinkage on drying.



The following tables illustrate the potential volume change of expansive soils. Please note that Oklahoma County and its municipalities would be considered within the “Arid to semi-arid climate.” The areas in blue in Figure 5.3.4-1 may experience up to High Potential Volume Change (as defined in Table 5.3.4-1) during periods of extremely dry weather

Table 5.3.4-1 Potential Volume Change of Expansive Soils (Source: NRCS)

Potential Volume Change	Arid to semi-arid climate		Humid climate	
	Plasticity Index (%)	Linear Shrinkage (%)	Plasticity Index (%)	Linear shrinkage
Low	0-15	0-5	0-30	0-12
Medium	15-30	5-12	30-50	12-18
High	>30	>12	>50	>18

Location

The effects of expansive soils are most prevalent in regions of moderate to high precipitation, where prolonged periods of drought are followed by long periods of rainfall. The expansive soil hazard occurs mainly in the southern, central and western parts of the U.S. (FEMA, 1997).

Several Permian shales have been identified in Oklahoma County. These areas have been identified as having high shrink-swell potential. Figure 5.3.4-1 identifies the areas in Oklahoma County that have an abundance of shrink-swell soils from the National Resource Conservation Service (NRCS) survey of 2017. This includes parts of Edmond, Del City, Midwest City, Bethany, Warr Acres, The Village and Nichols Hills and the Deer Creek (northwest) part of Unincorporated Oklahoma County.



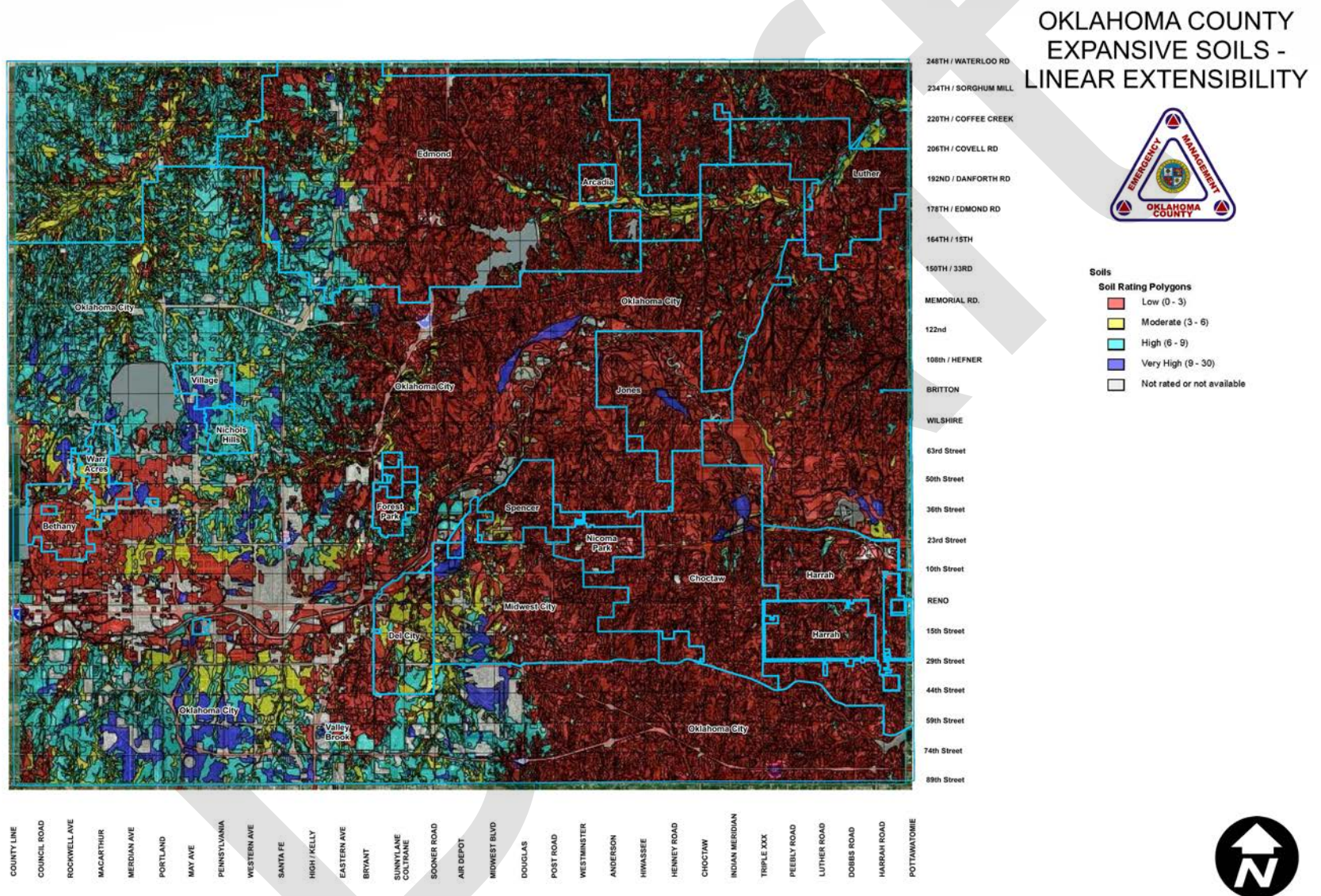


Figure 5.3.4-1. Linear Extensibility of expansive soils in Oklahoma County.
Source: NRCS, 2017



Previous Occurrences and Losses

Though the mapping survey does show potential in several areas of Oklahoma County, there are relatively few occurrences of expansive soils creating damage or loss to public buildings. Two exceptions should be noted: per the 2013 HMP, Nichols Hills found expansive soils at their Public Works site. Since 2013, the soil has been stabilized and the issue remediated. In Midwest City, a newly constructed fire station that was built within the Crutchko basin may not have had adequate soil stabilization and has shown evidence of soil shrink-swelling.

Probability of Future Events

The probability of occurrence, or likelihood of the event, is one parameter used for ranking hazards. Based on historical records and input from the Planning Committee, the probability of occurrence for expansive soils in the Planning Area is considered “1 - Unlikely” (Event is possible within the next ten years. Event has a 1 in 10 year’s chance of occurring). It is anticipated that Oklahoma County will continue to experience indirect impacts from expansive soils that may affect the general building stock and local economy.

VULNERABILITY ASSESSMENT

Overview of Vulnerability

Expansive soil hazards are slow to develop but can cause a range of structural impacts to the built environment. Damage to residential homes, commercial buildings, highways and streets can cause a financial drain on the local and regional economy.

Data and Methodology

Linear Extensibility to a depth of 72 inches was used in this study. Data sampled at a depth of 96 inches resulted in little change to the map above. Depth to sample was determined from data from the Advanced Engineering Geology & Geotechnics, Spring 2004 article “Various Aspects of Expansive Soils Relevant to Geoengineering Practice.” Insufficient data is available to model the long-term potential impacts of expansive soils on Oklahoma County. Available information and a preliminary assessment are provided below.

Impact on Life, Health and Safety

Expansive soil hazards are slow and the hazard itself does not pose a risk to life, health and safety. Secondary hazards as a result of shifting soils such as potholes or broken pipes causing utility failures could cause inconvenience or at worst be life-threatening.

Impact on General Building Stock and Critical Facilities

Because of differences in building construction, residential structures and one-story commercial structures are more susceptible to damage by expansive soils compared to multi-story buildings. Multi-story buildings are heavier and can generally counter the swelling pressures. The exception is when multi-story buildings are built on wet clay, and may experience damage by shrinkage of the clay if moisture levels are substantially reduced (be evapotranspiration or by evaporation from under heated buildings) (FEMA, 1997).



Various types of structural damage to buildings include sticking doors; uneven flooring; and cracked foundations, floors, walls, ceilings and windows. Damage to small buildings is greatest when the structure is built on dry clay, such as during drought conditions, followed by rain which swells the soil. Human activities can also influence the moisture of the soils including an increase in moisture from broken or leaking water and sewer lines, watering the landscaping, and surface ponding (FEMA, 1997).

According to FEMA’s *Multi Hazard Identification and Risk Assessment*, the best way to mitigate structural damage from expansive soils is to avoid building on them. However, when this is not possible, engineering practices can be applied including removal of the soil; application of heavy loads to offset the swelling pressure; preventing access to water; presetting and chemical stabilization (FEMA, 1997).

Property maintenance to prevent excessive moisture from entering the soil near foundations should be implemented for owners of buildings in areas of expansive soils. This would include proper grading and keeping gutters/downspouts clear of debris and not discharging adjacent to the foundation. In addition, inspection of the property after heavy rainfall to address drainage issues should also be put into practice.

Impact on Economy

As summarized by FEMA, the greatest damage from expansive soils is to highways and roads. Damages result from differential vertical movement that occurs as clay moisture content adjusts to the changed environment. For pavement, differential movement of 0.4 inches (or 1 centimeter) with a horizontal distance of 20 feet (6 meters) can pose an engineering problem for fast travel (FEMA, 1997). Infrastructure damage is costly and can impact the local and regional economy.

Impact on Future Development

As discussed and illustrated in Section 4 and the jurisdictional annexes, areas targeted for future growth and development have been identified across the County. Any new development in terms of structures and infrastructure (i.e., highways and streets) on known expansive soils could be potentially impacted. Proper grading and building regulations/code including proper slab design and emplacement procedures can mitigate structural damage to new development in areas where expansive soils exist. In most cases, structural damage due to expansive soils is not covered by insurance (FEMA, 1997). With an increasing population in most jurisdictions covered by this plan, areas of growth in the expansive soil areas of the county have the potential to result in additional structures exposed to this hazard.

Effect of Climate Change on Vulnerability

As drought and wetness is directly related to the shrink and swell of clay soils, and periods of drought are expected to increase in severity and frequency, Oklahoma County’s vulnerability to expansive soils events may be affected. The result will be fewer periods of shrink and swell if drought persists, but greater opportunities for damage when the soil transitions from moist to exceptionally dry.

Additional Data and Next Steps

For future plan updates, Oklahoma County can continue to document damages to buildings and infrastructure. Future new development can be planned or avoided, soils stabilized prior to construction, and mitigation measures developed or refined for the built environmental already present on these soils.



5.3.5 EXTREME TEMPERATURES

HAZARD PROFILE

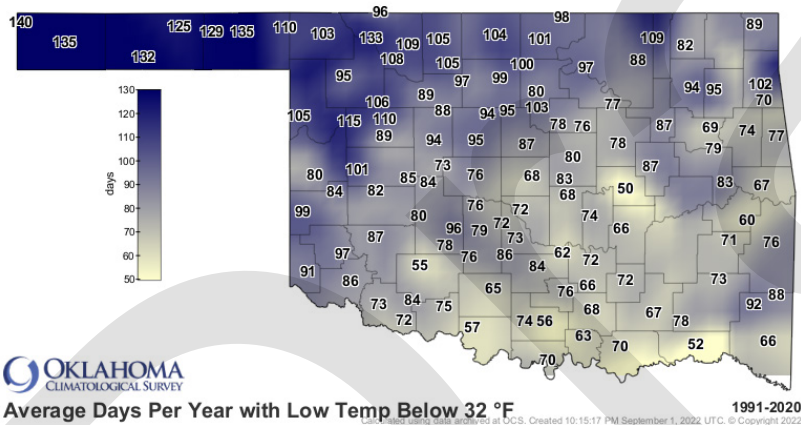
Description

As part of the Southern Great Plains, the State of Oklahoma is prone to wide swings of temperature. Summer temperatures typically climb above the 100 degree mark and during the winter, temperatures drop below zero.

Extreme temperatures include both cold and hot events, which can have a significant impact to human health, commercial/agricultural businesses and primary and secondary effects on infrastructure (e.g., burst pipes and power failure). What constitutes “extreme cold” or “extreme heat” can vary across different areas of the country, based on what the population is accustomed to.

Extreme Cold

The NWS issues a “Cold Weather Advisory” (previously a Wind Chill Advisory) when wind chill values reach -5°F to -19°F. From 2009-2023, the NWS averaged one advisory per year for Oklahoma County (NWS, Iowa State University data).



Extreme cold often accompanies a winter storm. What constitutes as extreme cold and its effects varies across different areas of the U.S. In areas unaccustomed to winter weather, near freezing temperatures are considered extreme cold. Freezing temperatures can cause severe damage to crops. Pipes may freeze and burst in homes that are poorly insulated.

Figure 5.3.5-1 illustrates the number of days per year with an average low below 32°F. Figure 5.3.5-2 illustrates the number of days per year with an average high below 32°F.

Figure 5.3.5-1. Annual Number of Days with a Low below 32°F Source: Oklahoma Climatological Survey

Note: Average based on 1991 – 2020 data. The black circle indicates the location of Oklahoma County. The County experiences between 60 to 80 days, each year, with a low below 32 degrees.

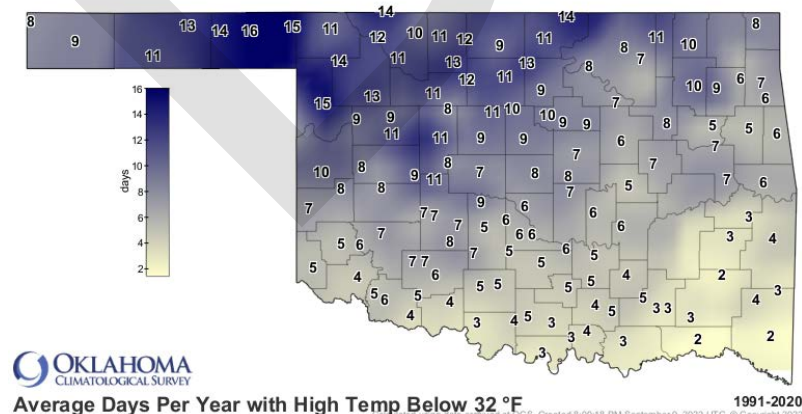


Figure 5.3.5-2. Annual Number of Days with a High below 32°F

Source: Oklahoma Climatological Survey
Note: Average based on 1981 – 2010 data. The County experiences between 6-10 days, each year, with a high below 32 degrees.



Extreme Heat

Temperatures that hover 10 degrees or more above the average high temperature for the region and last for several weeks are defined as extreme heat. Given Oklahoma’s disposition towards high average temperatures, extreme heat may also constitute any temperature over 100 degrees. Humid or muggy conditions occur when a ridge of high atmospheric pressure traps hazy, damp air near the ground. Excessively dry and hot conditions can provoke dust storms and low visibility. Droughts occur when a long period passes without substantial rainfall and a heat wave combined with a drought is a very dangerous situation. An extreme heat event or heat wave is a period of excessive daytime and nighttime heat in association with high humidity relative to geographic location and time of year (Oklahoma City HMP, 2011).

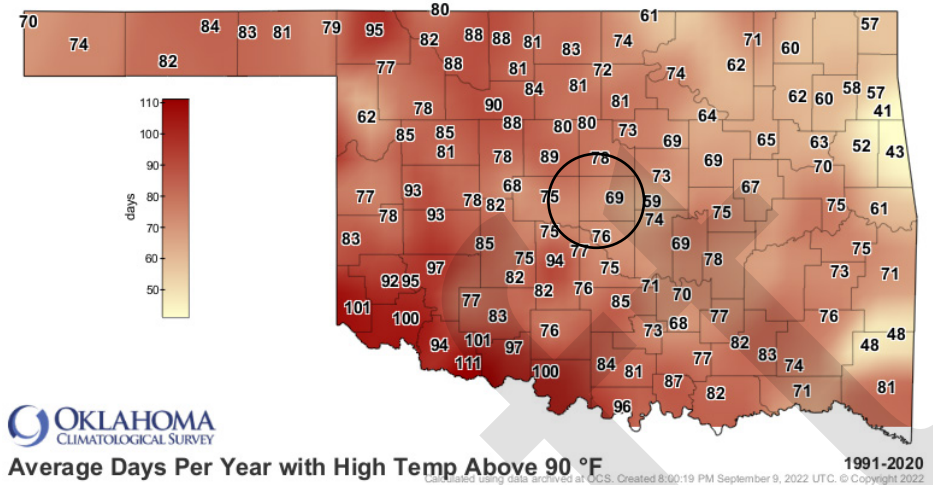


Figure 5.3.5-3. Annual Number of Days Exceeding 90°F
 Source: Oklahoma Climatological Survey
 Note: Average based on 1991 – 2020 data. The black circle indicates the location of Oklahoma County. The County experiences between 65 to 75 days, each year, with temperatures over 90 degrees.

In Oklahoma, the warmest period of summer extends from mid-July through mid-August. The gradually shortening days and the occasional arrival of cooler temperatures from the north bring some relief by late August. August is Oklahoma County’s second hottest, eight driest and least windy month, with an average temperature in Oklahoma City between the low and high of 80.7°F (NWS NOWData, 1991-2020). Figure 5.3.5-3 illustrates the number of days per year with a daily temperature exceeding 90°F. Figure 5.3.5-4 illustrates the number of days per year with a daily temperature exceeding 100°F.

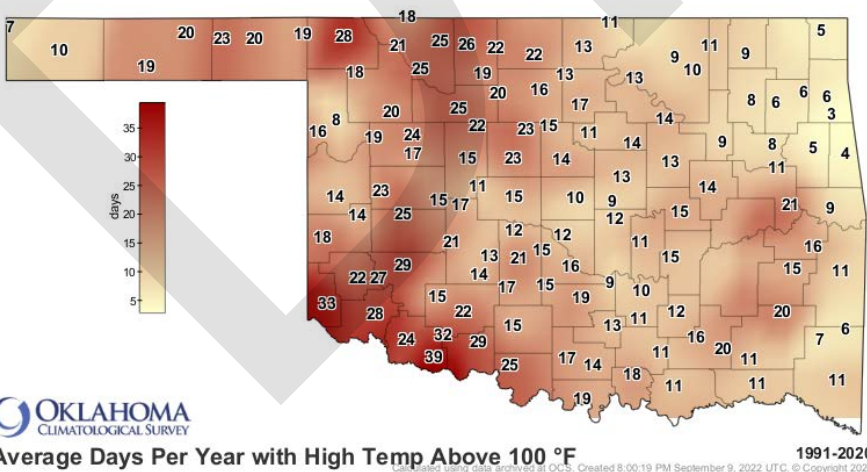


Figure 5.3.5-4. Annual Number of Days Exceeding 100°F
 Source: Oklahoma Climatological Survey
 Note: Average based on 1991 – 2020 data. The County experiences between 10 to 15 days, each year, with temperatures over 100 degrees.

Extreme heat is hazardous to livestock and agricultural crops. It can result in water shortages, exacerbate fire hazards, and prompt demands for energy. Roads, bridges and railroad tracks are susceptible to damages from extreme heat. In Oklahoma from 1998-2023, 29 children died of heatstroke after being left in a hot car, the third highest number per capita in the nation (www.noheatstroke.org).



Extent

The extent (severity or magnitude) of extreme temperatures are generally measured through the Wind Chill Temperature (WCT) Index for cold extremes, and the Heat Index (HI) for heat extremes. The coldest wind chill experienced in Oklahoma County, recorded at Will Rogers International Airport is -29 degrees Fahrenheit in 1947 and 2021. It is not uncommon in a typical winter for the County and all jurisdictions to see wind chills near zero. The highest heat index recorded at Will Rogers International Airport is 113 degrees Fahrenheit in 2010. The Mesonet site at Spencer recorded a heat index of 114 on July 13, 2023. It is not unusual for Oklahoma County jurisdictions to see heat indices around 100-105 degrees Fahrenheit in the peak of a typical sweltering summer.

Based on information provided by the Oklahoma Climatological Survey, Oklahoma County experienced a record high on August 3, 2012. On this day, the temperature reached 113 degrees Fahrenheit. The record low for Oklahoma County was experienced on February 12, 1899. On this day, temperatures in Edmond were recorded at -17°F. More recently, -16°F was recorded on February 16, 2021.

Wind Chill Temperature Index

Whenever temperatures drop well below normal and wind speed increases, heat can leave a person’s body more rapidly (known by the National Weather Service (NWS) as the Wind Chill Temperature Index). The Wind Chill Temperature (WCT) Index is the temperature your body feels when the air temperature is combined with the wind speed. It is based on the rate of heat loss from exposed skin caused by the effects of wind and cold. As the speed of the wind increases, it can carry heat away from your body much more

quickly, causing skin temperature to drop. When there are high winds, serious weather-related health problems are more likely, even when temperatures are only cool. The importance of the wind chill index is as an indicator of how to dress properly for winter weather to avoid extreme cold affects to human health. The Wind Chill Chart (Figure 5.3.5-5), which was improved from its original 1945 version, by NWS in November 2001, shows the difference between actual air temperature and perceived temperature, and amount of time until frostbite occurs.

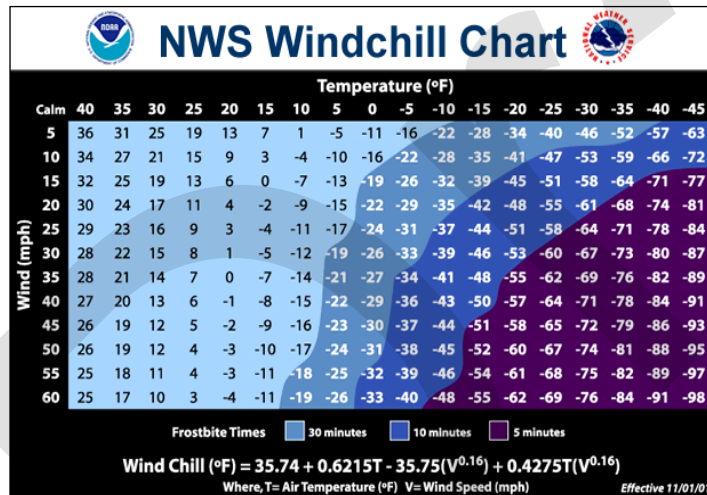


Figure 5.3.5-5. NWS 2001 Wind Chill Index
 Source: NWS, 2006

Exposure to cold temperatures, whether indoors or outside, can lead to serious or life-threatening health problems such as hypothermia, cold stress, frostbite or freezing of the exposed extremities such as fingers, toes, nose and ear lobes [Centers for Disease Control and Prevention (CDC), 2005]. From 1999-2015, CDC U.S. data indicated every year except 2006 experienced more deaths from extreme cold than heat (Washington Post, 2016). Climate change is reversing this trend as noted at the end of this section.

The Heat Index

As identified by the NWS and the National Oceanic and Atmospheric Administration (NOAA), the Heat Index is the temperature the body feels when heat and humidity are combined. Higher humidity plus



higher temperatures often combine to make us feel a perceived temperature that is higher than the actual air temperature. As presented by the NWS, Figure 5.3.5-6 shows the Heat Index that corresponds to the actual air temperature and relative humidity.

Figure 5.3.5-6. Heat Index Chart

		Temperature (°F)															
		80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110
Relative Humidity (%)	40	80	81	83	85	88	91	94	97	101	105	109	114	119	124	130	136
	45	80	82	84	87	89	93	96	100	104	109	114	119	124	130	137	
	50	81	83	85	88	91	95	99	103	108	113	118	124	131	137		
	55	81	84	86	89	93	97	101	106	112	117	124	130	137			
	60	82	84	88	91	95	100	105	110	116	123	129	137				
	65	82	85	89	93	98	103	108	114	121	128	136					
	70	83	86	90	95	100	105	112	119	126	134						
	75	84	88	92	97	103	109	116	124	132							
	80	84	89	94	100	106	113	121	129								
	85	85	90	96	102	110	117	126	135								
	90	86	91	98	105	113	122	131									
	95	86	93	100	108	117	127										
	100	87	95	103	112	121	132										
Heat Index	Notes																
80-90	Caution - fatigue is possible with prolonged exposure and activity																
90-105	Extreme caution - sunstroke, heat cramps, and heat exhaustion are possible																
105-130	Danger - sunstroke, heat cramps, and heat exhaustion are likely; heat stroke is possible																
over 130	Extreme danger - heat stroke or sunstroke are likely with continued exposure																

Source: NWS, 2012

Location

The County averages around 13 days each year of daytime high temperatures greater than 100°F (Oklahoma Climatological Survey, 2024). Therefore, extreme heat and cold is likely to occur within and affect all of Oklahoma County.

Previous Occurrences and Losses

Many sources provided historical information regarding previous occurrences and losses associated with extreme temperature events throughout the State of Oklahoma and Oklahoma County. With so many sources reviewed for the purpose of this HMP, loss and impact information for many events could vary depending on the source. Therefore, the accuracy of monetary figures discussed is based only on the available information identified during research for this HMP.

According to NOAA’s NCDC storm events database, Oklahoma County experienced 39 extreme temperature events between January 18, 1996 and September 8, 2023. These events include excessive/extreme heat, heat, cold/wind chill, and extreme cold. These events may also include other counties. According to the Hazard Research Lab at the University of South Carolina’s Spatial Hazard



Events and Losses Database for the U.S. (SHELDUS) now housed at Arizona State University, for the same time period , 42 extreme temperature events occurred within the County.

Based on all sources researched, known extreme temperature events that have affected Oklahoma County and its municipalities are identified in Table 5.3.5-1. With temperature documentation for the State of Oklahoma being so extensive, not all sources have been identified or researched. Therefore, Table 5.3.5-1 may not include all events that have occurred throughout the County and region.

Draft



SECTION 5.3.5: RISK ASSESSMENT – EXTREME TEMPERATURES

Table 5.3.5-1. Extreme Temperature Events between 2013 and 2023

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
March 5, 2015	Extreme Cold	N/A	N/A	This day saw a record low temperature of 10°F after 3" of snow and ice accumulated the previous day.	NWS-Norman
August 11-13 2016	Excessive Heat	N/A	N/A	With high pressure firmly over the area, heat indices ranged from 92°F to 111° between the 11th and the 13th. 911 agencies received multiple calls for heat related injuries over this period.	NOAA-NCDC
December 18, 2016	Extreme Cold	N/A	N/A	The day before brought freezing rain and snow into Oklahoma County. With the ice and now, the temperatures dipped to 4°F. This set a record low.	NWS-Norman
January 7, 2017	Extreme Cold	N/A	N/A	Freezing fog and the accumulation of nearly 2" of snow from days before forced temperatures to dive to a frigid -3°F. This set a record low.	NWS-Norman
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	EMSA (ambulance service) received 5 heat related emergency calls on June 27th (EMSA serves Arcadia, Edmond, Nichols Hills, The Village and unincorporated Oklahoma County). From July 2 nd -25 th an additional 185 heat related calls were received. Afternoon temperatures ranged from 90-110°F.	NOAA-NCDC
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	A nearly continuous period of excessive heat. July 1 st – 12 th – 87 heat related illnesses, mostly around the 4 th of July; other days with several heat illnesses including 30 on August 6 th .	NOAA-NCDC
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	A nearly continuous period of excessive heat, with a slight break of a few days. 79 heat related illnesses reported. One fatality occurred from an infant left in a car in Oklahoma City.	NOAA-NCDC
February 14 – 16, 2021	Extreme Cold	N/A	N/A	OKC recorded it's second coldest temperature on the 15 th at minus 14°F. The Spencer Mesonet recorded -16F. Below zero wind chills were recorded for an extended period, up to -35 degrees. One fatality occurred, a homeless man in OKC.	NOAA-NCDC
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	More than 75 heat-related emergency calls were received in the OKC area.	NOAA-NCDC
July 25-September 4, 2021	Excessive Heat	N/A	N/A	Over 50 heat related illnesses reported the last week of July. Short breaks of a few days were seen in August with the worst heat from August 6 – 13 and August 20 th – September 4 th with numerous heat illnesses reported.	NOAA-NCDC
July 3-28, 2022	Excessive Heat	N/A	N/A	A record high of 110° was set on July 19 th . Numerous heat advisory days were experienced. EMSA responded to 59 heat related illness calls by July 18 th .	NWS Norman, FOX-25
August 2-16, 2022	Excessive Heat	N/A	N/A	A record high of 104° was set on August 3 rd , with temperatures at or above 100 on the 2 nd , 3 rd , 5 th , 6 th , 8 th , and 16 th .	NOAA-NCDC, NOAA F6 Data



SECTION 5.3.5: RISK ASSESSMENT – EXTREME TEMPERATURES

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
September 17-21, 2022	Excessive Heat	N/A	N/A	A record high of 97° was reached on September 21 st , with temperatures of 8 to 12 degrees above the 30 year average during the period.	NOAA F6 Data
December 22-24, 2022	Extreme Cold	N/A	N/A	OKC lows ranged from 2° on December 22 nd to 9 on December 24 th ; numerous water line breaks reported, many in businesses.	NOAA F6 Data, local knowledge
June 28-July 4, 2023	Excessive Heat	N/A	N/A	Afternoon heat index over 110°, highs from 91-98°.	NOAA F6 Data, NCDC
July 12-20, 2023	Excessive Heat	N/A	N/A	Abundant rain on the 11 th lead to heat index over 110° the following days with a short break on the 15 th .	NOAA F6 Data, NCDC
July 25-August 4, 2023	Excessive Heat	N/A	N/A	Afternoon highs from 98° - 103°.	NOAA F6 Data
August 17-26, 2023	Excessive Heat	N/A	N/A	OKC reached a record high of 107° on the 19 th and 106° on the 20 th , breaking each daily record by 1 degree.	OUN Record Report, NOAA F6 Data
January 12-17, 2024	Extreme Cold	N/A	N/A	Four days of temperatures below freezing, with a total around 114 hours. The coldest period was 1/14-1/15 when the low on the 14 th was from 1 at Will Rogers Airport to 0F at Spencer with light snow, and 1 at Will Rogers to -1 at Spencer on the 15 th .	OK Mesonet, local knowledge

Source: NOAA-NCDC Storm Query; Oklahoma County HMP, Local media



Probability of Future Events

Extreme temperature events occur each year throughout the State of Oklahoma and the County. It is estimated that Oklahoma County and all of its jurisdictions, will continue to experience extreme temperature events annually that may induce secondary hazards such as thunderstorms, drought, human health impacts, and utility failure, as well as many other anticipated impacts.

Based on historical records and input from the Planning Committee, the probability of occurrence for extreme temperature events in the County is considered ‘Highly Likely’ (Event is probable within the calendar year. Event has a 1 in 1 year chance of occurring).

VULNERABILITY ASSESSMENT

To understand risk, a community must evaluate what assets are exposed or vulnerable in the identified hazard area. Most extreme temperature events involve a large region; therefore, the entire County has been identified as the hazard area.

Overview of Vulnerability

Extreme temperatures generally occur for a short period of time but can cause a range of impacts, particularly to vulnerable populations that may not have access to adequate cooling or heating. This natural hazard can also cause impacts to agriculture (crops and animals), infrastructure (e.g., through pipe bursts associated with freezing, power failure) and the economy.

Data and Methodology

Available information and a preliminary assessment are provided below.

Impact on Life, Health and Safety

For the purposes of this HMP, the entire population in Oklahoma County is vulnerable to extreme temperature events. Extreme temperature events have potential health impacts including injury and death. The County Profile summarizes population of Plan participants in Oklahoma County over the age of 65, and population with an annual income below the poverty threshold. With an increasing aging population and an increase in the number of persons moving to the area in most of the jurisdictions as indicated in Section 9, more persons are being exposed to this hazard.

According to the CDC, populations most at risk to extreme cold and heat events include the following: 1) the elderly, who are less able to withstand temperatures extremes due to their age, health conditions and limited mobility to access shelters; 2) infants and children up to four years of age; 3) individuals who are physically ill (e.g., heart disease or high blood pressure), 4) low-income persons that cannot afford proper heating and cooling; and 5) the general public who may overexert during work or exercise during extreme heat events or experience hypothermia during extreme cold events.

Between 1990 and 2001, Oklahoma County recorded the most heat-related deaths in the State (total of 55), while heat related deaths between 2010 and 2017 totaled 17 (or 2.8 per 1 million population). More than two-thirds of deaths occurred in July and August of each year. The Number of deaths were higher among people age 45 and older, while approximately 70% of heat-related deaths were among males according to Oklahoma State Public Health Department.



Impact on General Building Stock

All of the building stock in Oklahoma County is exposed to the extreme temperature hazard. Extreme temperatures may impact buildings through weathering of materials and additional heating and cooling costs. Losses may be associated with the overheating of HVAC systems. Extreme cold temperature events can damage buildings through freezing/bursting pipes and freeze/thaw cycles.

Impact on Critical Facilities

All critical facilities in Oklahoma County are exposed to the extreme temperature hazard. Impacts to critical facilities are the same as described for general building stock (above). Additionally, it is essential that critical facilities remain operational during natural hazard events. Extreme heat events can sometimes cause short periods of utility failure, commonly referred to as “brown-outs”, due to increased usage from air conditioners, appliances, etc. Similarly, heavy snowfall and ice storms, associated with extreme cold temperature events, can cause power interruption as well. Backup power is recommended for critical facilities and infrastructure.

Impact on Economy

Extreme temperature events also have impacts on the economy, including loss of business function and damage/loss of inventory. Business-owners may be faced with increased financial burdens due to unexpected repairs caused to the building (e.g., pipes bursting), higher than normal utility bills or business interruption due to power failure (i.e., loss of electricity, telecommunications).

The agricultural industry is most at risk in terms of economic impact and damage due to extreme temperature events. Extreme heat events can result in drought and dry conditions and directly impact livestock, livestock products and crop production.

Impact on Future Development

Although the trend in recent years has been toward residential development, currently over 131 square miles remain zoned for agricultural uses in the County. With the loss of farmland, the overall impacts of extreme temperature on agriculture will likely decrease due to the decrease of the industry. With the population continuing to increase in most jurisdictions as shown by the statistics in Section 9 of this plan, more people, infrastructure and buildings will be exposed to the effects of extreme temperatures.

Effect of Climate Change on Vulnerability

For USA climate data since the 1930s, since the mid-1970s, record high maximum temperatures are 50% more common in the USA, and record low minimums are less than half of the pre-1990s (Forbes, 2018). This trend is also seen in Oklahoma (Frankson et. Al. 2017). Warmer winters signify a shorter cold season which will subsequently lead to a longer frost-free period and growing season. By mid-century, models are projecting that Oklahoma will see 10 to 30 fewer days below 32°F. Also by mid-century the coldest day of the year is projected to be 5°F warmer and the most intense cold wave 10°F warmer (Vose et al. 2017) An additional 20 to 27 days a year are projected to exceed the historical top 2% of hot days of the year (95°F-100°F) by mid-century. The top 2% of warmest nights (70°F-75°F) are expected to increase by 35 nights/year (Shafer et al. 2014) [SCIPP, 2018]. Between 2000 and 2019, annual deaths from heat exposure increased globally while cold-related mortality decreased. This trend is expected to continue. (Zhao et al., The Lancet Planetary Health, July 2021).



5.3.6 FLOOD

HAZARD PROFILE

Description

Flooding is a natural event for rivers and streams. River flooding is when a river rises to its flood stage and spills over the banks. The amount of flooding is usually a function of the amount of precipitation in an area, the amount of time it takes for rainfall to accumulate, previous saturation of local soils, and the terrain around the river system. For instance, a river located in a broad, flat floodplain will often overflow to create shallow and persistent flood waters in an area that do not recede for extended periods of time. The excess water can be from snowmelt or rainfall far upstream. Flood effects can be local, impacting a neighborhood or community; or very large, affecting entire river basins and multiple states. The two general types of flooding are flash flooding and river flooding.

Extent

In the case of riverine or flash flooding, once a river reaches flood stage, the flood extent or severity categories used by the NWS include minor flooding, moderate flooding, and major flooding. Each category has a definition based on property damage and public threat:

- Minor Flooding - minimal or no property damage, but possibly some public threat or inconvenience.
- Moderate Flooding - some inundation of structures and roads near streams. Some evacuations of people and/or transfer of property to higher elevations are necessary.
- Major Flooding - extensive inundation of structures and roads. Significant evacuations of people and/or transfer of property to higher elevations (NWS, 2008).

The Oklahoma County jurisdictions consider a rainfall of one inch per hour or a river rise that stays within the river's banks to be a minor severity. A major severity to the County jurisdictions is identified as a rainfall of three inches or more an hour, or more than one inch in three hours on saturated ground, or a river that overflows its bank. Current guidance on the probable amount of rain that may cause flooding to begin can be found on the National Weather Service Arkansas-Red Basin River Forecast Center page at <https://www.weather.gov/abr/c/gffg>.

Creeks, rivers, riparian and floodplain areas are common throughout the County (Oklahoma County Master Plan, 2007). The State of Oklahoma is divided into eight water planning areas. Oklahoma County is located within the Central Planning Area. Refer back to Figure 4-2 for the watershed map.

Flood plain studies have been completed for parts of the county and the level of detail varies widely within the areas studied. The Middle North Canadian watershed includes part of western Bethany and a tiny part of southwest Warr Acres. The study includes smaller tributaries not included in watershed studies in other parts of the county. The Lake Overholser North Canadian watershed includes parts of northern Bethany and northern Warr Acres, The Village, western Edmond and the Deer Creek area of the unincorporated county. The Deep Fork watershed includes the southeast part of Warr Acres, Nichols Hills, East Edmond, western Forest Park, far northern Jones, Arcadia, Luther and the northeast incorporated county. Studies for the Lower North Canadian River watershed including most of Jones (not a plan participant), Spencer, Del City, Midwest City, Nicoma Park, Choctaw, Harrah and the southeast unincorporated county are not complete and potential flood depths are not available for these areas.



Figure 5.3.6-1 Modeled 100 year flood for Northwest Oklahoma County. (Source: FEMA <https://webapps.usgs.gov/infrm/estbfe>)

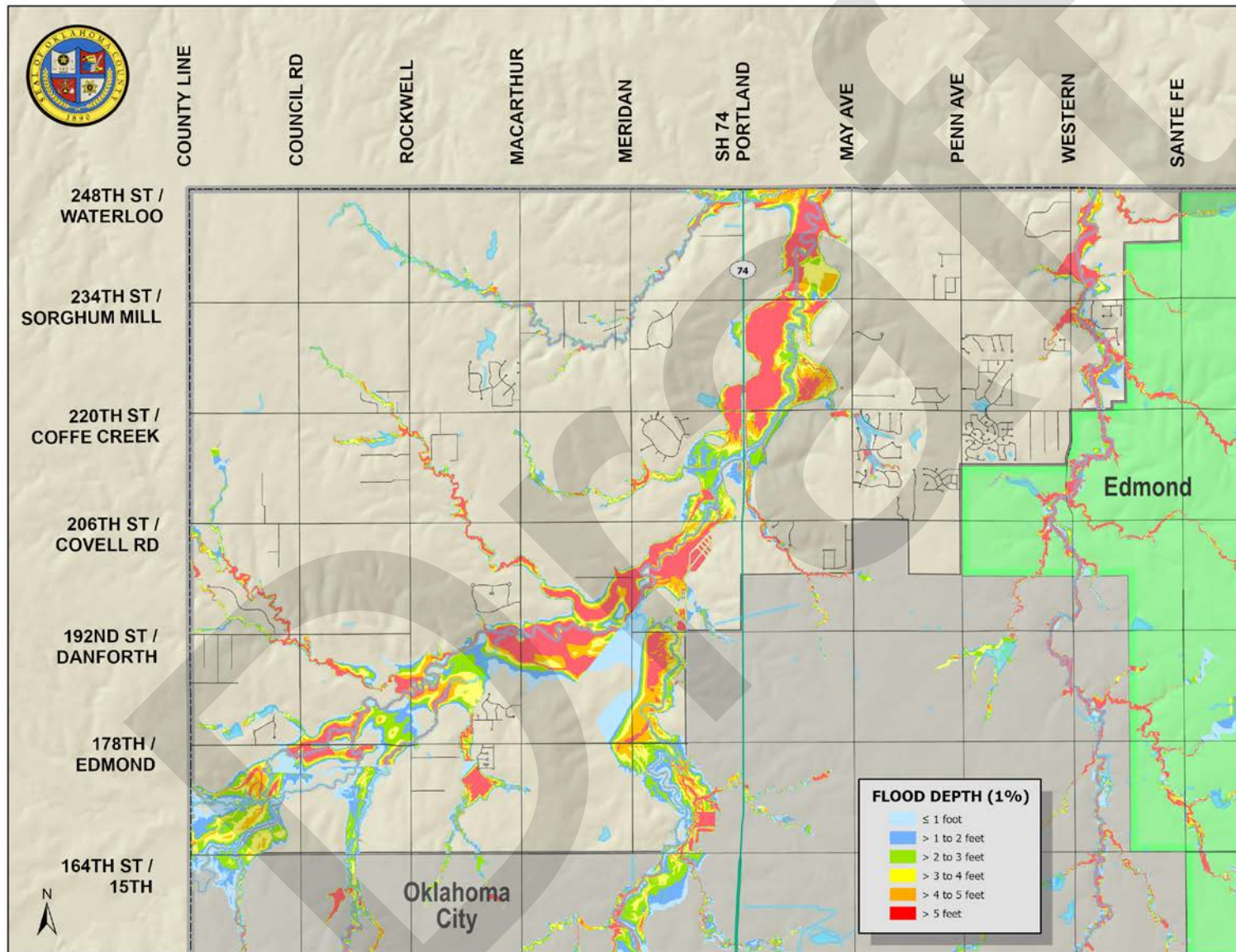


Figure 5.3.6-2 Modeled 100 year flood for Edmond, Arcadia and Luther. Data for the North Canadian watershed near Jones is not available.

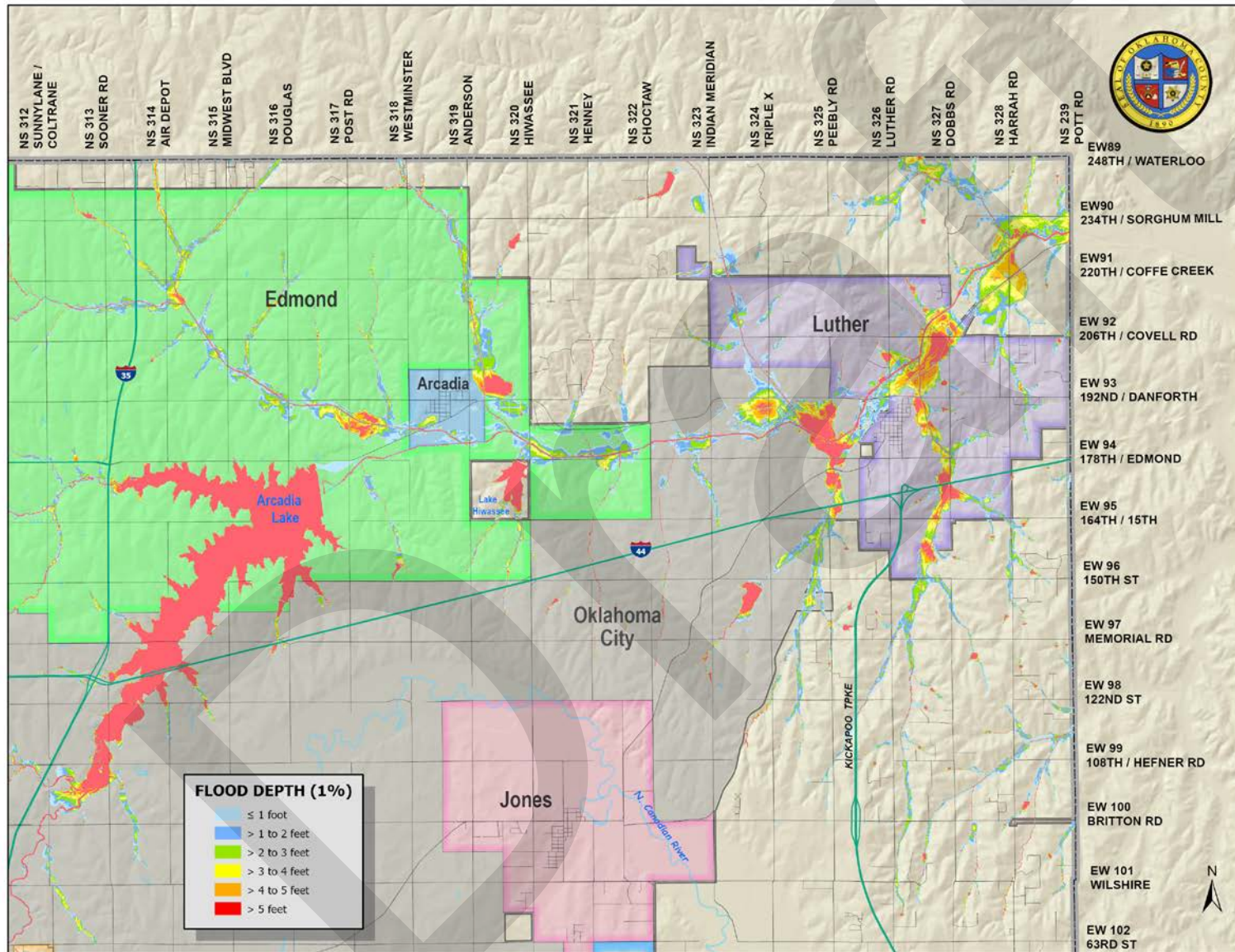
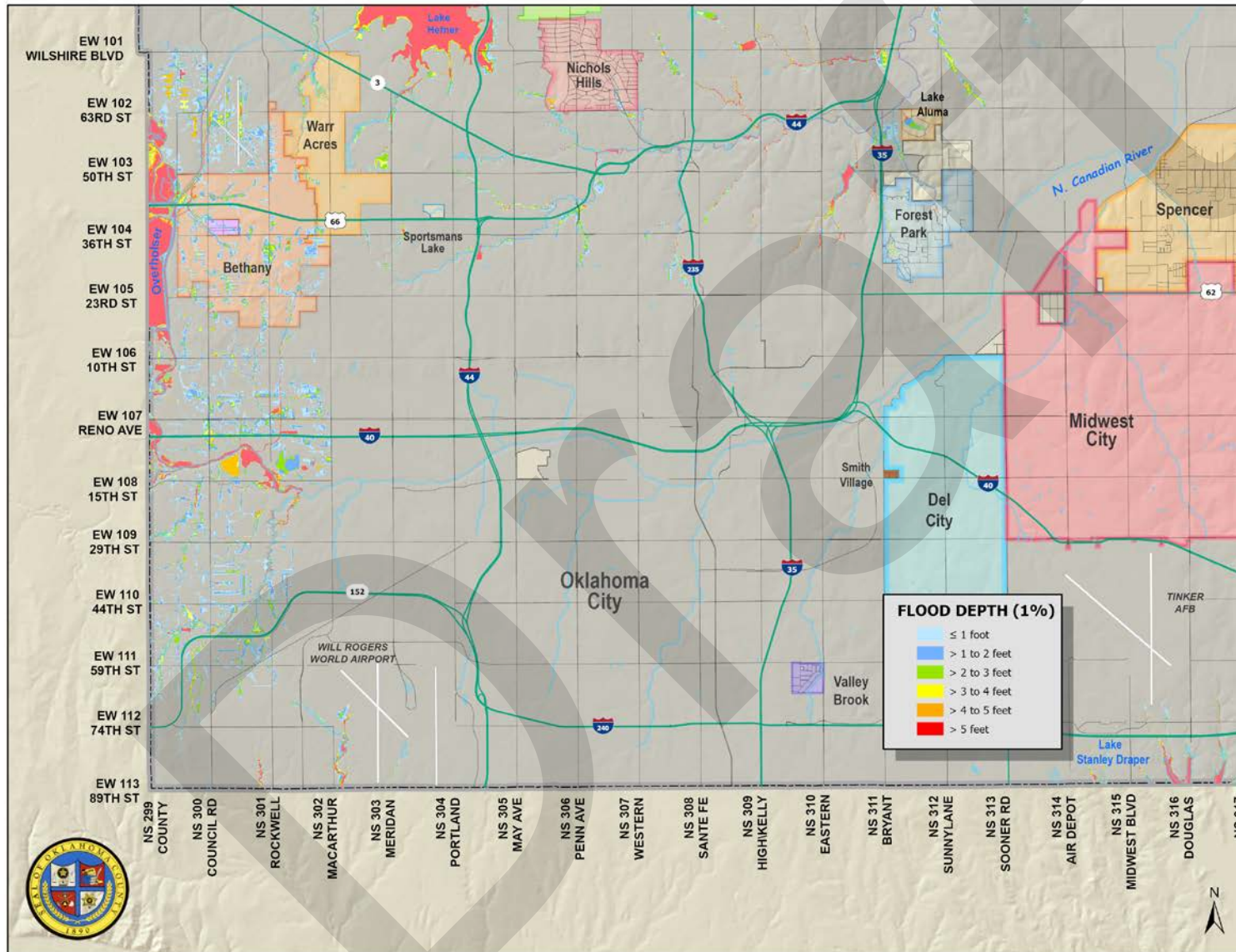


Figure 5.3.6-3 Modeled 100 year flood for Bethany, Warr Acres, Nichols Hills and Forest Park. Other areas southeast are not available.



Floodways (Zone AE) shown on the FIRM maps in the annexes are wider than the studied areas so the above maps may not represent all areas with at least shallow flooding in a 100 year flood. Within the County, there are several waterways that cause major flooding. These include the North Canadian River, Deep Fork Creek, Deer Creek, Crutch Creek, Chisholm Creek, Bluff Creek and Lightning Creek.

The North Canadian River has its headwaters in New Mexico and flows in a southeasterly direction through western Oklahoma to Oklahoma City and then to Eufaula Reservoir in Eastern Oklahoma. The reach of the River that flows through the County is controlled at the very end of the Canton Reservoir which is approximately 75 miles upstream and the rest is affected by Lake Overholser. Major flooding has occurred within the County along the River. Oklahoma City and the City of Del City have experienced major flooding associated with this river (FEMA, 2009).

The Deep Fork basin headwaters are located within Oklahoma City and drain the areas immediately north of the City's business district. The Deep Fork flows northeasterly out of the County.

The Deer Creek basin is located in the unincorporated northwest part of the County and flows in a northeasterly direction out of the County. Most of the basin is located within a rural setting, except for one major tributary, Bluff Creek. Bluff Creek drains an extensive urban area, including several urban lakes (Lake Hefner), which is a major water supply lake for Oklahoma City.

FEMA Flood Hazard Areas

According to FEMA, flood hazard areas are defined as areas that are shown to be inundated by a flood of a given magnitude on a map. These areas are determined using statistical analyses of records of river-flow, storm tides, and rainfall; information obtained through consultation with the community; floodplain topographic surveys; and hydrologic and hydraulic analyses.

A countywide Flood Insurance Study (FIS) for Oklahoma has been completed (December 2009). The 2009 FIS indicated the following principal flood problems, which continue to exist in 2023:

- City of Choctaw – The City has low-lying areas that are subject to periodic flooding caused by overflow of the Choctaw Creek and its tributaries, along with the North Canadian River. The most severe flooding occurs upstream from roadways that restrict the flow. Flooding along the Creek has not caused extensive property damage; however, future development could increase the threat of flood problems. For example, the Oakridge Manor subdivision (east of Reno Ave and Hiwassee Rd) has repeated structure flooding from one of the tributaries. A study with recommendations has been conducted by a city contractor. Further study has been contracted and construction plans to redirect the flow away from the subdivision and toward the creek just west along streetside drainage. Just south of this area along the tributary, along SE 15th St and Hiwassee Rd, repeated flooding occurs just west of the intersection, bordering Midwest City.
- City of Del City – Flooding in the City is mainly caused by the Crutch and Cherry Creeks. Areas where natural and man-made obstructions exist in the floodplains have an increased severity of flooding.
- City of Edmond – Flooding in the City typically results from intense thunderstorms associated with squall line activity. The greatest potential for flood damage in the City exists along the upper portion of Spring Creek, west of Bryant Avenue. The main reasons why this area floods is due to increased urbanization, residential development along the floodplain, and inadequate bridge and culvert openings.



- City of Midwest City – Low-lying areas in the City are subject to periodic flooding caused by overflow of Crutchko, Soldier and Silver Creeks. Most flooding occurs upstream from roadways that restrict the flow. A tributary of Choctaw Creek (Tributary 4 East Branch) causes flooding near the border of Choctaw (and has associated mitigation projects in this plan in Choctaw and Midwest City). Urban expansion and future development in floodplains could increase the severity of flooding in the City.
- Town of Nicoma Park – Low-lying areas in the Town are subject to periodic flooding caused by overflow of Choctaw Creek and its tributaries. The most severe flooding occurs as a result of thunderstorms and intense rainfall. NE 23rd & Westminster is susceptible. Most flooding occurs upstream from roadways that restrict the flow.
- City of Spencer – Low-lying areas in the City are subject to periodic flooding caused by overflow from the North Canadian River, Crutchko Creek, Silver Creek and Tributary 9. The most severe flooding typically occurs after thunderstorms with intense rainfall. Most flooding occurs upstream from roadways that restrict the flow.
- City of The Village – Potential for flood damage exists within the City along the Chisholm Creek channel from Barclay Road downstream to Hefner Road. The potential for the greatest flood damage exists for the homes bordering Village Drive from Goldstone Terrace to Finley Drive and within the apartment complex along the floodplains from Finley Drive to Cavanaugh.
- City of Warr Acres – Low-lying areas in the City are subject to periodic flooding caused by overflow of Spring Creek. The most severe flooding occurs as a result of thunderstorms and intense rainfall. Most flooding occurs upstream from roadway and ponds that restrict the flow.

Previous Occurrences and Losses

Major flooding is not a significant concern to Oklahoma County; however, moderate flooding is considered a concern to County, as this could affect isolated areas and communities within the County. Many sources provided historical information regarding previous occurrences and losses associated with flooding events throughout the State of Oklahoma and Oklahoma County. With so many sources reviewed for the purpose of this HMP, loss and impact information for many events could vary depending on the source. Therefore, the accuracy of monetary figures discussed is based only on the available information identified during research for this HMP.

According to NOAA's NCDC storm events database, Oklahoma County experienced 86 flood events between July 11, 1996 and August 31, 2023. Between 1954 and 2023, FEMA declared Oklahoma County a disaster area as a result of 14 flood events (FEMA, 2023).

Based on all sources researched, known flooding events that have affected Oklahoma County and its municipalities over the past 10 years are identified in Table 5.3.6-1. With flood documentation for the State being so extensive, not all sources have been identified or researched. Therefore, Table 5.3.6-1 may not include all events that have occurred throughout the County and region.



Table 5.3.6-1. Flooding Events Between 2013 and 2023

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
May 31 – June 1, 2013	Tornado/Flood	N/A	No	A potent set of ingredients came together during this time that brought about a major severe weather episode over central Oklahoma. Several tornadoes occurred, including the El Reno tornado, which unfortunately claimed several lives. This flash flood event ranked as one of the worst in the area in history in terms of fatalities and damages to property.	NCDC, Media
May 5-10, 2015	Flood	DR-4222	Yes	A series of organized significant thunderstorms and flooding event happened during this time frame. Multiple tornados were reported during this event. Over this time, a total of 11.61” rain reported. May 6 th broke the all-time May record for rainfall at Will Rogers Airport with 7.10”. One fatality was reported during this time due to storm activity. Multiple stranded vehicles required high water rescue. Southern parts of Oklahoma County saw the greatest rainfall. Del City, The Village and Warr Acres experienced flooded roadways along with an unincorporated road south of Harrah being washed out.	NWS
May 23 rd , 2015	Flood	DR-4222	Yes	Numerous flooded roadways all over the metro area. Most of the major flooding was in OKC, including a mall. Radar indicates the highest totals in the Deer Creek area, 4-5”.	KFOR, KWTW, NWS Advanced Hydrologic Prediction Service
July 2 nd , 2015	Flood	DR-4222	Yes	In Edmond, Santa Fe Rd washed out between Waterloo & Sorghum Mill Rd. Major flooding along Danforth and Covell Rd throughout Edmond. Minor flooding of buildings at Broadway & Hurd.	NewsOK
April 29, 2017	Flood	N/A	N/A	Numerous widespread showers and storms formed in the vicinity boundary started just after midnight on the 29 th , continuing till mid-morning. Jurisdictions impacted included Edmond, Warr Acres, Arcadia & The Village. Flooding of roadways was widespread with depths of up to one (1) foot.	NOAA-NCDC
May 2, 2018	Flood	N/A	N/A	A line of thunderstorms produced localized flooding, closing route 66 in Bethany.	NOAA-NCDC
June 7, 2018	Flood	N/A	N/A	Widespread flooding across the north Metro. Reports of flooding including NW 234 th and Rockwell, parts of The Village, Edmond and Nichols Hills stranding multiple cars and closing roadways. 2-2.5 inches of rain fell over 2-3 hours.	KFOR
September 5, 2018	Flood	N/A	N/A	A series of heavy rains and floods began that ended a drought. Edmond reported street flooding on Kelly between 15 th and 33 rd .	NOAA-NCDC



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
September 21, 2018	Flood	N/A	N/A	In Edmond, reports of high water at 15 th and Kelly, also south of UCO, and on Broadway between 15 th and 33 rd . In Bethany, curb flooding and road closures at Hammon and MacArthur.	NOAA-NCDC
April 30, 2019	Flood	N/A	N/A	Street flooding reported in the northside of the OKC metro area from Reno to NW 133 and from Western to Council (includes Bethany, Warr Acres, The Village, Nichols Hills and Deer Creek area unincorporated OK County).	NOAA-WPC
May 18, 2019	Flood	N/A	N/A	Water reported almost up to windows of a vehicle in Warr Acres near NW 58 th and MacArthur. Several reports in western OKC.	NOAA-NCDC
May 21, 2019	Flood	N/A	N/A	Several roads across northwest Oklahoma county closed due to flooding, including in far west Edmond near Edmond Rd and Santa Fe.	NOAA-NCDC
June 6, 2019	Flood	N/A	N/A	A stretch of Scott Street near I-40 was inundated with 6.5" of water in Del City. Other flooding occurred in western OKC.	NOAA-NCDC
June 9, 2019	Flood	N/A	N/A	Numerous reports of flooding and high water rescues in north OKC. A car was stranded in high water near Reno and Air Depot in MWC.	NOAA-NCDC
July 3, 2019	Flood	N/A	N/A	Several inches of water covered many roads along 2 nd St near I-35 in East Edmond	NOAA-NCDC
August 26, 2019	Flood	N/A	N/A	Roads closed and vehicles stranded near Boulevard and 15 th in Edmond.	NOAA-NCDC
July 10, 2020	Flood	N/A	N/A	Twitter social media photos of cars submerged in Bethany, lat/lon data indicates near NW 39 th /Rockwell.	NOAA-NCDC
August 31, 2020	Flood	N/A	N/A	Several vehicles stranded in high water at NW 39 th /MacArthur in Warr Acres.	NOAA-NCDC
May 27, 2021	Flood	N/A	N/A	Widespread flash flooding. In Edmond, 2 cars stalled at 33 rd /Kelley, road closed. Cars stalled in deep water on 15 th near Boulevard.	NOAA-NCDC
June 6, 2021	Flood	N/A	N/A	Motorist stranded in the area of Cherry Creek Bridge near SE 15 th /Sunnyslane in Del City.	NOAA-NCDC
June 27, 2021	Flood	N/A	N/A	In Midwest City, multiple intersections closed with one water rescue performed. Some apartments evacuated due to water.	NOAA-NCDC



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
May 24, 2022	Flood	N/A	N/A	4 to 6 inches of rain fell over two days north of Memorial Rd and north of the Turner Turnpike north of Luther. In Deer Creek, water crossed the road in several areas: NW 220 th on both sides of Hwy 74/Portland, Waterloo between Hwy 74/Portland & May, and N Rockwell between 178 th & 192 nd and Covell/W Hwy 74.	Deer Creek FD, NSSL-MRMS, OK Co Engineering
June 5, 2022	Flood	N/A	N/A	2-3" of rain fell in an hour on saturated ground across Deer Creek, generally north of Edmond Rd to Coffee Creek from Council to I-35. Road damage occurred near Coffee Creek & Western. Water flowed across the road on NW 220 th between May and Portland near Carlito's Way. NW 192 nd between Portland and Meridian also saw flooding where the road narrows, and along Deer Creek W of Hwy 74. Water was flowing from higher fields to lower fields.	OK Co Highway Dist. 3, NWS radar
July 11, 2023	Flood	N/A	N/A	Overnight storms lead to flash flooding in a narrow strip mainly in Edmond and south to Tinker AFB. A creek west of 15 th and Kelly came out of its banks and flooded the roadway. The heaviest rain was west of Broadway with over 5" of rain. 5.06" was reported northwest of E 33 rd and Coltrane. Numerous low spots flooded. In Del City, 4-6" of standing water was reported on a roadway northeast of Reno & Sooner Rd.	NWS Storm Reports, NWS radar

Note (1): Monetary figures within this table were U.S. Dollar (USD) figures calculated during or within the approximate time of the event. If such an event would occur in the present day, monetary losses would be considerably higher in USDs as a result of increased U.S. Inflation Rates.

FEMA Federal Emergency Management Agency
 K Thousand (\$)
 M Million (\$)
 Mph Miles Per Hour
 N/A Not applicable

NCDC National Climate Data Center
 NOAA National Oceanic Atmospheric Administration
 NWS National Weather Service
 SHELDUS Spatial Hazard Events and Losses Database for the U.S.
 TSTM Thunderstorm



Probability of Future Events

Given the history of flood events that have impacted Oklahoma County, it is apparent that future flooding of varying degrees will occur. The fact that the elements required for flooding exist and that major flooding has occurred throughout the county in the past suggests that many people and properties are at risk from the flood hazard in the future.

It is estimated that Oklahoma County will continue to experience direct and indirect impacts of floods annually. Table 5.3.6-2 summarizes the occurrences of flood events.

Table 5.3.6-2. Occurrences of Flood Events in Oklahoma County, 1996 - 2023

Event Type	Number of Days with Occurrences*	Number of Days with Property Damage*
Flash Flood	71	25
Flood	21	4
Total:	86*	28*

Source: NOAA-NCDC, 2023. *Some days had both flash floods and areal slower floods, hence the total is lower than the number in each category. This includes the entire County, including other jurisdictions not in the plan.

Based on historical records and input from the Planning Committee, the probability of occurrence for flood in the County and all participating jurisdictions in this HMP is considered ‘Highly Likely’ (Event is probable within the calendar year. Event has a 1 in 1 year chance of occurring.). Although Forest Park and Nichols Hills do not currently have population in the 100 year or 500 year flood zone (see below), they are considered equally at risk of flooding of streets and culverts as Oklahoma County jurisdictions have experienced heavy rain events where cells stall or repeatedly train across the same area causing rainfall amounts sufficient enough to cause flash flooding of varying depths over widespread areas. Given recent occurrences in the County over the past 10 years, this is expected to continue to be a problem in the future.

VULNERABILITY ASSESSMENT

Overview of Vulnerability

All types of flooding can cause widespread damage throughout rural and urban areas, including but not limited to: water-related damage to the interior and exterior of buildings; destruction of electrical and other expensive and difficult-to-replace equipment; injury and loss of life; proliferation of disease vectors; disruption of utilities, including water, sewer, electricity, communications networks and facilities; loss of agricultural crops and livestock; placement of stress on emergency response and healthcare facilities and personnel; ability to respond to emergencies in a timely manner; loss of productivity; and displacement of persons from homes and places of employment (Foster, Date Unknown).

Data and Methodology

The 100-year and 500-year MRP flood events were examined to evaluate Oklahoma County’s risk and vulnerability to the flood hazard. These MRP flood events are generally those considered by planners and evaluated under federal programs such as the NFIP.

Figure 5.3.6-1 illustrates the flood boundaries used for this vulnerability assessment.



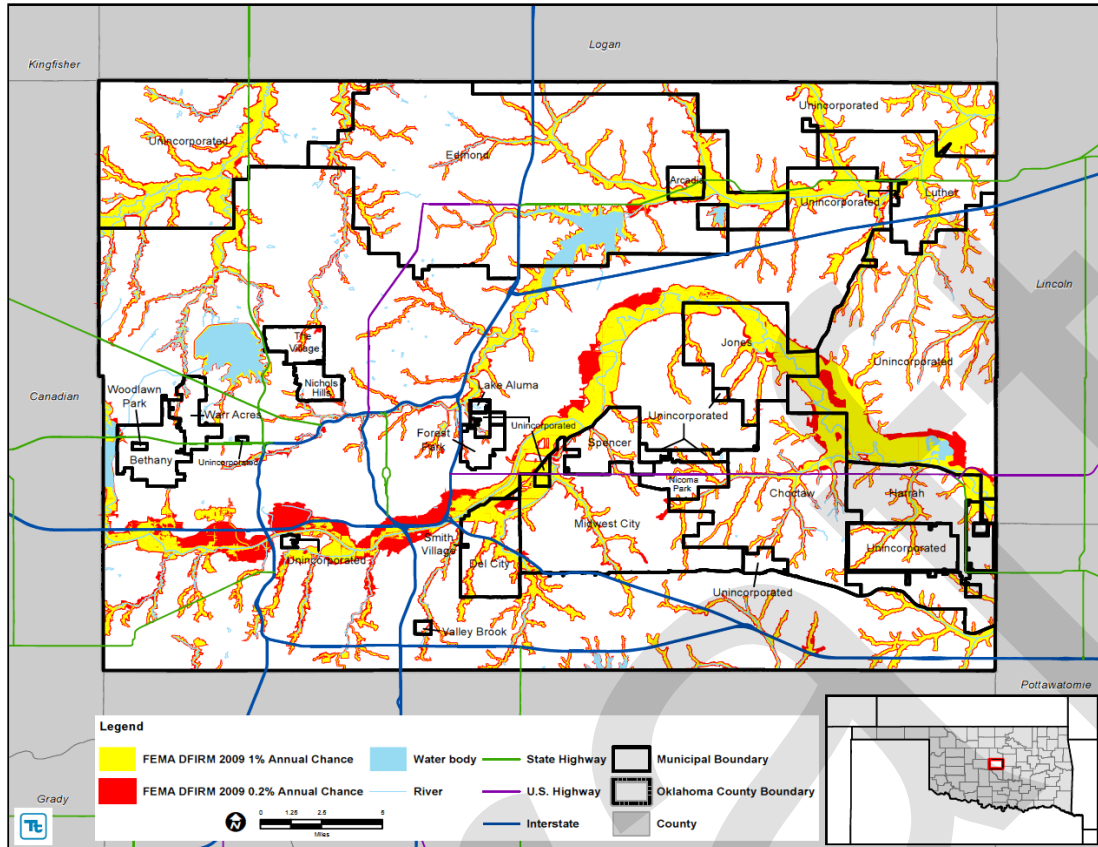


Figure 5.3.6-1. Floodplains in Oklahoma County
Source: FEMA

Impact on Life, Health and Safety

The impact of flooding on life, health and safety is dependent upon several factors including the severity of the event and whether or not adequate warning time is provided to residents. Exposure represents the population living in or near floodplain areas that could be impacted should a flood event occur. Additionally, exposure should not be limited to only those who reside in a defined hazard zone, but everyone who may be affected by the effects of a hazard event (e.g., people are at risk while traveling in flooded areas, or their access to emergency services is compromised during an event). The degree of that impact will vary and is not measurable.

A previous update of this plan estimated the population exposed to the 100- and 500-year flood events, using the FEMA DFIRM floodplain boundaries overlaid upon the 2010 Census population data in GIS (U.S. Census 2010). Census blocks do not follow the boundaries of the floodplain. The Census blocks with their centroid in the flood boundaries were used to calculate the estimated population exposed to this hazard. This method appeared to have gross overestimates in some municipalities while underestimating the totals in others. Therefore, this data was discarded in a prior version of this plan. As previously mentioned, Forest Park and Nichols Hills do not have population in the 100 or 500 year flood zones, according to the prior study.

Impact on General Building Stock

There are approximately 42,570 and 44,626 acres of land in Oklahoma County located in the DFIRM 100-year and 500-year floodplains, respectively. Approximately 8- to 9-percent of the developed land in the County is located within the 100- and 500-year DFIRM floodplains and thus exposed to the flood hazard (FEMA, 2009 USGS, 2011). Repetitive Loss Properties (RLP) and Severe RLPs were examined in Oklahoma County.

Repetitive loss properties are those for which two or more losses of at least \$1,000 each have been paid under the National Flood Insurance Program (NFIP) within any 10-year period since 1978. **Severe repetitive loss properties** are residential properties that have at least four NFIP payments over \$5,000 each and the cumulative amount of such claims exceeds \$20,000, or at least two separate claims payments with the cumulative amount exceeding the market value of the building.

Table 5.3.6-3 summarizes the NFIP policies, claims and repetitive loss statistics for Oklahoma County Plan participants. According to FEMA, there were 14 repetitive loss (RL) properties and zero severe repetitive loss (SRL) properties among the Plan participants in 2011 and 23 RL and 4 SRL in 2018. For this update, the number of RL's increased slightly in Choctaw, Del City, Edmond, Midwest City, Spencer and The Village while Warr Acres eliminated RL and SRL properties. Climate change may increase the number of flood events causing further RL properties. Edmond, Unincorporated Oklahoma County and Warr Acres reduced the total SRL's to zero. Most jurisdictions experienced a near 50% decrease in the number of policies (down from 996 to 529) since 2018, a decline continuing since the 2011 plan. 21 additional claims were added to this list. This information was provided through the Oklahoma Water Resources Board (OWRB) in September 2023.

Table 5.3.6-3. NFIP Policies, Claims and Repetitive Loss Statistics

Municipality	# Policies	# Claims (Losses)	Total Loss Payments	# Rep. Loss Prop.	# Severe Rep. Loss Prop.	Type of Rep. Loss Structure
Arcadia (T)	1	0*	\$0*	0	0	N/A
Bethany (C)	8	11	\$135,077	1	0	Residential
Choctaw (C)	35	31	\$534,605	1	0	Residential
Del City (C)	121	75	\$906,450	4	0	Residential
Edmond (C)	162	121	\$1,857,443	6	0	Residential 1 Commercial RL
Forest Park (T)	0	1	\$16,346	0	0	N/A
Harrah (C)	10	1	\$1,053	0	0	N/A
Luther (T)	1	1	\$0	0	0	N/A
Midwest City (C)	123	66	\$2,232,921	8	0	6 Residential, 2 Commercial
Nichols Hills (C)	10	18	\$83,032	2	0	Residential
Nicoma Park (C)	2	4	\$10,828	1	0	Commercial
Spencer (C)	15	15	\$427,870	3	0	Residential
The Village (C)	12	6	\$52,220	1	0	Residential
Unincorporated County	21	60*	\$821,858*	4	0	Residential
Warr Acres (C)	8	6	\$6,133	0	0	N/A
Total	529	356	\$6,263,978	31	0	27- Residential 4- Commercial



Source: FEMA, 2023

Notes: ⁽¹⁾Data provided by FEMA in September 2023. Statistics are totals using the “Community Name” field.

⁽²⁾ C = City; Prop. = Property; T = Town

⁽³⁾In the 2018 plan, the FEMA NFIP Policy and Claims Report listed Arcadia with 5 claims totaling \$169,600. Unincorporated Oklahoma County was listed as 64 claims totaling \$827,960. It appears some of this data might have been attributed to the wrong jurisdiction(s) and subsequently corrected.

Impact on Economy

Direct building losses are the estimated costs to repair or replace the damage caused to the building. The potential damage estimated to the general building stock inventory associated with the 100-year flood is greater than \$338 million. This estimated building damage represents approximately 1.3-percent of the County’s overall total general building stock inventory exposed to this hazard. For the 500-year event, the potential damage estimate is nearly \$465 million (structure and contents), or 1.7-percent of the total exposed building value. These dollar value losses to the County’s total building inventory replacement value, in addition to damages to roadways and infrastructure, would greatly impact Oklahoma’s tax base and the local economy. All jurisdictions have shown a continued decrease in the number of properties covered by flood insurance increasing the potential for local impacts which may include residents relocating to a different community and/or structures abandoned or not properly repaired or replaced.

When a flood occurs, the agricultural industry is at risk in terms of economic impact and damage (i.e., damaged crop, financial loss to the farmer). In 2022, according to the Census of Agriculture, the market value of all agricultural products sold from Oklahoma County was greater than \$25.1 million with a majority of the value (68-percent) in crop sales including nursery and greenhouse sales. The number of farms and the amount of farmland in Oklahoma County continues to decrease (USDA NASS, 2022). Approximately 43 to 46-percent of the farmland in Oklahoma County is located in the 100- and 500-year floodplains.

Effect of Climate Change on Vulnerability

Heavy rainfall events in Oklahoma (top 1% of annual events) increased by 12% between 1958 and 2016. There is strong confidence that there will continue to be an increase in the frequency and intensity of heavy rainfall events over the 21st century (Easterling et al. 2017), which increases the chance of flooding (including in Oklahoma County). However, flooding is a locally complex phenomenon and can be exacerbated by human action (or inaction) as much as it can be caused by atmospheric conditions [SCIPP, 2023].

Future Growth and Development

As discussed in Section 4, areas targeted for future growth and development have been identified across the County. Any areas of growth could be potentially impacted by the flood hazard if located within the identified hazard areas. Specific areas of development vulnerable to the flood hazard are also indicated on hazard maps included in the jurisdictional annexes in Section 9 of this plan. If the population continues to increase in most jurisdictions as shown in the census statistics in the annexes, and the climate continues to change, the potential for greater exposure to buildings and people will grow.



5.3.7 HAIL

HAZARD PROFILE

Description

Hail is a form of solid precipitation that consists of balls or irregular lumps of ice, which are individually called hailstones. Hail formation requires an atmospheric environment of strong, upward moving air, called an updraft, within the subfreezing region of a thunderstorm cloud. Large hail stones greater than an inch in diameter (quarter size), can result from a severe thunderstorm and require a very powerful updraft to form. Most large hail is the product of supercell thunderstorms, which have a sustained rotating updraft that moves growing hailstones a long distance through the height of the cloud before falling to the ground.

Extent

Hail can be produced from many different types of storms. Typically, hail occurs with thunderstorm events. The size of hail is estimated by comparing it to a known object. Most hail storms are made up of a variety of sizes, and only the very largest hail stones pose serious risk to people, if exposed (NSSL, Date Unknown). Table 5.3.7-1 shows the different types of hail and the comparison to real-world objects.

Table 5.3.7-1. Hail Size & TORRO Damage Impacts

Description	Diameter (in inches)	Typical Damage Impacts
Pea	0.25	Slight general damage to plants, crops
Marble or mothball	0.50	Moderate damage to agriculture and vegetation
Penny or dime	0.75	Significant damage to fruit, crops, vegetation
Nickel	0.88	Severe damage to fruit and crops, damage to glass and plastic structures, paint and wood scored
Quarter	1.00	Damage to 14-18+ gauge metal on vehicles and structures
Half Dollar	1.25	Damage to composite roofing shingles
Walnut or Ping Pong Ball	1.50	Widespread glass damage, damage to tiled roofs, vehicle bodywork damage
Golf ball	1.75	Wholesale destruction of glass, significant risk of injuries
Lime or Hen's Egg	2.00	Bodywork of grounded aircraft dented, brick walls pitted
Tennis Ball	2.50	Severe roof damage, risk of serious injuries
Baseball	2.75	Widespread vehicle windshield damage
Tea Cup	3.00	Severe damage to aircraft bodywork
Grapefruit	4.00	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open
Softball	4.50	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open

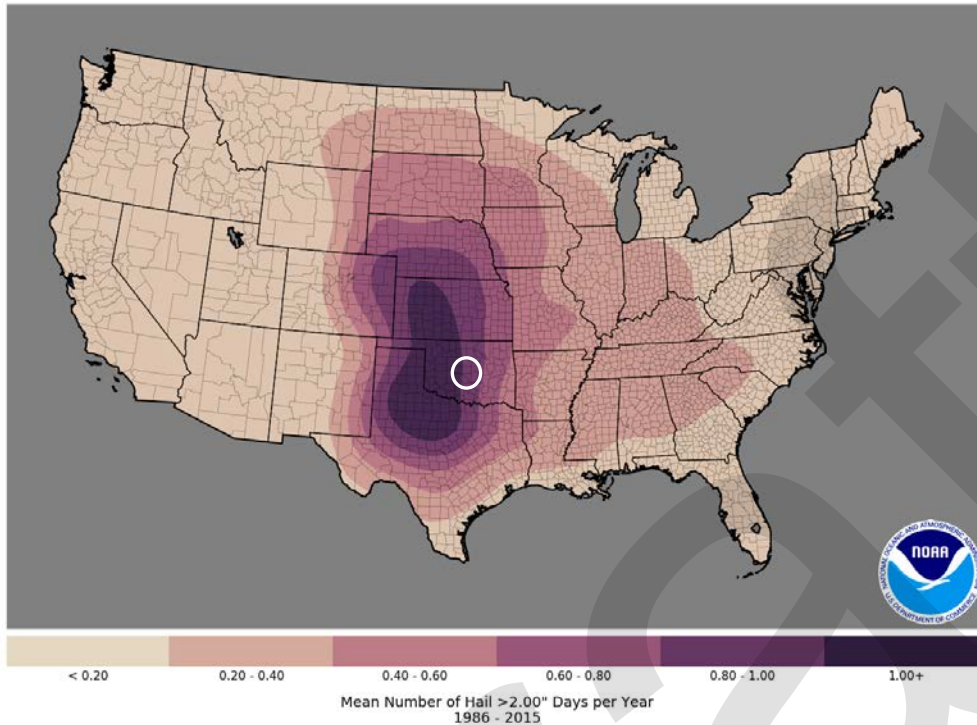
Source: NWS, 2012

The peak periods for hailstorms, late spring and early summer, coincide with the Midwest's most critical agricultural season for wheat, grapes, corn, barley, oats, rye, and fruit trees. Unfortunately all jurisdictions in the county may experience the full range of the scale presented in Table 5.3.7-1.

Location



Hailstorms are more frequent in the southern and central plain states, where the climate produces violent thunderstorms. However, hailstorms have been observed in almost every location where thunderstorms occur (Federal Alliance for Safe Homes, Inc, 2006). The entire State of Oklahoma is susceptible to



hailstorm events, include Oklahoma County. Figure 5.3.7-1 illustrates that Oklahoma County has a 60 to 80 percent chance of experiencing a 2" hail storm each year.

Figure 5.3.7-1.
Mean number of 2" hail days per year.

Source: NOAA SPC
Note: The white circle indicates the approximate location of Oklahoma County.

Previous Occurrences and Losses

Many sources provided historical information regarding previous occurrences and losses associated with severe storm events throughout the State of Oklahoma and Oklahoma County. With so many sources reviewed for the purpose of this HMP, loss and impact information for many events could vary depending on the source. Therefore, the accuracy of monetary figures discussed is based only on the available information identified during research for this HMP.

According to NOAA's NCDC storm events database, Oklahoma County experienced 50 days with hail 2.00 inches or greater in diameter or greater between April 28, 1956 and July 9, 2023. Total property damages, as a result of these hail events, were estimated at \$450.6 million experienced within Oklahoma County.

Based on all sources researched, known severe storm events with hail of golf ball size and above that have affected Oklahoma County and its municipalities in the plan are identified in Table 5.3.7-2. With severe storm documentation for the State of Oklahoma being so extensive, not all sources have been identified or researched. Table 5.3.7-2 does not include all events that have occurred throughout the County and region.



Table 5.3.7-2. Significant Hail Events of 1.75” or greater between 2013 and 2023

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
April 26, 2013	Hail	N/A	N/A	Scattered supercells developed and moved southeastward across Central Oklahoma including Edmond. Very large hail up to 2.50 inches were reported. Property Damage est. \$400K.	NOAA-NCDC
May 19, 2013	Hail	N/A	N/A	Several supercells developed along the dryline during the mid and late afternoon hours, producing large hail. Edmond (Coffee Creek & I-35) & Luther saw hail ranging from to 2.60-2.75 inches.	NOAA-NCDC
May 25, 2015	Hail	N/A	N/A	Golf ball Hail 4 miles north of Luther near Waterloo Rd. (unincorporated). Damage mostly to farms and farm land, no estimate provided.	NOAA-NCDC
October 4, 2016	Hail	N/A	N/A	Golf ball hail in northwest Luther on Triple XXX Rd between Covell (NE 206 th) & Coffee Creek Rd near the power plant. No damage estimate provided.	NOAA-NCDC
March 23, 2019	Hail	N/A	N/A	A swath of hail occurred from west to east near Memorial Rd from near the Canadian County line to southeast Edmond. Two inch diameter stones reported west of Memorial and I-35. YouTube videos show broken car windows. Golf ball size hail was reported at NW 164/County Line Rd (Deer Creek) and east of Hefner & May Ave (The Village). No damage estimate.	NOAA-NCDC, YouTube, NOAA WPC, KWTW-9
April 9, 2021	Hail	N/A	N/A	A storm intensified briefly between Luther and Arcadia, dumping golf ball size hail in Luther. No damage estimate provided.	NOAA-NCDC, NSSL-MRMS
April 19, 2023	Hail	N/A	N/A	Numerous reports of golf ball to 2” diameter size hail in western Edmond. Two inch hail also reported just northeast of Tinker AFB in Midwest City.	NOAA-NCDC, WPC

Sources: NOAA-NCDC, NWS, SHELDUS - Note: Monetary figures within this table were U.S. Dollar (USD) figures calculated during or within the approximate time of the event. If such an event would occur in the present day, monetary losses would be considerably higher in USDs as a result of inflation. K = Thousand (\$), M = Million (\$), NCDC = National Climate Data Center, NOAA = National Oceanic Atmospheric Administration, NWS = National Weather Service SHELDUS = Spatial Hazard Events and Losses Database for the U.S., TSTM = Thunderstorms, NSSL-MRMS = National Severe Storms Lab Multi-Radar Multi-Sensor website

Note: the latest entry in the list is the last occurrence of widespread hail damage in the jurisdictions.



Probability of Future Events

Based on recent historical events, it is likely that Oklahoma County will experience a day with golf ball (1.75”) or larger hail every 2-3 years.

Based on historical records and input from the Planning Committee, the probability of occurrence for significant damaging severe hail events in the County and all the jurisdictions included in this plan is considered ‘Likely’ (Event is probable within the next three years).

VULNERABILITY ASSESSMENT

To understand risk, a community must evaluate what assets are exposed or vulnerable in the identified hazard area. For hail events, the entire Oklahoma County has been identified as the hazard area. Therefore, all assets in the County (population, structures, critical facilities and lifelines), as described in the County section, are vulnerable.

Overview of Vulnerability

The hail hazard is a significant concern to Oklahoma County because of the geographic location and climate. Convective weather (lightning, thunderstorms, tornado and hail) frequents the State with peak season for hail events in the middle to late spring months. The direct and indirect losses associated with these events include injury, damage to structures, utilities and personal assets, agricultural losses, and stress on community resources. Once hail size approaches 2 inches, the County considers the incident severe due to an increase in reported damage.

Data and Methodology

National weather databases, the Oklahoma State Hazard Mitigation Plan and local resources were used to collect and analyze hazard impacts on Oklahoma County and the participating municipalities.

Impact on Life, Health and Safety

People located outdoors (i.e., recreational activities, farming) are considered most vulnerable to the hazard. This is because there is little to no warning and shelter may not be available. Moving to a lower risk location will decrease a person’s vulnerability.

Impact on General Building Stock, Critical Facilities and the Economy

For the purposes of this HMP, the entire general building stock, critical facilities, utilities and personal assets in the County are considered exposed to the hail hazard. Mobile homes (locations identified in the wind section, Figure 5.3.10-4.7) and structures with vinyl siding are generally more vulnerable to damage than brick structures. Hail can be responsible for damages to buildings, roofs, windows and automobiles. Agricultural losses can also be devastating due to this hazard. Utility damage is mainly to power lines and communication towers (OKDEM, 2011).

Future Growth and Development

As discussed and illustrated in Section 4, areas targeted for future growth and development have been identified across the County. Any areas of growth could be potentially impacted by the hail hazard because the entire planning area is exposed and vulnerable. Please refer to Section 4 (County Profile) for



a map that illustrates where potential new development is located. With most of the jurisdictions reporting growth in the 2020 Census, exposure to this hazard will continue to grow with new buildings, additional vehicles and infrastructure and the potential for more persons to be outdoors when an event arrives.

Effect of Climate Change on Vulnerability

Climate models project an increase in the frequency and intensity of severe thunderstorms, and events with large hail are projected to increase (Kossin et al. 2017) At the same time, models project an overall decrease in the number of days with hail per year (Briemlow et al. 2017). Confidence in the projections is currently low, however due to the isolated and sporadic nature of hail events and limited comprehensive datasets which make it difficult to track long-term trends (Wuebbles et al. 2017) [SCIPP, 2018].

Additional Data and Next Steps

The assessment above identifies vulnerable populations and potential structural and economic losses associated with this hazard of concern. The collection of additional/actual loss data specific to the Plan participants will further enhance Oklahoma County’s vulnerability assessment.



5.3.8 LIGHTNING

HAZARD PROFILE

Description

Lightning is a discharge of intense atmospheric electricity, accompanied by a vivid flash of light, from one cloud to another, or from a cloud to the ground. Lightning is formed by the separation of positive and negative charges that occur when ice crystals collide high up in a thunderstorm cloud. As lightning passes through the atmosphere the air immediately surrounding it is heated, causing the air to expand rapidly. The resulting sound wave produces thunder.

Extent

All Oklahoma County jurisdictions in this plan can experience any level on the Lightning Activity Level scale presented in Table 5.3.8-1. LAL-5 occurs frequently with convective storms. Any lightning strike that causes death or property damage is considered a significant event.

Cloud-to-ground lightning peak currents and electric fields are dependent on the polarity of the lightning discharge. For negative cloud-to-ground lightning, first return strokes have an average peak current of 30 kA and an electric field peak of 6 V/m at 100 km. Peak currents and fields for negative subsequent strokes are, on average, half of the respective values for negative first strokes. For positive cloud-to-ground lightning the average peak fields and currents are roughly a factor of two greater than those for negative first strokes (<http://www.vaisala.com>).

The average areal density of cloud-to-ground lightning flashes in the U.S. has been measured by the National Lightning Detection Network (NLDN). Most lightning occurs during the afternoon or early evening (NWS, 2002).

Table 5.3.8-1. Lightning Activity Levels. Source: NWS Roanoke, VA

Lightning Activity Level (LAL)	
Is a scale which describes lightning activity. Values are labeled 1-6:	
LAL 1	No thunderstorms
LAL 2	Isolated thunderstorms. Light rain will occasionally reach the ground. Lightning is very infrequent, 1 to 5 cloud to ground strikes in a five minute period.
LAL 3	Widely scattered thunderstorms. Light to moderate rain will reach the ground. Lightning is infrequent, 6 to 10 cloud to ground strikes in a 5 minute period.
LAL 4	Scattered thunderstorms. Moderate rain is commonly produced. Lightning is frequent, 11 to 15 cloud to ground strikes in a 5 minute period.
LAL 5	Numerous thunderstorms. Rainfall is moderate to heavy. Lightning is frequent and intense, greater than 15 cloud to ground strikes in a 5 minute period.
LAL 6	Dry lightning (same as LAL 3 but without rain). This type of lightning has the potential for extreme fire activity and is normally highlighted in fire weather forecasts with a Red Flag Warning.



Location

No place in the U.S. is free from a lightning threat. Lightning can occur anywhere at any time during the year; however, lightning activity has a strong annual cycle in the U.S. The lightning rate peaks during the summer months and begins to decrease during September (NWS, 2002). As can be seen in Figure 5.3.8-1, Oklahoma County experiences an average of 6-8 lightning flashes per kilometer annually (3.7-5 strikes per mile).

Previous Occurrences and Losses

Figure 5.3.8-1 displays the cloud-to-ground lightning density per kilometer in Oklahoma from 2016 to 2022. This figure shows the yearly mean of cloud to ground lightning that occurs in each county. According to this figure, Oklahoma County experiences approximately 3.7 to 5 strikes per mile a year. It is evident from high resolution data (Oklahoma Climatological Survey 2016) the amount of cloud-to-ground flashes in the densely populated high-rise buildings of the downtown Oklahoma City area play a significant role in the number of strikes. Within the jurisdictions included in the plan, it appears the southcentral part of the county (i.e. Del City to Midwest City) has a slightly higher density of strikes (likely due to terrain and infrastructure height) while the western side of the county seems to have a lower density of strikes.

Lightning strike damage costs are recorded by insurance companies and generally not publicly available. Occasionally event details are available through fire department responses. NOAA's NCDC storm events database has logged only 31 damaging lightning events in Oklahoma County since May 26, 1996. Total property damages, as a result of these severe storm events, were estimated at \$8.8 million (NCDC).

Based on sources researched, known lightning damage events that have affected Oklahoma County and its municipalities are identified in Table 5.3.8-2. With lightning documentation for the State of Oklahoma mainly in the hands of private companies, not all sources have been identified or researched. Therefore, Table 5.3.8-2 does not include all damaging events that have occurred throughout the County and region.

Figure 5.3.8-1. Cloud-to-Ground Lightning Flash Density, 2016-2022, Source: Vaisala Xweather Annual Lightning Report 2023

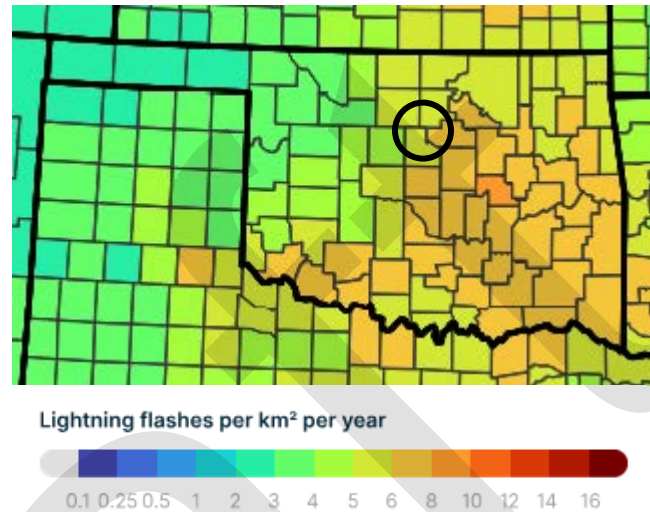


Table 5.3.8-2. Lightning Events between 2013 and 2023

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
July 09, 2014	Lightning	N/A	N/A	Multiple storms produced numerous cloud to ground lightning flashes. At least three homes were damaged or destroyed in Nichols Hills. Property damages was estimated to be \$2.80M	NOAA-NCDC
April 4, 2016	Lightning	N/A	N/A	Lightning caused a significant house fire on Avery Dr. in Midwest City.	Midwest City FD
July 3, 2017	Lightning	N/A	N/A	Lightning caused a significant house fire on Oola Ct. in Midwest City	Midwest City FD
August 6, 2017	Lightning	N/A	N/A	Lightning caused a significant house fire on Del Arbole Dr. in Midwest City.	Midwest City FD
Sept 04, 2021	Lightning	N/A	N/A	Lightning struck a house on Hillside Dr. in Harrah causing some smoke in the house.	Harrah FD
May 02, 2022	Lightning	N/A	N/A	Lightning struck a house in Luther, blowing out an electrical outlet.	OCSO Dispatch
July 28, 2022	Lightning	N/A	N/A	Lightning cause a significant house fire on Forest Oaks Dr. in Midwest City.	Midwest City FD
August 28, 2022	Lightning	N/A	N/A	Lightning struck a house in Edmond, blowing part of a switch off a wall and burning an electrical outlet.	KFOR-TV
October 25, 2023	Lightning	N/A	N/A	Lightning struck a house in Harrah on Wagon Trail Blvd near SE 15 th and Dobbs Rd. Roof damage and plaster blown off the ceiling.	OK Co SO

Sources: FEMA, NOAA-NCDC, NWS, SHELDUS

Note: Monetary figures within this table were U.S. Dollar (USD) figures calculated during or within the approximate time of the event. If such an event would occur in the present day, monetary losses would be considerably higher in USDs as a result of inflation.

FEMA Federal Emergency Management Agency
 K Thousand (\$)
 M Million (\$)
 NCDC National Climate Data Center
 NOAA National Oceanic Atmospheric Administration
 NWS National Weather Service
 SHELDUS Spatial Hazard Events and Losses Database for the U.S.

Note: Several house fires from lightning have occurred in Oklahoma City outside of the planning area and are not included here.



Probability of Future Events

The probability of occurrence, or likelihood of the event, is one parameter used for ranking hazards. Based on historical records and input from the Planning Committee, the probability of occurrence for lightning events in the County and all jurisdictions participating in this plan is considered ‘4 – Highly Likely’ (Event is probable within the calendar year. Event has a 1 in 1 year chance of occurring).

It is estimated that Oklahoma County will continue to experience direct and indirect impacts of lightning events annually that may induce secondary hazards such as infrastructure deterioration or failure, utility failures, power outages, and fires.

VULNERABILITY ASSESSMENT

To understand risk, a community must evaluate what assets are exposed or vulnerable in the identified hazard area. All assets in the County (population, structures, critical facilities and lifelines), as described in the County section, are vulnerable.

Overview of Vulnerability

The lightning hazard is a significant concern to Oklahoma County because of their climate. Being located southeast of the Rocky Mountains which provide cool air masses; proximate to the Gulf of Mexico, a source of moisture; and northeast of the dry hot southwest brings frequent convective weather (lightning, thunderstorms, tornado and hail) to the State of Oklahoma. The peak lightning season is from April to June, which is also the State’s major tornado season (OKDEM, 2011). The direct and indirect losses associated with these events include injury and loss of life, damage to structures and infrastructure, agricultural losses, utility failure (power outages), and stress on community resources.

Data and Methodology

National weather databases and local resources were used to collect and analyze lightning impacts on Oklahoma County and the participating municipalities.

Impact on Life, Health and Safety

According to Vaisala and NOAA, in the State of Oklahoma there were 100 fatalities as a result of lightning events from 1959 to 2012. No deaths were reported between 2013-2022 and one was reported in 2023 in northeast Oklahoma (NOAA Storm Data 2023). The state is ranked #11 in number of deaths per million people (NOAA, May 2017).

The entire population of Oklahoma County is considered exposed to the lightning hazard. The peak lightning season in the State of Oklahoma is from April to June; however, the most fatalities occur in August. According to the State HMP, fatalities occur most often when people are outdoors and/or participating in some form of recreation. The following are considered vulnerable locations: 1) in water; 2) under a tree; 3) on the telephone; 4) outside in the open; 5) on a ball field; 6) golfing; 7) boating; 8) operating heavy equipment/construction; 9) camping and 10) proximate to antenna, towers, transmitters (OKDEM 2011; NOAA, 2012.) Population located outdoors is considered at risk and more vulnerable to a lightning strike compared to being inside a shelter. Moving to a lower risk location will decrease a person’s vulnerability.



Impact on General Building Stock, Critical Facilities and the Economy

For the purposes of this HMP, the entire general building stock and all infrastructure of Oklahoma County are considered exposed to the lightning hazard. According to NOAA’s Technical Paper on *Lightning Fatalities, Injuries, and Damage Reports in the United States from 1959 - 1994*, monetary losses for lightning events range from less than \$50 to greater than \$5 Million (larger losses associated with forest fires with homes destroyed and crops loss) (NOAA, 1997). Lightning can be responsible for damages to buildings; cause electrical, forest and/or wildfires; and damage infrastructure such as power transmission lines and communication towers. Agricultural losses can be devastating due to lightning and resulting fires.

Future Growth and Development

As discussed and illustrated in Section 4, areas targeted for future growth and development have been identified across the County. Any areas of growth could be potentially impacted by the lightning hazard because the entire planning area is exposed and vulnerable. Please refer to Section 4 (County Profile) for a map that illustrates where potential new development is located. The Census projections from 2020 indicate additional exposure to this hazard is likely as most jurisdictions reported growth which is expected to continue. This brings the potential for more persons at outdoor sporting events and additional structures and infrastructure in the path of storms.

Effect of Climate Change on Vulnerability

While the number of days with severe thunderstorm events has decreased in recent years, the intensity of significant severe weather events has increased (Storm Prediction Center Data, 2018, others). Lightning occurrences are also projected to increase (Kossin et al. 2017).

Additional Data and Next Steps

The assessment above identifies vulnerable populations and potential structural and economic losses associated with this hazard of concern. The Emergency Management Department at Oklahoma County has been making attempts to collect lightning damage reports during storm events. The collection of additional/actual loss data specific to the Plan participants will further enhance Oklahoma County’s vulnerability assessment.

Overall Vulnerability Assessment

Existing and future mitigation efforts including personal and structural lightning safety should continue to be developed and employed that will enable the study area to be prepared for these events when they occur and lower their risk.



5.3.9 WILDFIRE

HAZARD PROFILE

Description

A wildfire is an uncontrolled fire in a rural or wilderness area. The majority of wildfires in Oklahoma County occur in the late fall through winter and into early spring, which coincides with dormant vegetation and the time of the year the state receives the least amount of precipitation. A wildfire often begins unnoticed and can spread quickly, lighting brush, trees and even homes. It may be started by a campfire that was not doused properly, a tossed cigarette, burning debris, lightning or arson. With very low humidity levels, idling vehicles on grass, or a spark from a dragging chain on a trailer can also cause an unnoticed fire start. There are three different classes of wildfires. A surface fire is common in grasslands or areas with open vegetation and can spread quickly. A ground fire is a dense, very hot fire that has a thick fuel source and significantly damages the soil health where it occurs. Crown fires are those that move by jumping along the tops of trees. Wildfires often begin unnoticed, but are usually signaled by dense smoke that fills the area for miles around.

Extent

A scale was created according to fuels and terrain that are found across an area. This scale measures intensity of potential fires from Lowest to Highest. (See Figure 5.3.9-1) Per the Southern Wildfire Risk Assessment Portal, most of Oklahoma County’s jurisdictional areas fall into the Moderate bracket, with flames up to 8 feet in length. However, Figure 5.3.9-2 shows there are multiple small areas where the intensity level is indicated as High, with up to 30 foot flames. These fires can create spot fires, and should be attacked with a variety of methods including highly trained firefighters, engines, and dozers for fast, effective suppression.

Figure 5.3.9-1 SouthWRAP Fire Intensity Scale (2018)

1	Lowest Intensity	Very small, discontinuous flames, usually less than 1 foot in length; very low rate of spread; no spotting. Fires are typically easy to suppress by firefighters with basic training and non-specialized equipment.
1.5		
2	Light Intensity	Small flames, usually less than two feet long; small amount of very short range spotting possible. Fires are easy to suppress by trained firefighters with protective equipment and specialized tools.
2.5		
3	Moderate	Flames up to 8 feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozer and plows are generally effective. Increasing potential for harm or damage to life and property.
3.5		

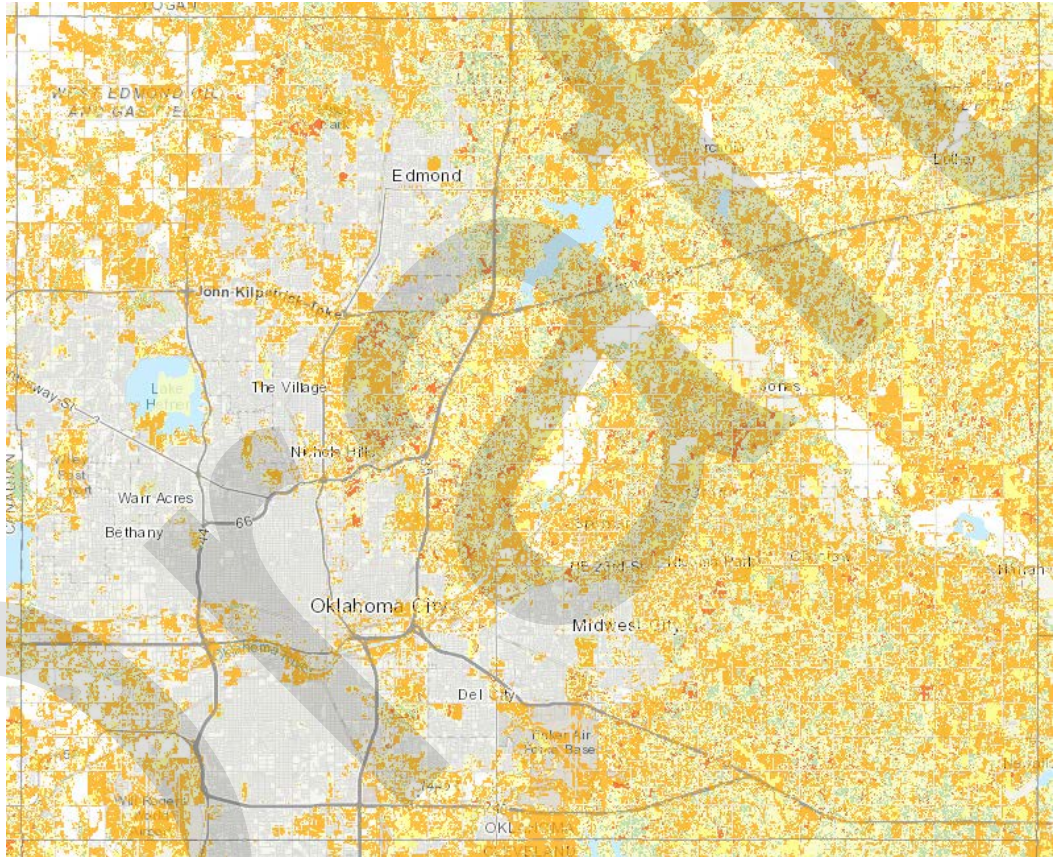


4	High	Large Flames, up to 30 feet in length; short-range spotting common; medium range spotting possible. Direct attack by trained firefighters, engines, and dozers is generally ineffective, indirect attack may be effective. Significant potential for harm or damage to life and property.
4.5		
5	Highest	Very large flames up to 150 feet in length; profuse short-range spotting, frequent long-range spotting; strong fire-induced winds. Indirect attack marginally effective at the head of the fire. Great potential for harm or damage to life and property.

Figure 5.3.9-2 South WRAP Potential Fire Intensity Map of Oklahoma County (2018)

Location

Wildland/Urban Interface (WUI) is the area where houses and wildland vegetation coincide. The WUI is divided into two categories: intermix and interface. Intermix WUI are areas where housing and vegetation ‘intermingle’. Intermix areas have more than one house per 40 acres and have more than 50-percent vegetation. Interface WUI are areas with housing in the vicinity of contiguous wildland vegetation. Interface areas have more than one house per 40 acres, have less than 50-percent vegetation, and are within 1.5 miles of an area over 1,235 acres that is more than 75-percent vegetated (Spatial Analysis for Conservation and Sustainability [SILVIS Lab], Date Unknown).



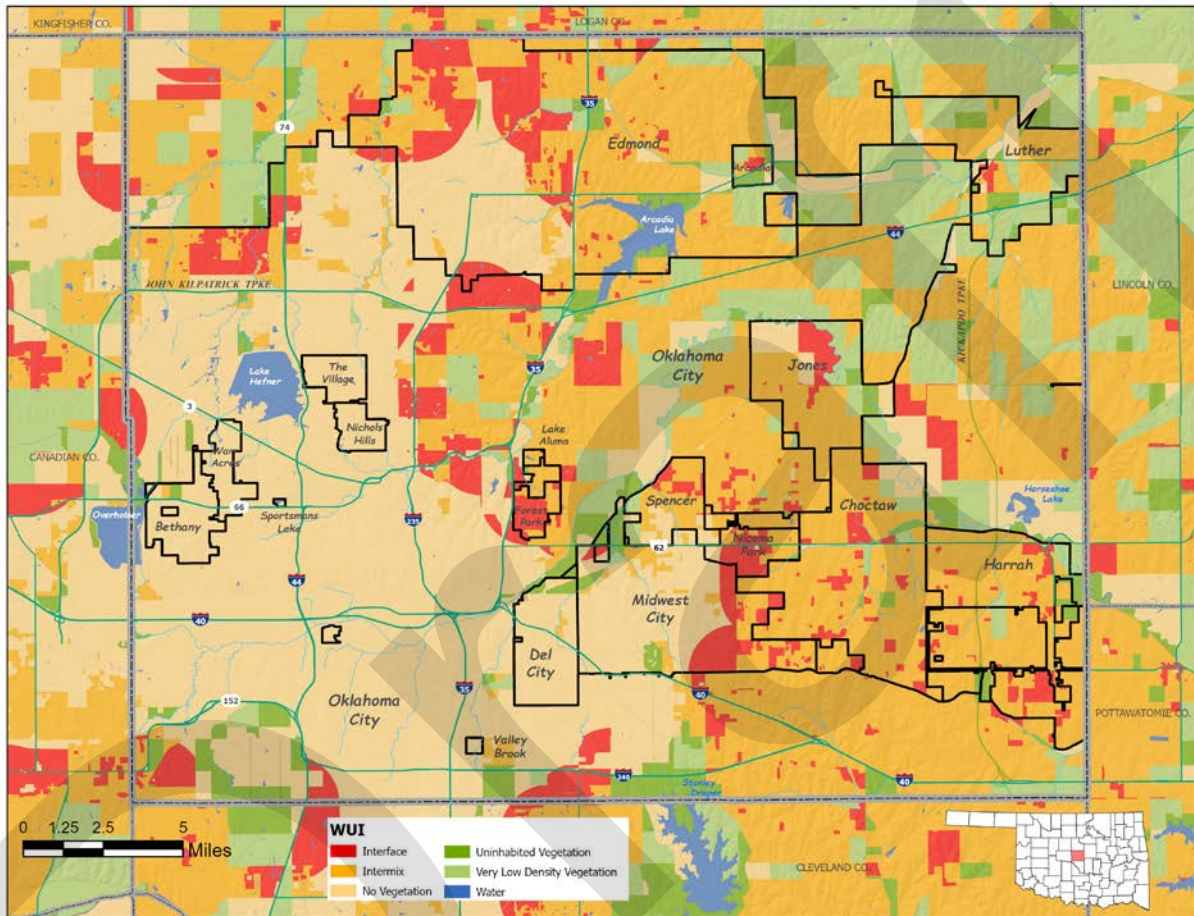
The Geospatial Multi-Agency Coordination Group (GeoMAC) is an internet-based mapping application developed by various government agencies, designed for fire managers to access online maps of current or recent fire locations (ranging from 2002 to present) and perimeters in the conterminous 48 states and Alaska (GeoMAC, 2018). This mapping application identifies not only where fires have occurred during that time period, but also identifies the WUI within the states and counties of the U.S.

A more detailed WUI (interface and intermix) was obtained through the SILVIS Lab, Department of Forest Ecology and Management, University of Wisconsin-Madison which also defines the wildfire hazard area. The California Fire Alliance determined that areas within 1.5 miles of wildland vegetation



are the approximate distance that firebrands can be carried from a wildland fire to the roof of a house. Therefore, even structures not located within areas of thick trees are at risk to wildfire. This buffer distance, along with housing density and vegetation type were used to define the WUI illustrated in Figure 5.3.9-3 below (University of Wisconsin, date unknown). Using this WUI, approximately 287 square miles or approximately 40-percent of the County is located in the WUI (interface and intermix).

Figure 5.3.9-3. SILVIS Lab Wildland Urban Interface in Oklahoma County Source: Radeloff et al, 2020



Previous Occurrences and Losses

The short-term effects of wildfires can include destruction of timber, forest, wildlife habitats, scenic vistas, and watersheds. Business and transportation disruption can also occur in the short-term. Long-term effects can include reduced access to recreational areas, destruction of community infrastructure and cultural and economic resources (USGS, 2006).

Oklahoma County experiences frequent wildfires. Between 2007 and 2016, over 27,000 acres were burned within the jurisdictions incorporated within this report. Damages from these wildfires totaled over \$737,600 (OK State Fire Marshal's Office). This data is no longer being collected at this granular level by the state. Each municipal annex in this plan reflects the latest available data. The most destructive fire year, 2011, burned nearly 12,000 acres for a total loss of over \$400,000.



Table 5.3.9-1. Large Wildfire Events in this Oklahoma County Planning Area Between 2012 and 2023.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
August 03-10, 2012	Wildfire	FM-5001	Yes	Extreme temperatures coupled with a low humidity and increased winds lead to multiple fires including a large wildfire in Luther totaling 2,621 acres. The fire moved quickly and damaged or destroyed 38 structures in and around the Luther area. Damage estimates were unavailable.	NOAA-NCDC, OKOEM
March 31, 2023	Wildfire	N/A	(County declaration was for the Hefner fire not affecting jurisdictions in this plan)	This fire started while the Simpson Rd fire (Logan Co) and the Hefner Fire (in OKC) and others were already burning. This fire burned between NE 234 th and Coffee Creek Rd, from ¼ mile west of Hiwassee to 1/4 mile west of Choctaw Rd, in the unincorporated areas of Edmond and Luther's response district. 252.4 acres were burned according to a drone GIS mapping survey performed by Lincoln County EM. Winds were gusting over 50 mph, with 53 recorded at the Spencer and East OKC Mesonet.	OK Co EM Staff, Lincoln Co EM staff, OK Mesonet,

FEMA Federal Emergency Management Agency
 FM Fire Management Assistance
 HMP Hazard Mitigation Plan
 OKC Oklahoma County
 OKOEM Oklahoma County Office of Emergency Management
 NOAA National Oceanic Atmospheric Administration

Although the Oklahoma County Wildland Task Force, consisting of fire apparatus from multiple departments of the county, has responded to multiple large fires outside of the county since 2012, only one F-MAG declared fire has occurred in the municipalities included in this plan in recent years. See the jurisdictional annexes for available wildland fire data by year.

Probability of Future Events

Historically, many wildfires in the County and its jurisdictions have been caused accidentally or incendiary. Therefore, based on historical records and input from the Planning Committee, the probability of occurrence for wildfire in the County and all jurisdictions that have a stated risk in this plan is considered '3 – Likely' (Event is probable within the next three years. Event has a 1 in 3 year's chance of occurring).



VULNERABILITY ASSESSMENT

Overview of Vulnerability

The State of Oklahoma’s fire season is from July through April; therefore, the County is vulnerable 10 months of the year according to the Oklahoma Department of Emergency Management.

Impact on Life, Health and Safety, General Building Stock, Critical Facilities and the Economy

Wildfires can cost thousands of taxpayer dollars to suppress and control and involve hundreds of operating hours on fire apparatus and thousands of volunteer man hours from the volunteer firefighters. There are also many direct and indirect costs to local businesses that excuse volunteers from work to fight these fires (Central Pine Barrens, 2007).

According to 2021 land use/land cover data, approximately 27% of the land in Oklahoma County is grassland, nearly 22% forested and 42% is developed (Table 5.3.9-2). As shown in Figure 5.3.9-2 above, urban areas are located adjacent to wildland interface and intermix areas containing forest, grassland and farmlands. Both vegetation and structures serve as fuel for wildfire events.

Table 5.3.9-2. Land Use Summary for Oklahoma County

Land Use Category	Square Miles, 2021 data	Percent of Oklahoma County	Square Miles Gained or Lost since 2011
Barren	1.61	0.22%	+0.82
Developed	304.16	42.34%	+12.96
Farmland (Crops, Pasture)	45.75	6.37%	-3.62
Grassland	194.92	27.13%	-15.2
Forested	157.22	21.89%	+3.64 (mostly scrub)
Water	13.28	1.85%	+2.52
Wetlands	1.42	0.2%	-1.11
TOTAL	718.36	100%	

Source: 2021 NLCD Land Cover, courtesy MRLC

Buildings constructed of wood or vinyl siding or those with wood shingles are generally more likely to be impacted by the fire hazard than buildings constructed of brick or concrete. According to HAZUS-MH’s default general building stock database, compiled from Census 2000 data, approximately 65% of the buildings in the County are constructed of wood.

Wildfire can also severely impact roads and infrastructure. Of particular note, Interstates 35, 235, 40 and 44 are located in the wildfire hazard area. Major north-south and east-west corridors through the County are vulnerable to this hazard which should be considered for evacuation route purposes.

It is recognized that a number of critical facilities are located in the wildfire hazard area, and are also vulnerable to the threat of wildfire. Many of these facilities are the locations for vulnerable populations (i.e., schools, senior facilities) and responding agencies to wildfire events (i.e., fire, police). Table 5.3.9-3 summarizes critical facilities identified by the Oklahoma County plan participants that are located within the wildfire hazard area (interface or intermix) obtained through the SILVIS Lab, Department of Forest Ecology and Management, University of Wisconsin-Madison.



Table 5.3.9-3. Facilities in the WUI

Name	Municipality	Type
Arcadia City Hall	Arcadia (C)	Government Facility
Bethany Water Treatment Plant	Bethany (C)	Government Facility
Deaconess At Bethany Hospital	Bethany (C)	Medical
Choctaw Police Dept	Choctaw (C)	Police
Choctaw Police Dept	Choctaw (C)	Police
Choctaw Fire Department	Choctaw (C)	Fire
Choctaw City Hall	Choctaw (C)	Government Facility
Fire Station #4	Edmond (C)	Fire
Fire Station #3	Edmond (C)	Fire
Fire Station #5	Edmond (C)	Fire
Fire Dept Apparatus Storage Bdg	Edmond (C)	Fire
Edmond Medical Center	Edmond (C)	Medical
MAC - Senior Center	Edmond (C)	Shelter
PSC Admin Building	Edmond (C)	Government Facility
PSC OPs Building	Edmond (C)	Government Facility
PSC OPs Yard	Edmond (C)	Government Facility
XTimbers Animal Welfare	Edmond (C)	Government Facility
Forest Park City Hall	Forest Park (C)	Government Facility
Forest Park Police Dept	Forest Park (T)	Police
Town of Forest Park Fire Dept.	Forest Park (T)	Fire
Family Care Center	Harrah (C)	Medical
Luther City Hall/Police Station	Luther (C)	Police
Luther City Hall	Luther (C)	Government Facility
Luther Mill And Farm Supply	Luther (C)	Other
Hickory Hills Volunteer Fire Department	Luther (T)	Fire
Fire Station 5	Midwest City (C)	Fire
Midwest Regional Medical Center	Midwest City (C)	Medical
Renaissance Medical Center	Midwest City (C)	Medical
MWC Animal Shelter	Midwest City (C)	Municipal Government
MWC Water Treatment Plant	Midwest City (C)	Municipal Government
Nicoma Park City Hall	Nicoma Park (C)	Government Facility
Nicoma Park Police Dept	Nicoma Park (C)	Police
Nicoma Park Fire Department	Nicoma Park (C)	Fire
U.S. Filter--Deer Creek Wwtp	Oklahoma County	HAZMAT storage area

Source: Radeloff et al, 2021; Oklahoma County HMP Committee

A loss of any of these facilities would be an impact on the residents in the listed community. A loss of a fire station may result in a delayed response. A water treatment plant loss could result in significant challenges to waste water disposal. A loss of a water treatment plant could hamper firefighting efforts and the availability of fresh clean water for drinking, sanitation and watering plants. Animal welfare buildings are often near capacity and loss of a facility would be additional stress on other animal rescue facilities and the potential loss of animal lives. Loss of a medical facility could result in delayed treatments and residents needing to drive further or be transported for care. Loss of administrative facilities would likely result in a loss of equipment and records, further challenging the community to maintain normal services.



Due to a lack of data regarding past structural and economic losses specific to Oklahoma County or its municipalities, it is not possible to estimate losses due to wildfire events at this time. All jurisdictions that are susceptible to wildfires in the plan have residences in the WUI. These homes, their occupants and animals, storage barns, some businesses, and infrastructure such as street signs, water wells, oil wells, power poles, and other utility infrastructure are vulnerable to this hazard.

Future Growth and Development

As discussed in Section 4, areas targeted for future growth and development have been identified across the County. Approximately 40 percent of the County is considered to lie within the WUI zone (University of Wisconsin, date unknown). Any areas of growth within this 40 percent could be potentially impacted by the wildfire hazard due to exposure and vulnerability. With continued growth in nearly all the communities as shown in the latest Census statistics in the annexes, additional structures, infrastructure and people are likely to become vulnerable to this hazard, with neighborhoods often developed in the wildland-urban interface. Areas of new development and known vulnerabilities to this hazard are identified in each jurisdictional annex.

Effect of Climate Change on Vulnerability

Projected increases in temperatures that can dry fine fuels such as grasses and enhanced wet/dry cycles that promote vegetation growth and drying or dormancy, coupled with population growth along the wildland-urban interface, suggests the risks of wildfires is likely to continue to increase [SCIPP, 2018].

Additional Data and Next Steps

Data regarding the construction of structures in the study area, such as roofing material, fire detection equipment, structure age, etc., and proximity to fast burning/high intensity vegetative communities should be identified for further evaluation. Development and availability of such data would permit a more detailed estimate of potential vulnerabilities, including loss of life and economic damages, based on the population and resources exposed to the hazard.

Historic wildfire extent maps were not readily available and will be required to identify the geographic locations where wildfires have taken place in the past and areas prone to wildfires. Such data can be developed over time; however, based on the frequency of past wildfire events in the County, collection of this data is a lower priority than data collection for more prevalent hazard categories.

A Community Wildfire Protection Plan (CWPP) to identify and target areas for potential wildfire mitigation is planned to supplement this document at a later date. This could potentially open additional funding mechanisms for wildfire risk reduction.

Overall Vulnerability Assessment

It is not possible to predict when and where a fire will start. Oklahoma County and its local fire departments are well-equipped and prepared to respond to moderate size fires as they arise. However, large F-MAG level fires can exceed the availability of manpower and equipment in the county.

The status of fire risk in the County will continue to be monitored and ongoing and new mitigation efforts to prevent fires and control them when they arise will continue to be developed.



5.3.10 TORNADO AND WIND

HAZARD PROFILE

Description

For the purpose of this HMP and as deemed appropriated by Oklahoma County, the wind hazard includes windstorms and tornadoes, which are defined below.

Windstorm: High winds can result from thunderstorms, strong cold front passages, or gradient winds between high and low pressure moving across Oklahoma County. High winds, sometimes referred to as “straight-line” winds, are speeds reaching 58 mph or greater, either sustaining or gusting. Wind is defined as the movement of air relative to the earth’s surface. Downdraft winds are a small-scale column of air that rapidly sinks toward the ground, usually accompanied by precipitation as in a shower or thunderstorm. A downburst is the result of a strong downdraft associated with a thunderstorm that causes damaging winds near the ground. These winds can range from light breezes to sustained speeds of 80 to 100 mph.

Tornado: Tornadoes are traditionally defined as a violently rotating column of air that reaches from the bottom of a cumulonimbus cloud to the ground. Tornadoes are found in severe thunderstorms, but not all severe thunderstorms will contain tornadoes. While all tornadoes touch both the ground and the bottom of a cloud, it is possible for only part of the tornado to be visible. A tornado may be on the ground for only a few seconds, or last for over an hour. Tornadoes can appear in a variety of shapes and sizes ranging from thin ropelike circulations to large wedge shapes greater than one mile in width. However, a tornado’s size is not necessarily related to its wind speed. The strongest tornadoes can have wind speeds in excess of 200mph and typically come from supercells, or individual storms not in a line. QLCS, or quasi-linear convective complexes are lines of storms sometimes capable of producing generally short-lived tornadoes along the leading edge of a line of storms. QLCS tornadoes have received more attention recently in our area, perhaps due to climate variation and better detection from dual-polarization radar technology, and awareness of weather environments capable of producing the phenomenon. Over 80% of Oklahoma tornadoes have struck between 3PM and 9PM, but can still occur anytime. Spring is the peak season for Oklahoma tornadoes, but they can form during any season when the necessary atmospheric conditions of wind shear, lift, instability, and moisture are present.

Extent

The extent (that is, magnitude or severity) of a severe storm is largely dependent upon sustained wind speed. Straight-line winds, winds that come out of a thunderstorm, in extreme cases, can cause wind gusts exceeding 100 mph. These winds are most responsible for hailstorm and thunderstorm wind damage and could happen in any jurisdiction in Oklahoma County in the future. One type of straight-line wind, the downburst, can cause damage equivalent to a strong tornado (NVRC, 2006).



Tornado

The magnitude or severity of a tornado was originally categorized using the Fujita Scale (F-Scale) or Pearson Fujita Scale introduced in 1971, based on a relationship between the Beaufort Wind Scales (B-Scales) (measure of wind intensity) and the Mach number scale (measure of relative speed). It is used to rate the intensity of a tornado by examining the damage caused by the tornado after it has passed over a man-made structure (Tornado Project, Date Unknown). The F-Scale categorizes each tornado by intensity and area. The scale is divided into six categories, F0 (Gale) to F5 (Incredible) (Edwards, 2011). Table 5.3.10-1 explains each of the six F-Scale categories.

Table 5.3.10-1. Fujita Damage Scale

Scale	Wind Estimate (MPH)	Typical Damage
F0	< 73	Light damage. Some damage to chimneys; branches broken off trees; shallow-rooted trees pushed over; sign boards damaged.
F1	73-112	Moderate damage. Peels surface off roofs; mobile homes pushed off foundations or overturned; moving autos blown off roads.
F2	113-157	Considerable damage. Roofs torn off frame houses; mobile homes demolished; boxcars overturned; large trees snapped or uprooted; light-object missiles generated; cars lifted off ground.
F3	158-206	Severe damage. Roofs and some walls torn off well-constructed houses; trains overturned; most trees in forest uprooted; heavy cars lifted off the ground and thrown.
F4	207-260	Devastating damage. Well-constructed houses leveled; structures with weak foundations blown away some distance; cars thrown and large missiles generated.
F5	261-318	Incredible damage. Strong frame houses leveled off foundations and swept away; automobile-sized missiles fly through the air in excess of 100 meters (109 yards); trees debarked; incredible phenomena will occur.

Source: SPC, Date Unknown

The strongest tornado experienced on the F scale was the Moore F5 tornado of May 3rd 1999 that reached Oklahoma County in the F4 stage, traveling through Tinker AFB and southwest Midwest City.

The Enhanced Fujita Scale (EF) Scale became operational on February 1, 2007. It is used to assign tornadoes a ‘rating’ based on estimated wind speeds and related damage. When tornado-related damage is surveyed, it is compared to a list of Damage Indicators (DIs) and Degree of Damage (DOD), which help better estimate the range of wind speeds produced by the tornado. From that, a rating is assigned, similar to that of the F-Scale, with six categories from EF0 to EF5, representing increasing degrees of damage. The EF Scale was revised from the original F-Scale to reflect better examinations of tornado damage surveys. This new scale has to do with how most structures are designed (NOAA, 2008). Table 5.3.10-2 displays the EF Scale and each of its six categories.



Table 5.3.10-2. Enhanced Fujita Damage Scale

F-Scale Number	Intensity Phrase	Wind Speed (mph)	Type of Damage Done
EF0	Light tornado	65–85	Light damage. Peels surface off some roofs; some damage to gutters or siding; branches broken off trees; shallow-rooted trees pushed over.
EF1	Moderate tornado	86-110	Moderate damage. Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors; windows and other glass broken.
EF2	Significant tornado	111-135	Considerable damage. Roofs torn off well-constructed houses; foundations of frame homes shifted; mobile homes completely destroyed; large trees snapped or uprooted; light-object missiles generated; cars lifted off ground.
EF3	Severe tornado	136-165	Severe damage. Entire stories of well-constructed houses destroyed; severe damage to large buildings such as shopping malls; trains overturned; trees debarked; heavy cars lifted off the ground and thrown; structures with weak foundations blown away some distance.
EF4	Devastating tornado	166-200	Devastating damage. Well-constructed houses and whole frame houses completely leveled; cars thrown and small missiles generated.
EF5	Incredible tornado	>200	Incredible damage. Strong frame houses leveled off foundations and swept away; automobile-sized missiles fly through the air in excess of 100 m (109 yd); high-rise buildings have significant structural deformation; incredible phenomena will occur.

Source: SPC, 2007

The strongest tornado experienced on the EF-Scale so far has been the EF4 Tornado of May 10, 2010 which traveled from Norman to 1.5 miles SSE of Harrah. The damage in unincorporated Oklahoma County and south Harrah was mostly EF2 and EF3. Oklahoma County and its jurisdictions could experience a tornado of any range on this scale in the future. History shows most tornadoes have been in the EF0-EF1 range.

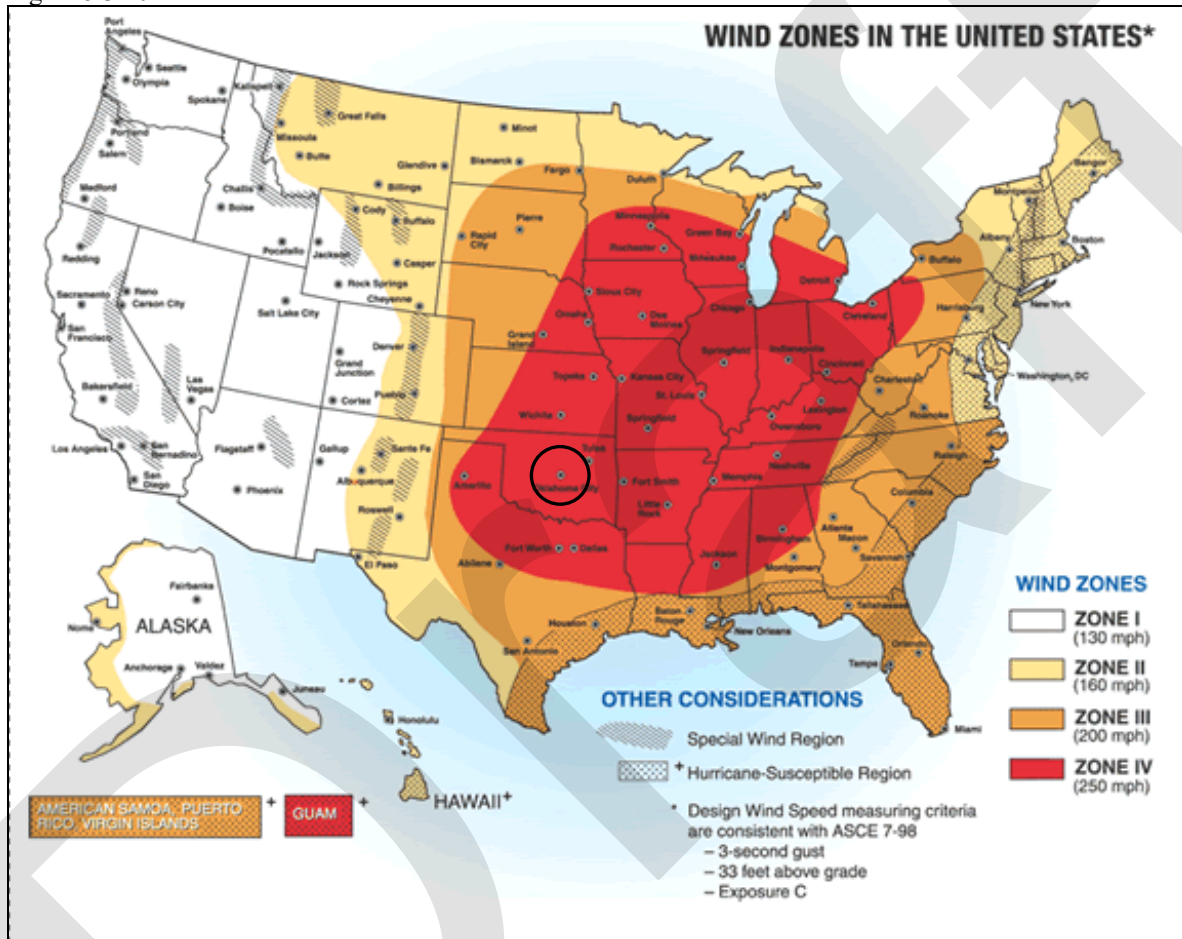


Location

Windstorms

Oklahoma County is located in Wind Zone IV with speeds up to 250 miles per hour (FEMA, 2008) (Figure 5.3.10-1).

Figure 5.3.10-1. Wind Zones in the U.S.



Source: FEMA, 2010

Note: The black circle indicates the approximate location of Oklahoma County.

Tornado

The U.S. experiences more tornadoes than any other country. In a typical year, approximately 1,000 tornadoes affect the U.S. The peak of the tornado season is April through June, with the highest concentration of tornadoes in the central U.S. Figure 5.3.10-2 shows the total number of tornadoes in Oklahoma by County.



Figure 5.3.10-2. Total Number of Tornadoes in Oklahoma by County, 1950 to 2023

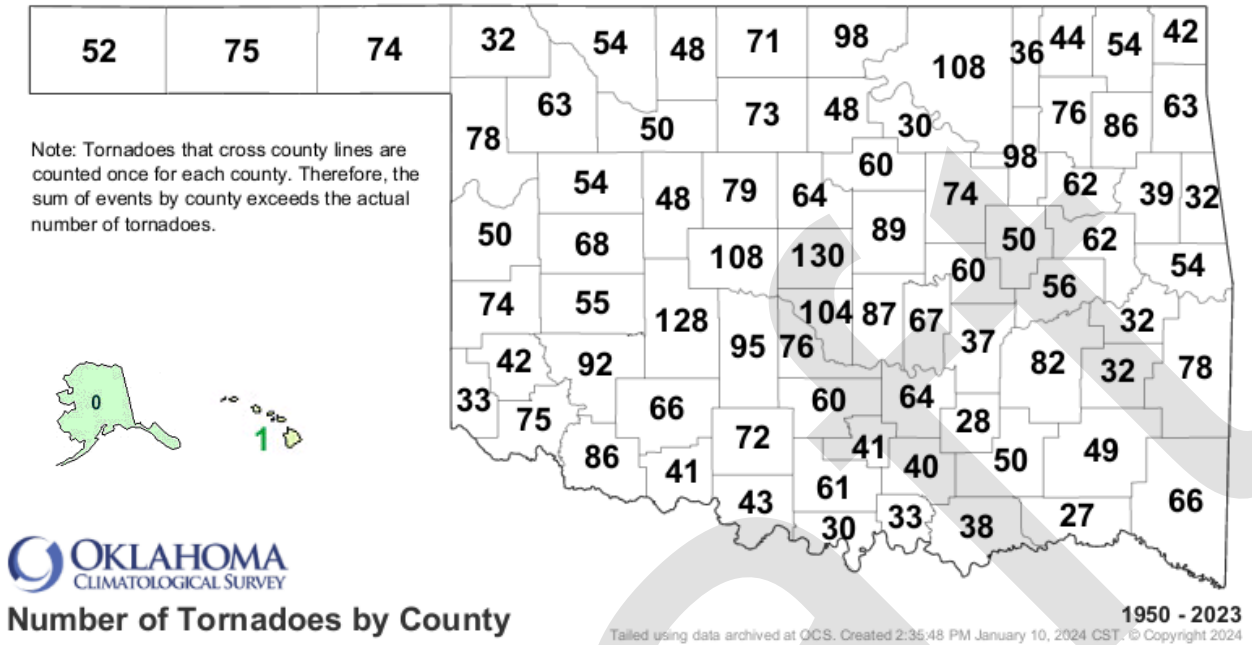


Figure 5.3.10-3. Tornadoes in Oklahoma County with path width data, 1950 to 2023. Image from NWS Norman

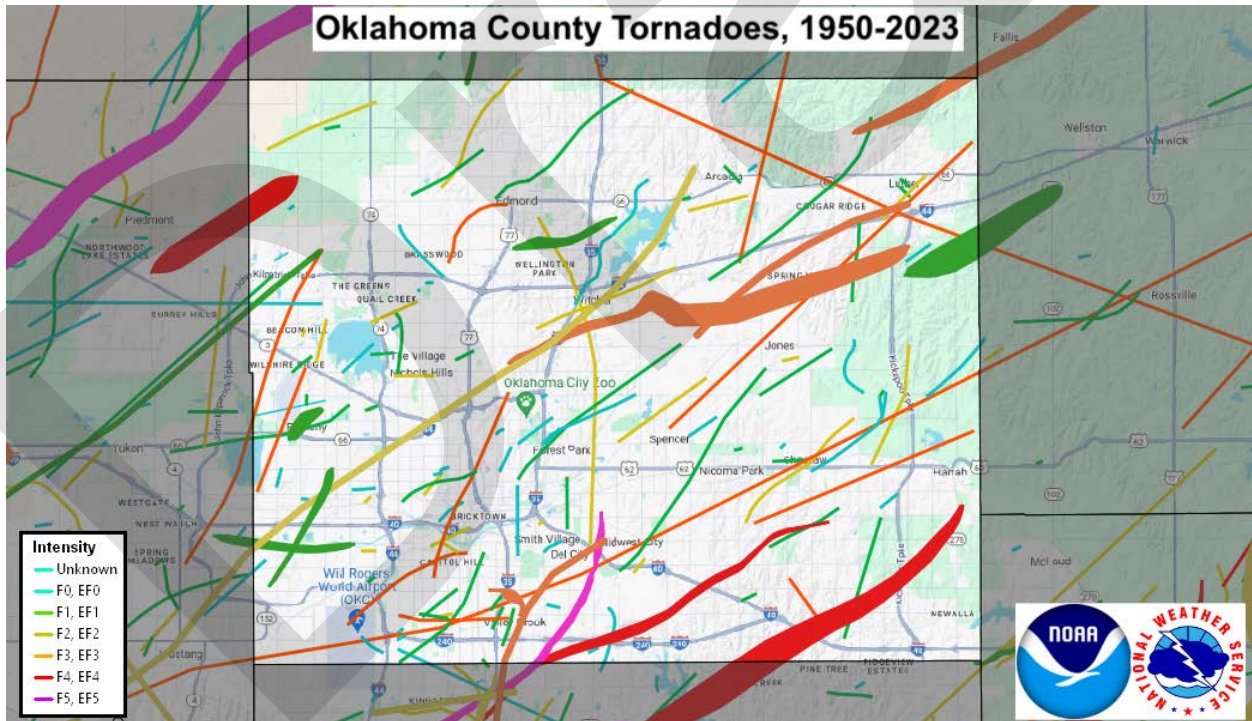
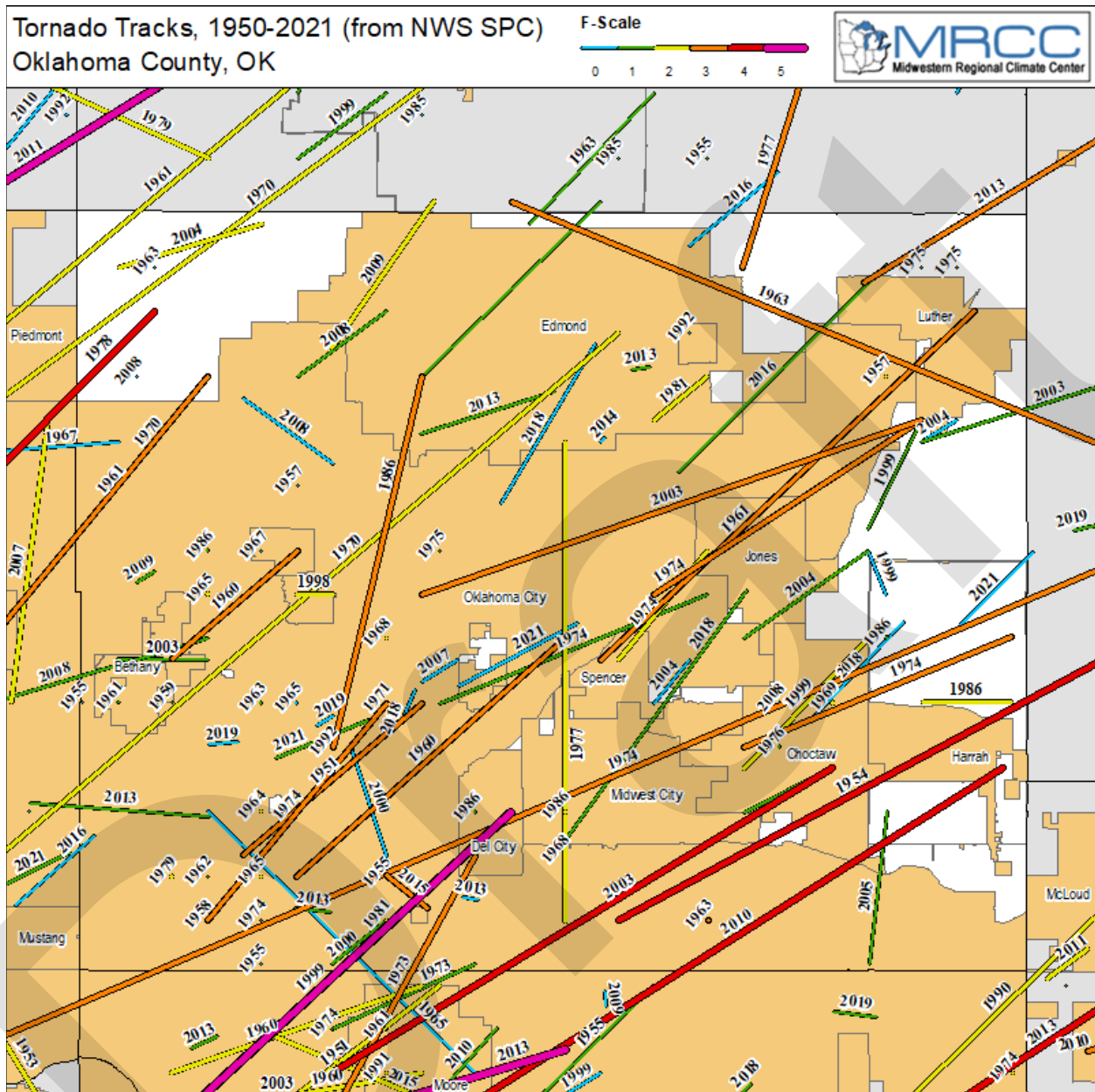


Figure 5.3.10-4.5. Tornadoes in Oklahoma County, 1950 to 2021. Image from MRCC at Purdue University.



Previous Occurrences and Losses

Between 1954 and 2023, FEMA declared that the State of Oklahoma experienced 42 wind-related disasters (DR) or emergencies (EM) classified as one or a combination of the following disaster types: severe storms, tornadoes, straight-line winds, heavy rains, hail, and flooding. Generally, these disasters cover a wide region of the State; therefore, they may have impacted many counties. However, not all counties were included in the disaster declarations. Of those events, FEMA other sources indicate that Oklahoma County has been declared as a disaster area as a result of 12 wind and tornado events (FEMA, 2023).



Based on all sources researched, known tornado and severe wind events that have affected Oklahoma County and its municipalities are identified in Table 5.3.10-3. With wind event documentation for the State being so extensive, not all sources have been identified or researched. Therefore, Table 5.3.10-3 may not include all events that have occurred throughout the County and region.

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Table 5.3.10-3. Tornado and Wind Events between 2013 and 2023

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
May 19, 2013	Tornado	DR-4117	Yes	. Multiple tornados touched down in Edmond, Arcadia Lake and Luther that was rated up to EF2 that created damage to buildings. An estimate of damages was not available.	NOAA-NCDC
December 14, 2014	Tornado	N/A	N/A	These storms occasionally exhibited supercell characteristics, producing large hail and funnel clouds. One very brief EF0 tornado occurred over northeastern Oklahoma county including Arcadia.	NOAA-NCDC
March 25, 2015	Tornado	N/A	N/A	A tornado was spotted in Bethany with multiple buildings sustaining severe damage.	NOAA-NCDC
May 06, 2015	Tornado	N/A	N/A	This tornado was a part of a larger strong system that lasted for several days that brought about much flooding. The tornado rated as a EF3 with a two mile path length located near I-35 and 44 th St. One fatality was reported.	NWS
April 26, 2016	Tornado	N/A	N/A	An EF0 tornado was spotted just south of Lake Arcadia in Edmond that caused an estimated 4.00K damage. An EF1 tornado traveled from 4 NW Jones to 3 NNW Luther. An EF0 tornado started 3 N Arcadia and traveled to 7 SSW Meridian.	NOAA-NCDC
May 19, 2017	Wind	N/A	N/A	Many trees downed and power poles snapped in Luther.	NOAA-NCDC
October 9, 2018	Tornado	N/A	N/A	Several small “QLCS” tornados developed along the leading edge of a tropical-like line of storms. One tornado apparently started on Tinker AFB and traveled NNE through a shopping center east of Air Depot Blvd and I-40 (SE 29 th & Town Center Dr.), damaging the roof of the JC Penny’s store and a few homes. Cars were flipped on Tinker AFB and in front of the JC Penny store. Two buildings suffered roof damage on Tinker AFB. Additional QLCS intermittent tornado damage around Spencer and Jones from the same circulation. A total of four areas of rotation crossed the county, with another QLCS tornado east of I-35 in Edmond. It traveled from SE of NE 122 nd /I-35 to SE of Danforth/Midwest. Tree damage was seen in Edmond.. A separate tornado destroyed an outbuilding just south of NE 23 rd and Choctaw Road and produced tree damage to NE 63 rd and Peebly..	Local Media, Midwest City FD reports, Tinker AFB Fire Dept
March 13, 2019	Wind	N/A	N/A	Non-thunderstorm winds tore part of the roof off the Del City Fire Station #2 east of SE 15 th & Sunnyslane Rd.	NOAA-NCDC



SECTION 5.3.10: RISK ASSESSMENT – TORNADO AND WIND

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
April 18, 2019	Wind	N/A	N/A	A thunderstorm produced scattered wind damage, with a power pole down at 23 rd & Draper in Nicoma Park and a tree down on the road near NE 36 th and Henney in Choctaw.	NOAA-NCDC
June 9, 2019	Wind	N/A	N/A	Numerous power poles damaged around NW 178 th and MacArthur in unincorporated Oklahoma County.	NOAA-NCDC
August 26, 2019	Wind, Tornado	N/A	N/A	In Del City, the Community Center's roof was peeled back and HVAC units moved. A church on SE 22 nd had their roof collapse and the front of the Dollar Tree store collapsed near SE 15 th & Sunnyslane Rd. In Choctaw, pieces of surface roof material were blown off a middle school gymnasium. Tinker AFB measured 81 mph and a gust to 84 near Rose State College. A large tree was uprooted near Putnam City HS in Warr Acres. Wiley Post Airport gusted to 69 mph. A tornado from Logan Co moved SSW barely crossing into OK County near Waterloo/Santa Fe producing minor tree damage.	KWTV-9, NOAA-NCDC, NWS Norman
July 11, 2020	Wind	N/A	N/A	Power lines reported downed in at least two locations in Midwest City. A gust to 64 mph was reported.	NOAA-NCDC
October 10, 2021	Tornado	N/A	N/A	An EF-0 tornado developed SW of 63 rd /Dobbs Rd in unincorporated Oklahoma City and traveled NE to Britton/Pottawatomie Rd. One mobile home sustained roof damage, estimated \$20K.	NOAA-NCDC, NWS Norman
October 13, 2021	Tornado	N/A	N/A	A QLCS storm system produced an EF0 tornado from NE 36 th & Bryant Ave which moved northeast, dissipating NW of NW 63rd and Midwest Blvd. Damage was generally broken tree branches. This was the third tornado produced by this cell.	NOAA-NCDC
October 14, 2021	Wind	N/A	N/A	Sheet metal roofing peeled off a shopping center near SE 15 th /Sunnyslane Rd. in Del City with power poles leaning. Numerous large trees downed. 70 mph gust reported near SE 15 th & Sooner Rd. Power lines down and trees uprooted along SE 15 th between Air Depot and Sooner Rd.	NOAA-NCDC
April 23, 2022	Wind	N/A	N/A	Two EF-0 tornados produced tree damage in a path from 3 miles WSW Harrah north of Reno / Peebly to the Kickapoo Turnpike south of NE 10 th within a much broader area of wind damage. This tornado moved northeast. A second tornado north of this location in the unincorporated area just southwest of 63 rd / Peebly tracked south-southeast near Peebly to between 63rd and 50 th St creating light tree damage.	NWS Norman



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
August 28, 2022	Wind	N/A	N/A	Power poles snapped near Danforth & Bryant in Edmond.	NWS Norman
June 17, 2023	Wind	N/A	N/A	Numerous gusts around 60 mph widespread through the county. In Nicoma Park, numerous large tree limbs over 12" in diameter blown down. In Edmond, a 12-18" diameter tree snapped at the base in a neighborhood SW of Edmond Rd & Santa Fe Ave. A power pole was snapped in Luther.	NWS Norman
September 5, 2023	Wind	N/A	N/A	Storms developed behind a cold front with pre-frontal temperatures of 100F. Several power lines down on Britton Rd. east of Luther Rd to Moccasin Ln. Power lines down at 5255 N Peebly Rd. A powerline fell on a building at Tim Holt & Church in Harrah.	OCSO Dispatch

Sources: FEMA, NOAA-NCDC, NWS, SHELDUS

Note: Monetary figures within this table were U.S. Dollar (USD) figures calculated during or within the approximate time of the event. If such an event would occur in the present day, monetary losses would be considerably higher in USDs as a result of inflation.

DR Federal Disaster Declaration
EM Federal Emergency Declaration
FEMA Federal Emergency Management Agency
K Thousand (\$)
M Million (\$)
Mph Miles Per Hour
NCDC National Climate Data Center
NOAA National Oceanic Atmospheric Administration
NWS National Weather Service
OKC HMP Oklahoma County Hazard Mitigation Plan
SHELDUS Spatial Hazard Events and Losses Database for the U.S.



Figure 5.3.10-3 illustrates the path of recent tornado events in Oklahoma County.

Figure 5.3.10-3: Tornado Path Map of Oklahoma County 2013-2023



Source: Tornado Archive, 2024

Probability of Future Events

Based on historical records and input from the Planning Committee, the probability of occurrence for wind or tornado events in the County is considered '4 – Highly Likely' (Event is probable within the calendar year. Event has a 1 in 1 year chance of occurring).

It is estimated that Oklahoma County will continue to experience direct and indirect impacts of wind events annually that may induce secondary hazards such as infrastructure deterioration or failure, utility failures, power outages, water quality and supply concerns, and transportation delays, accidents and inconveniences.



VULNERABILITY ASSESSMENT

To understand risk, a community must evaluate what assets are exposed or vulnerable in the identified hazard area. For wind events, the entire Oklahoma County has been identified as the hazard area. Therefore, all assets in the County (population, structures, critical facilities and lifelines), as described in the County section, are vulnerable.

Overview of Vulnerability

The high winds of a wind storm, thunderstorm, and tornado often result in power outages, disruptions to transportation corridors and equipment, loss of workplace access, significant property damage, injuries and loss of life, and the need to shelter and care for individuals impacted by the events. A large amount of damage can be inflicted by trees, branches, and other objects that fall onto power lines, buildings, roads, vehicles, and, in some cases, people. Additionally, some storm events can bring heavy rainfall causing flooding and related damages.

The entire inventory in Oklahoma County is at risk of being damaged or lost due to impacts of wind. Certain areas, infrastructure, and types of building are at greater risk than others due to proximity to falling hazards and manner of construction. The vulnerability of various structure types was exemplified for high wind speed events for Oklahoma County. The potential impacts on population, existing structures and critical facilities are presented below, following a summary of the data and methodology used.

Impact on Life, Health and Safety

The impact of tornadoes and the wind hazard on life, health, and safety depends on factors such as the severity of the event and the adequacy of advance warning provided to residents. All residents of Oklahoma County are at risk from these events.

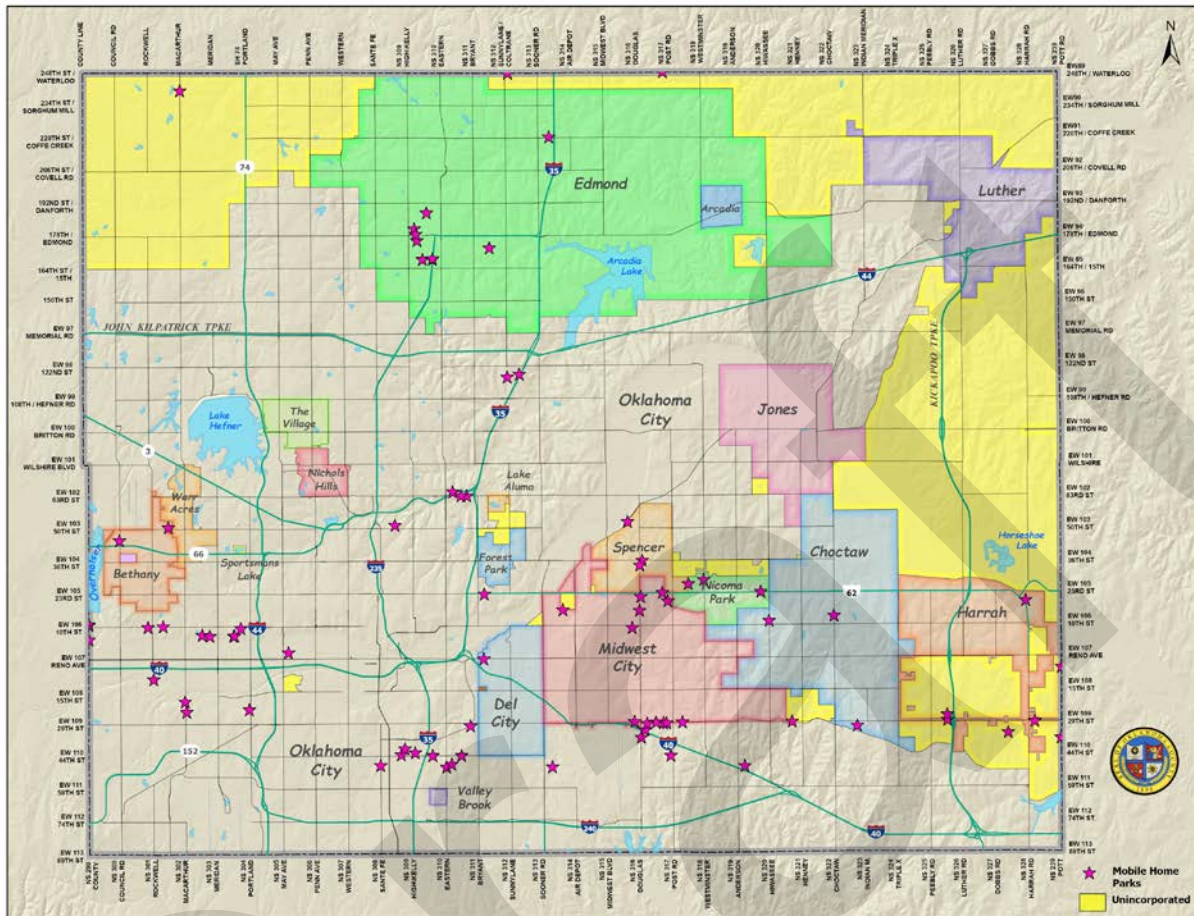
Unfortunately some tornadoes strike with little or no warning and residents must act quickly. The following populations are more vulnerable to a tornado and wind event: 1) population located in communities without or have ineffective early warning systems; 2) population with functional needs and/or over the age of 65 because they may have more difficulty evacuating or seeking shelter; 3) economically disadvantaged populations because they are likely to evaluate their risk and make decisions based on the major economic impact to their family and may not have funds to evacuate; 4) population with a language barrier unable to following warning messages; 5) population in mobile homes; and 5) population in automobiles at the time of a tornado. The elderly and functional needs populations are considered most vulnerable because they require extra time or outside assistance to seek shelter and are more likely to seek or need medical attention which may not be available due to isolation during and/or after an event.

Post-event residents should take extreme caution when returning home and walking through debris. Residents should not re-enter damaged buildings or homes until authorities say it is safe.

Additionally, flying debris (or windborne missiles) can cause much damage. On occasions where wind speeds are high enough, missiles can be thrown at buildings, with enough force to penetrate windows, walls, or the roof. This can be seen through an example of a 15 pound object being carried by a 250 mph wind at speeds of an excess of 100 mph. This is enough force to penetrate most common building materials used in houses today. Due to the ability that these missiles have to penetrate walls and roofs, not only do they pose a threat to the buildings, but the occupants as well.



Figure 5.3.10-4.6. Mobile Home Parks in Oklahoma County, 2023



Source: Oklahoma County, 2023

Impact on General Building Stock and Critical Facilities

After considering the population exposed to the wind hazard the vulnerability of the built environment was examined. The entire study area is considered at risk to the wind hazard.

Damage to buildings is dependent upon several factors including wind speed, storm duration, path of the tornado, distance from the tornado funnel and building construction. Because of differences in building construction, residential structures are generally more susceptible to wind damage than commercial and industrial structures. Wood and masonry buildings in general, regardless of their occupancy class, tend to experience more damage than concrete or steel buildings. High-rise buildings are also very vulnerable structures. Mobile homes are the most vulnerable to damage, even if tied down, and offer little protection to people inside.

Utility infrastructure (power lines, gas lines, electrical systems) could suffer damage and impacts can result in the loss of power, which can impact business operations and can impact heating or cooling provision to citizens (including the young and elderly, who are particularly vulnerable to temperature-related health impacts). Post-event, there is a risk of fire, electrocution or an explosion.

Impact on Economy



Wind events and tornadoes can greatly impact the economy, including: loss of business function, damage to inventory, relocation costs, wage loss and rental loss due to the repair/replacement of buildings. Recovery and clean-up costs can also be costly and impact the economy as well. In addition, smaller jurisdictions may fall upon economic hardship due to the destruction caused by a tornado/high wind event due to a lack of funding resources needed to repair or replace destroyed infrastructure.

Future Growth and Development

As discussed and illustrated in Section 4, areas targeted for future growth and development have been identified across the County. Any areas of growth could be potentially impacted by the wind hazard because the entire planning area is exposed and vulnerable. Please refer to Section 4 (County Profile) for a map that illustrates where potential new development is located. With most of the jurisdictions reporting growth in the 2020 Census, exposure to this hazard will continue to grow with new buildings, trees planted as landscape, additional vehicles and infrastructure all vulnerable.

Effect of Climate Change on Vulnerability

More favorable environments for severe thunderstorms are expected and increases in severe wind occurrences are projected. Climate models project an increase in the frequency and intensity of severe thunderstorms over the Southern Great Plains (including the planning area), especially during the peak storm season (March, April, May). Uncertainty remains, however, in the assumption that the favorable environments will reach their potential of producing damaging winds. Records from the past 40 years indicate that while the number of days with tornadoes has decreased, the frequency of days with multiple tornadoes, or tornado outbreaks, has increased. In other words, when tornadoes do occur, they are now more likely to happen in the context of a tornado outbreak (Kossin et al. 2017).

Overall Vulnerability Assessment

Oklahoma County is highly vulnerable to tornado and wind events which can cause significant impacts and losses to the area's structures, facilities, utilities, and population. Existing and future mitigation efforts should continue to be developed and employed that will enable the study area to be prepared for these events when they occur.



5.3.11 SEVERE WINTER STORM

HAZARD PROFILE

Description

Winter Storm can refer to a combination of winter precipitation, including snow, sleet and freezing rain. A severe winter storm can range from freezing rain or sleet to moderate snow over a few hours to blizzard conditions and extremely cold temperatures that lasts several days.

Severe snow storm is one that drops 4 or more inches of snow during a 12-hour period, or 6 or more inches during a 24-hour span.

Blowing snow is wind-driven snow that reduces visibility and causes significant drifting. Blowing snow may be snow that is falling and/or loose snow on the ground and picked up by the wind.

Blizzards occur when falling and blowing snow combine with high winds of 35 mph or greater reducing visibility to near zero.

Sleet is frozen precipitation that has melted by falling through a warm layer of the atmosphere and then refreezes into ice pellets before reaching the ground. Sleet usually bounces when hitting a surface and does not immediately stick to objects. However, it can accumulate like snow and cause a hazard to motorists.

Freezing rain is rain that falls as liquid onto a surface with a temperature below freezing. This causes the drops to freeze on contact onto surfaces like trees, utility lines, cars, and roads, forming a coating or glaze of ice. Even small accumulations of ice can cause a significant hazard.

Ice storms are extended freezing rain events, lasting several hours to sometimes days, when the freezing rain accumulates a thick enough glaze on surfaces to damage trees, utility lines, and cause major travel hazards. Ice storms can result in a heavy glaze an inch thick or more, but even a quarter inch ice accumulation can cause problems under windy conditions.

Extent

The magnitude or severity of a severe winter storm depends on several factors including a region's climatologically susceptibility to snowstorms, snowfall amounts, snowfall rates, wind speeds, temperatures, visibility, storm duration, topography, and time of occurrence during the day (e.g., weekday versus weekend), and time of season.

The NWS issues advisories to potential severe winter storms. The criteria for these advisories can vary from place to place. Those advisories include:

- Winter Storm Watch – A winter storm watch is issued by the NWS when there is a potential for heavy snow or significant ice accumulations, usually at least 24 to 36 hours in advance.
- Winter Storm Warning – A winter storm warning is issued when a winter storm is producing or is forecast to produce heavy snow or significant ice accumulations.
- Winter Weather Advisory – A winter weather advisory is issued when a low pressure system produces a combination of winter weather (snow, freezing rain, sleet) that present a hazard, but not does meet warning criteria.



- **Blizzard Warning** – A blizzard warning is issued for winter storms with sustained or frequent winds of 35 mph or greater with a considerable falling and/or blowing snow that reduces visibility to one-quarter of a mile or less. These conditions are expected to prevail for at least three hours.
- **Frost Advisory** – A frost advisory is issued during the growing season when widespread frost formation is expected over an extensive area. Surface temperatures are usually in the mid 30°Fs.
- **Freeze Warning** – A freeze warning is issued during the growing season when surface temperatures are expected to drop below freezing over a large area for an extended period of time, regardless whether or not frost develops (NWS, 2009).

This plan utilizes a range of physical intensities for winter storm events. These intensities are displayed in Table 5.3.11-1 and include potential effect for each intensity to Oklahoma County.

Table 5.3.11-1. Range of Physical Intensities for Winter Storm Events

Level	Type of Event	Effect
Level 1 – Nuisance Event No major impact	Little snow/ice accumulation. Roads not hazardous.	Little to no effect.
Level 2 – Minor Event Caution advised	Dusting to three inches of snow. No measurable ice. Winter weather advisory	Untreated roadways may be hazardous and slick. Livestock may need additional supplemental feed.
Level 3 – Major Event	Significant snow accumulation of four to eight inches. Ice accumulations of ¼ to ½ inch. Reduced visibility. Wind causing drifting snow. Winter storm warning.	Widespread hazardous road conditions. Travel discouraged. Areas isolated because of drifting snow. Isolated power outages because of down power lines from ice accumulation. Tree damage. Livestock loss potential increases, supplemental feed necessary.
Level 4 – Extreme Event	Crippling event. Snow accumulations over eight inches; winds over 35 mph. Drifting snow, little to no visibility. Ice accumulations of more than ½ inch. Blizzard warning.	Road conditions hazardous to impassable. People and livestock isolated. Widespread power and utility outages. Infrastructure damage. High potential for loss of livestock. Structures threatened from accumulating snow and ice. Communications infrastructure lost from ice accumulation. May be a long lasting event.

Source: Oklahoma State HMP, 2011

The largest snowfall ever recorded in a day in Oklahoma County was 13.5” on December 24, 2009. The greatest seasonal snowfall (September – April) was 24.4” in the winter of 1967-1968. The annual average snowfall is 6.9”. Ice storms in Oklahoma County are sometimes mixed with sleet and snow. A typical minor icing event is a glaze of ice. Historic ice storms in Oklahoma have produced 1-3” of ice and therefore a future event of this magnitude is possible in the planning area based on historic data.

Location

The entire County and State of Oklahoma is susceptible to winter storms.

Previous Occurrences and Losses

Many sources provided historical information regarding previous occurrences and losses associated with severe winter storm events throughout the State of Oklahoma and Oklahoma County. With so many sources reviewed for the purpose of this HMP, loss and impact information for many events could vary depending on the source. Therefore, the accuracy of monetary figures discussed is based only on the available information identified during research for this HMP.



According to NOAA’s NCDC storm events database, Oklahoma County experienced 71 days of severe winter weather events between 1996 and 2023. The accumulation of property damages are underestimated at over \$154 million (NCDC, 2024). Due to much of the claim data held by private insurance agencies, the actual total is likely significantly higher.

Between 1954 and 2023, FEMA declared that the State of Oklahoma experienced 21 winter storm-related disasters (DR) or emergencies (EM) classified as one or a combination of the following disaster types: snowstorm, severe winter storm, snow, ice storm, and flooding. Generally, these disasters cover a wide region of the State; therefore, they may have impacted many counties. However, not all counties were included in the disaster declarations. Of those events, Oklahoma County has been included in 11 winter storm-related disaster and/or emergency declarations (FEMA, 2023).

Based on all sources researched, known winter storm events that have affected Oklahoma County and its municipalities are identified in Table 5.3.11-2. With winter storm documentation for the State being so extensive, not all sources have been identified or researched. Therefore, Table 5.3.11-2 may not include all events that have occurred throughout the County and region.



Table 5.3.11-2. Winter Storm Events Between 2013 and 2023.

Incident Period	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
November 27-28, 2015	Winter Storm	DR-4247	Yes	An ice storm warning was in effect that included Oklahoma County. Precipitation was measured at 2.2 inches during this time frame at Will Rogers Airport. Multiple power lines were downed, and large swaths of the county were affected with power outages during this time. This ice storm created approx. ¾" of ice in the west metro from Bethany and Warr Acres to Nichols Hills and The Village.	OEM, FEMA, AccuWeather, Corps of Engineers
December 27-28, 2015	Winter Storm	DR-4256	No	Due to freezing temperatures and precipitation, Oklahoma County saw an ice storm exactly one month from the previous event. Roads & bridges were icy with multiple incidents seeming from the event. Power outages were widespread in parts of the county due to 40 mph wind gusts with the ice. At least one fatality was reportedly due to the severe weather.	OEM, FEMA, OK Office of Chief Medical Examiner, Corps of Engineers
January 13-15, 2017	Ice Storm	N/A		Heaviest ice amounts fell in the far west metro. .1" reported in Edmond near Covell/I-35, .15" reported in Warr Acres near NW 63 rd /MacArthur. A glaze in the east metro.	NOAA-NCDC, NOAA-WPC
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain caused several trees to fall on power lines in Jones. Snowfall amounts ranged from ½" in Edmond to 6 inches at I-240 & Anderson Rd in OKC with 5" in Midwest City and 5.5" at Choctaw. Heaviest snow totals were in the southern 1/3 rd of the county.	NOAA-NCDC, NOAA-WPC
February 5, 2020	Heavy Snow	N/A	N/A	3 to 6 inches of snow fell across the county. 5.4" in Edmond, 4.8" in Deer Creek (Unincorporated), 4" in Warr Acres, 4" in Harrah and 2.5" in Midwest City.	NOAA-NCDC, NOAA-WPC
October 26-29, 2020	Ice Storm	4575-DR	Yes	Over 60% of the county was without power by October 27 th . The worst icing occurred just west of the metro, with parts of the Deer Creek area (unincorporated) receiving 0.75" of ice along with Lake Overholser just west of Bethany. Near 63 rd & Peebly Rd, 0.6" of ice. Power pole snapped in The Village. Warr Acres had .5" of ice along with Nichols Hills where a large pine tree was uprooted. Harrah reported 0.4" of ice and lots of tree damage. Additional structure fires resulted from alternative heating sources. Substantial debris clean-up projects resulted in all jurisdictions. This is the only October ice storm on record.	NWS Norman, NOAA-WPC
December 13, 2020	Heavy Snow	N/A	N/A	A general 3 to 5 inches fell across the county, with a maximum of 5.5 inches reported near the Deer Creek High School (unincorporated). 3.8" fell near 2 nd /Broadway in Edmond, 4" in Midwest City and Del City, 4.5" in Jones, and 5" in Choctaw.	NOAA-NCDC, NOAA-WPC



SECTION 5.3.11: RISK ASSESSMENT – SEVERE WINTER STORM

Incident Period	Event Type	FEMA Declaration Number	County Designated?	Losses / Impacts	Source(s)
December 15, 2020	Winter Storm	N/A	N/A	Generally, 3-4 inches of snowfall accumulation was reported across the county.	NOAA-NCDC, NOAA-WPC
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain accretion of 0.25" to 0.35" was reported across the county. Wiley Post airport at Bethany reported 0.34" of ice, and 8" of snow was reported in Bethany. Heavy snow reported during the early morning Jan 1 st with 8" in Choctaw, 6" in Deer Creek at NW 206/May, 6" in Jones and Midwest City near Reno /Midwest Blvd, 5.5" near 2 nd /Broadway in Edmond, up to 5 inches falling 1 mile SSW Choctaw.	NOAA-NCDC
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Numerous traffic accidents reported due to light icing on bridges.	NOAA WPC
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	4 to 7.5 inches of snow fell across the county, with the highest reported in Edmond. 5.6" was reported near Lake Arcadia. 6" was reported on the north side of Lake Hefner near The Village, 6.5" at the TV stations near Nichols Hills, 6" north of Wiley Post airport near Warr Acres, and 4" in Midwest City.	NOAA-NCDC
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	An additional 2 to 5 ½ inches across the county with a maximum of 5.6 inches reported 5 mi. ESE Edmond. 4.5" was reported in eastern Deer Creek (unincorporated), Choctaw had 4" and Warr Acres 3".	NOAA-NCDC
February 2-3, 2022	Heavy Snow	N/A	N/A	Snowfall amounts ranged from 3 to almost 5 inches across the county, with the heaviest in southwest OKC. Midwest City had 4.5", Nichols Hills 3.2", Nicoma Park 4", Choctaw 5.8", and Jones 5".	NOAA-NCDC
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain was reported across the county. 4" fell in eastern Deer Creek (unincorporated).	NOAA-NCDC
March 11, 2022	Winter Storm	N/A	N/A	2-3" of snow fell across the county. 3" of snow fell at Harrah, and 2.4" at Midwest City. 2" at Choctaw, 1" at Nichols Hills, 2.5" near Bethany.	KOCO

Sources: NOAA-NCDC, NOAA-WPC, FEMA, NWS, SHELDUS, OEM, local TV stations, others as listed

Note: Monetary figures within this table were U.S. Dollar (USD) figures calculated during or within the approximate time of the event. If such an event would occur in the present day, monetary losses would be considerably higher in USDs as a result of inflation.

DR	Disaster Declaration	N/A	Not Applicable
EM	Emergency Declaration	NCDC	National Climatic Data Center
FEMA	Federal Emergency Management Agency	NOAA	National Oceanic and Atmospheric Administration
K	Thousand (\$)	NWS	National Weather Service
M	Million (\$)	OEM	Oklahoma Department of Emergency Management
Mph	Miles per hour	SHELDUS	Spatial Hazard Events and Losses Database for the United States



Probability of Future Events

Winter storm hazards in Oklahoma are typically mild in comparison with other states because these events are not as frequent and regular. Winter weather tends to magnify the effects on the population when it does occur. Based on historical data, Oklahoma County will experience another winter storm in the near future and should expect similar characteristics and effects from winter storms.

In Section 5.3, the identified hazards of concern for Oklahoma County were ranked. The probability of occurrence, or likelihood of the event, is one parameter used for hazard rankings. Due to the lack of large geographical elevation changes and based on historical records and input from the Planning Committee, the probability of occurrence for severe winter storms in the County and all plan participating jurisdictions is the same and is considered ‘3 - Likely’ (Event is probable within the next three years. Event has a 1 in 3 year’s chance of occurring).

VULNERABILITY ASSESSMENT

To understand risk, a community must evaluate what assets are exposed or vulnerable in the identified hazard area. For severe winter storm events, the entire County has been identified as the hazard area. Therefore, all assets in Oklahoma County (population, structures, critical facilities and lifelines) are vulnerable. The unhoused are particularly vulnerable to winter weather.

Overview of Vulnerability

Severe winter storms are of significant concern due to the direct and indirect costs associated with these events; delays caused by the storms; and impacts on the people and facilities of the region related to snow and ice removal, health problems, cascade effects such as utility failure (power outages) and traffic accidents, and stress on community resources.

Data and Methodology

National weather databases and local resources were used to collect and analyze severe winter storm impacts on Oklahoma County and the participating municipalities.

Impact on Life, Health and Safety

For the purposes of this HMP, the entire population of Oklahoma County is exposed to severe winter storm events. Snow accumulation and frozen/slippery road surfaces increase the frequency and impact of traffic accidents for the general population, resulting in personal injuries. The elderly are considered most susceptible to this hazard due to their increased risk of injuries and death from falls and overexertion and/or hypothermia from attempts to clear snow and ice. In addition, severe winter storm events can reduce the ability of these populations to access emergency services. Residents with low incomes may not have access to housing or their housing may be less able to withstand cold temperatures (e.g., homes with poor insulation and heating supply). Refer to Table 4-1 in the County Profile for population statistics for each participating municipality and a summary of the more vulnerable populations (over the age of 65 and individuals living below the Census poverty threshold). Some residents have been known to run generators inside their structure, risking carbon monoxide poisoning.



Impact on General Building Stock

The entire general building stock inventory in Oklahoma County is exposed and vulnerable to the severe winter storm hazard. In general, structural impacts include damage to roofs and building frames, rather than building content.

Impact on Critical Facilities

Full functionality of critical facilities such as police, fire and medical facilities is essential for response during and after a severe winter storm event. Because power interruption can occur, backup power is recommended for critical facilities and infrastructure. Infrastructure at risk for this hazard includes roadways that could be damaged due to the application of salt and intermittent freezing and warming conditions that can damage roads over time. Severe snowfall requires infrastructure to clear roadways, alert citizens to dangerous conditions, and following the winter requires resources for road maintenance and repair. Additionally, freezing rain and ice storms impact utilities (i.e., power lines and overhead utility wires) causing power outages for hundreds to thousands of residents. This can precipitate a cascading event of sheltering, even though some or most of the sheltering options within the community are impacted by the event.

Impact on Economy

The cost of snow and ice removal and repair of roads from the freeze/thaw process can drain local financial resources. The potential secondary impacts from severe winter storms also impact the local economy including loss of utilities; interruption of transportation corridors; loss of business function, etc.

Future Growth and Development

As discussed and illustrated in Section 4, areas targeted for future growth and development have been identified across the County. Any areas of growth could be potentially impacted by the severe winter storm hazard because the entire planning area is exposed and vulnerable. For the severe winter storm hazard, the entire County has been identified as the hazard area. With additional people moving to the area as shown by the Census statistics in Section 9, most jurisdictions will continue to grow, therefore increasing the number of persons and amount of infrastructure exposed to the hazard. Please refer to Section 4 (County Profile) for land use maps that illustrate where planned unit development (PUD) is located.

Effect of Climate Change on Vulnerability

Models suggest although the number of snowfall events will likely continue to decrease, when snow [or other precipitation] does occur, accumulations will be greater due to increases in atmospheric moisture (Krasting et al. 2013; Easterling et al. 2017) [SCIPP, 2018].

Overall Vulnerability Assessment

Existing and future mitigation efforts should continue to be developed and employed that will enable the study area to be prepared for these events when they occur. The cascade effects of severe winter storm events include utility losses and transportation accidents and flooding. Losses associated with the flood hazard are discussed in Section 5.3.11. Particular areas of vulnerability include low-income and elderly populations, mobile homes, and infrastructure such as roadways and utilities that can be damaged by such storms and the low-lying areas that can be impacted by flooding related to rapid snow melt.



SECTION 6: MITIGATION STRATEGIES

This section describes the process by which the Oklahoma County Planning Committee performed the update to the county and local mitigation strategies. This section includes:

- (1) Review and Update Mitigation Goals and Objectives and Update of capability Assessment
- (2) Review of Progress on 2019 Mitigation Strategy
- (3) Identification, analysis, and implementation of potential mitigation actions

Initial Planning Committee Meeting (Meeting #1)

The process for this update was a bit different than past updates. The initial meetings were to familiarize the participants with the process and provide knowledge of the contents of the plan. Possible project ideas were presented for consideration, and sources of funding. The new 2023 hazard mitigation planning requirements were presented.

Plan Progress Meeting (Meeting #2)

At the second meeting of the Planning Committee, the discussion took on a greater detailed approach. Sections of the plan requiring update were identified. Priorities for mitigation were discussed based on hazard frequency trends. The mitigation planning goals and objectives identified in the 2019 plan remained unchanged. A disaster's role in hazard mitigation funding was explained and information provided on how to apply for grants.

Review and Update Mitigation Goals and Objectives and Update of Capability Assessment

All participating jurisdictions were emailed an electronic copy of their annex with a detailed list of items to consider for update. The request asked for updated contact info, updated mitigation capabilities and a request to review their mitigation actions from the 2019 plan and determine if their initiatives priorities were to change and which projects would be deleted/added. Additionally, participants were asked about ongoing project initiatives and/or any completed projects from the 2019 plan.

It was discovered during the previous planning update it is more efficient to hold meetings with the jurisdictions separately to update the local annexes. Two of the jurisdictions chose to handle the update via electronic communications.

During the meetings and through the forms provided, the following questions and talking points were asked and discussed:

- What changes in population patterns (migration, density or the makeup of social vulnerable populations) are you seeing in your jurisdiction?
- What changes in land use are occurring if any?
- What areas are developing, if any, and is it commercial or residential?
- How have changes in development, if any, altered vulnerabilities? This includes shifts in the needs of underserved communities and gaps in social equity and changes in codes and regulations.
- Have any risks changed within the individual jurisdictions within the past five years (i.e. increases or decreases to flooding risks and the wildland urban interface)?



- Does the jurisdiction have any assets outside of the municipality (i.e. water wells) and what hazards are they vulnerable to?
- What plans were updated to include information from the mitigation plan?
- How will the jurisdiction continue to participate in the plan maintenance process?
- Have any risks changed within the individual jurisdictions within the past five years (i.e. increases or decreases to flooding risks and the wildland urban interface)?

The recent spike in inflation has affected all our jurisdictions in similar ways, reducing how far the dollar will fund mitigation efforts. This was mentioned by several participants in individual jurisdiction meetings. Some jurisdictions experienced minor changes in priorities as reflected by deleted projects noted in the jurisdictional annexes. A few projects were adjusted in priority.

Throughout the planning process, the relevance of the original goals and objectives continued to be evaluated for possible amendment based on the risk assessment results, discussions, research, and input from the committee, existing authorities, policies, programs, resources, and stakeholders within the planning area. The committee considered whether these goals and objectives complemented and supported other related planning documents and mechanisms including:

- County and Local Comprehensive/Master Plans
- Other county and municipal planning and land use documents

The goals and objectives from the original Plan were retained as they were found to embody the overarching needs and concerns of the planning partnership in addressing natural hazard risk reduction, and are in-line with the State mitigation goals.

The Oklahoma State HMP goals and objectives are:

1. Protect Life
2. Protect Property
3. Protect the Environment
4. Increase Public Preparedness for Disasters

The following are the mitigation goals and objectives for the ongoing Oklahoma County HMP:

Goal 1: Emergency Services

Goal Description: Improve the ability of the emergency services providers to respond to events and to aid in the overall recovery of the community. Promote interoperable communications between departments responsible for emergency operations and integrate the mitigation planning process into the overall emergency planning program for the community.

Objective 1. Set clear policy with high-level approval for the continued advancement of the community emergency management program.

Objective 2. Establish mutual aid programs and improve the ability for these various departments to communicate effectively in adverse conditions.

Objective 3. Establish mitigation projects to help ensure that critical emergency response facilities can continue operations during and after large-scale events.



Goal 2: Prevention

Goal Description: Prevention measures are intended to keep a hazard risk problem from occurring or getting worse. They help ensure that future development does not increase hazard losses. Communities can achieve significant progress toward hazard resistance through prevention measures. This is particularly true in areas that have not been developed or where capital investment has not been substantial. Using prevention measures, future development can be guided away from hazards, while maintaining other community goals such as economic development and quality of life.

Objective 1. Consider 'best-practices' mitigation measures when updating the comprehensive community land use and economic development plans.

Objective 2. Modify local codes to regulate the placement and construction of new facilities when the natural hazard risk is high for the specific area.

Objective 3. Integrate overall mitigation strategies into the community's current and future capital improvements program to help ensure that new projects have a minimal associated risk.

Goal 3: Protecting Critical Facilities

Goal Description: There are many locations throughout the community that are considered critical for any emergency response and others that are necessary for the recovery process. These locations must be protected in order to ensure that loss of life and additional damages can be avoided.

Objective 1. Avoid locating new facilities in high risk areas and work to make improvements to existing locations to aid in the mitigation of potential losses.

Objective 2. Implement voluntary and regulated programs to help ensure continued improvement to building structures, locations and on-going emergency planning initiatives.

Goal 4: Protection of Life and Property

Goal Description: This goal is associated with the implementation of activities that protect citizen life and property by making critical facilities, homes and businesses more resistant to damage from natural events. The goal is to reduce existing risk as much as possible and keep the community stable and capable of continuity when hazards strike.

Objective 1. Identify repetitive loss locations and reduce this impact on the public by convincing the individuals choosing to remain in high risk areas to accept responsibility for their choice. Promoting private insurance coverage, acquisition and relocation are ideal ways to achieve this objective.

Objective 2. Promote voluntary property improvements by individuals to reduce property vulnerability and related economic impacts.

Objective 3. Research funding opportunities to support increased mitigation activities.

Objective 4. Update and improve hazard assessment information in order to make better decisions about mitigation strategies.

Goal 5: Public Awareness and Partnerships

Goal Description: Promote coordination and communication between individual citizens, private businesses, public agencies and non-profit organizations to improve the overall ability of the community to respond to and recover from a natural disaster. From these partnerships, encourage leadership to prioritize and undertake specific projects for mitigation.

Objective 1. Educate the public about the risks associated with natural hazards and the steps they can take to be prepared.

Objective 2. Initiate programs to promote on-going partnerships within the community to address mitigation and emergency management.

Objective 3. Establish public programs and regulations for community involvement in emergency planning, including regular open forum meetings and an on-going public awareness campaign.

Goal 6: Structural Projects

Goal Description: Implement public works projects that improve the protection of important developed areas in the community.

Objective 1. Continually assess and evaluate the requirements for new structural projects that aid in the reduction of community risk.

Objective 2. Maintain these structural projects properly and regularly.

Identification, Prioritization, Analysis, and Implementation of Mitigation Actions

The update of the county and municipal mitigation strategies included a review of past mitigation activities, progress on the mitigation strategies identified in the 2019 Plan, and identification of new mitigation actions to be included in this update. The following section describes how the county and local mitigation strategies were updated.

Throughout the planning process, the County and municipalities were encouraged to consider their natural hazard risks and vulnerabilities, as identified specifically by the jurisdiction based on past and recent experience, through the results of the updated risk assessment, and based on stakeholder input, and to identify appropriate projects or initiatives to help mitigate those risks.

Proposed Mitigation Actions

All proposed mitigation actions were identified in relation to the goals and objectives presented above. The mitigation actions include a range of options in line with the six types of mitigation actions described in FEMA guidance, including:

1. **Prevention:** Government, administrative or regulatory actions or processes that influence the way land and buildings are developed and built. These actions also include public activities to reduce hazard losses. Examples include planning and zoning, local floodplain laws, capital improvement programs, open space preservation, and storm water management regulations.
2. **Property Protection:** Actions that involve (1) modification of existing buildings or structures to protect them from a hazard or (2) removal of the structures from the hazard area. Examples



include acquisition, elevation, relocation, structural retrofits, storm shutters, and shatter-resistant glass.

3. **Public Education and Awareness:** Actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Such actions include outreach projects, real estate disclosure, hazard information centers, and school-age and adult education programs.
4. **Natural Resource Protection:** Actions that minimize hazard loss and also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
5. **Emergency Services:** Actions that protect people and property, during and immediately following, a disaster or hazard event. Services include warning systems, emergency response services, and the protection of essential facilities.
6. **Structural Projects:** Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, setback levees, floodwalls, retaining walls, and safe rooms.

Mitigation Actions

The mitigation actions are the key element of the natural hazards mitigation plan. It is through the implementation of these actions that Oklahoma County and the participating jurisdictions can strive to become disaster-resistant through sustainable hazard mitigation. For the purposes of this Plan, mitigation actions are defined as follows:

Mitigation actions are activities designed to reduce or eliminate losses resulting from natural hazards.

Although one of the driving influences for preparing this Plan was grant funding eligibility, its purpose is more than just access to federal funding. It was important to the Planning Committee to look at mitigation actions that will work through all phases of emergency management. Some of the actions outlined in this Plan may not be grant eligible as grant eligibility was not the focus of the selection. Rather, the focus was the actions' effectiveness in achieving the goals of the Plan and whether they are within the County or each jurisdiction's capabilities.

A series of mitigation actions were identified by the County and each participating jurisdiction. These actions are summarized in Section 9 of this Plan. Along with the hazards mitigated, goals and objectives met, lead agency, estimated cost, potential funding sources and the proposed timeline are identified. The parameters for the timeline are as follows:

- Short Term = To be completed in 1 to 5 years
- Long Term = To be completed in greater than 5 years
- Ongoing = Currently being funded and implemented under existing programs. If the item has a planned completion, an estimated end month and year was provided.



Prioritization

Section 201.c.3.iii of 44 CFR requires an action plan describing how the actions identified will be prioritized. Oklahoma County and the planning committee developed a prioritization methodology for the Plan that meets the needs of the County and participating jurisdictions while at the same time meeting the requirements of Section 201.6 of 44 CFR. The mitigation actions identified were prioritized according to the criteria defined below.

- **High Priority:** A project that meets multiple plan goals and objectives, benefits exceed cost, has funding secured under existing programs or authorizations, or is grant-eligible, and can be completed in 1 to 5 years (short-term project) once the project is funded.
- **Medium Priority:** A project that meets at least one plan goal and objective, benefits exceed costs, funding has not been secured and would require a special funding authorization under existing programs, grant eligibility is questionable, and could be completed in 1 to 5 years once the project is funded.
- **Low Priority:** A project that will mitigate the risk of a hazard, benefits exceed costs, funding has not been secured, and project is not grant-eligible and/or timeline for completion is considered long-term (5 to 10 years).

The 2020 pandemic affected the ability to perform mitigation in the municipal jurisdictions as the focus became procuring personal protective supplies and distribution and social distancing was the norm through 2021 and after during COVID surges. Increased costs of materials with post-pandemic inflation has also contributed to a slight reduction in mitigation activities. The current Plan's standings in priorities has been reflected in the prioritization of the mitigation projects, at least in part, by economic factors. Many projects that had previously labeled "short termed" remain on the initiatives for the next five years due to the aforementioned pandemic, inability to meet matching funds required of grants or benefit vs. cost. None of the jurisdictions identified significant political or legal challenges to mitigation and all jurisdictions opted to use the same prioritization parameters that were used in the original HM Plan as outlined in the Benefit/Cost Review section found below.

Benefit/Cost Review

Section 201.6.c.3iii of 44CFR requires the prioritization of the action plan to emphasize the extent to which benefits are maximized according to a cost/benefit review of the proposed projects and their associated costs. The Planning Committee members conducted a review of benefits and costs to determine if each project appears to be cost-effective and to assist the municipality with prioritizing their mitigation actions. This exercise allows the community to select the most cost-effective actions for implementation first, not only to use resources efficiently, but to make a realistic start toward mitigating risks. The same parameters were used by each of the participating jurisdictions as outlined in this Plan.

Please note that this benefit/cost review did not include the level of detail required by FEMA for project grant eligibility under the Hazard Mitigation Assistance (HMA) grant programs. This qualitative approach was used because projects may not be implemented for up to 10 years, and the associated costs and benefits could change dramatically in that time.

Mitigation benefits are future damages and losses that would be eliminated and/or reduced by implementing the proposed mitigation project. Where actual project benefits could be identified per FEMA's benefit calculation methodology (e.g., physical damages, loss of service or function, emergency management costs, etc.), the benefits were noted in Table F of each annex (Section 9) and the appropriate



rating as defined in Table 6-1 was assigned. When project benefits could not be reasonably established, a subjective rating was assigned based on the parameters outlined below.

Where the project cost for each mitigation initiative was reasonably estimated (including preliminary engineering, engineering, design, and construction) the appropriate rating as outlined in Table 6-1 was assigned in Table F of each annex (Section 9). Where actual project costs could not be reasonably established at this time, a best estimate was provided and a subjective rating was assigned as defined below.

Table 6-1. Cost and Benefit Definitions

Costs	
High	Existing funding levels are not adequate to cover the costs of the proposed project, and implementation would require an increase in revenue through an alternative source (for example, bonds, grants, and fee increases) or project costs are greater than approximately \$100,000.
Medium	The project could be implemented with existing funding but would require a re-apportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years or project costs are between approximately \$10,000 and \$100,000.
Low	The project could be funded under the existing budget. The project is part of or can be part of an existing, ongoing program or project costs are less than approximately \$10,000.
Benefits	
High	Project will have an immediate impact on the reduction of risk exposure to life and property or benefits are greater than approximately \$100,000.
Medium	Project will have a long-term impact on the reduction of risk exposure to life and property or will provide an immediate reduction in the risk exposure to property or benefits are between approximately \$10,000 and \$100,000.
Low	Long-term benefits of the project are difficult to quantify in the short term or benefits are less than approximately \$10,000.

Using this approach, projects with positive benefit versus cost ratios (such as high over high, high over medium, medium over low, etc.) are considered cost-beneficial and are prioritized accordingly. For many of the initiatives identified, Oklahoma County and participating jurisdictions may seek financial assistance under FEMA’s HMGP, BRIC, or FMA programs. These programs require detailed benefit/cost analysis as part of the application process. These analyses will be performed when funding applications are prepared, using the FEMA model process. The Planning Committee is committed to implementing mitigation strategies with benefits that exceed costs. For projects not seeking financial assistance from grant programs that require this sort of analysis, the Planning Committee reserves the right to define “benefits” according to parameters that meet its needs and the goals and objectives of this plan.

Using this approach, projects with positive benefit versus cost ratios (such as high over high, high over medium, medium over low, etc.) are considered cost-beneficial and are prioritized accordingly.

The annexes presented in Section 9 present the results of applying the prioritization methodology presented to the set of mitigation actions identified by the County and each participating jurisdiction, and includes the following prioritization parameters:

- Number of objectives met by the initiative
- Benefits of the project (high, medium, or low)



- Cost of the project (high, medium, or low)
- Do the benefits equal or exceed the costs?
- Is the project grant-eligible?
- Can the project be funded under existing programs and budgets?
- Priority (high, medium, or low)

The annexes in Section 9 of this Plan present the County's and each participating jurisdiction's mitigation action implementation strategy including:

- Mitigation actions for individual and multiple hazards
- Mitigation goals and objectives supported by each action.
- Implementation priority
- Potential funding sources for the mitigation action (grant programs, current operating budgets or funding, or the agency or jurisdiction that will supply the funding; additional potential funding resources are identified)
- Estimated budget for the mitigation action (financial requirements for new funding or indication that the action is addressed under current operating budgets)
- Time estimated to implement and complete the mitigation action
- Existing policies, programs, and resources to support implementation of the mitigation action (additional policies, programs, and resources identified)

Specific mitigation actions were identified to prevent future losses; however, current funding is not identified for all of these actions at present. Oklahoma County and the participating jurisdictions have limited resources to take on new responsibilities or projects. The implementation of these mitigation actions is dependent on the approval of the local elected governing body and the ability of the community to obtain funding from local or outside sources.

In general, mitigation actions ranked as high priorities will be addressed first. However, medium or even low priority mitigation actions will be considered for concurrent implementation. Therefore, the ranking levels should be considered as a first-cut, preliminary ranking and will evolve based on input from planning area departments and representatives, the public, OEM, and FEMA as the Plan is implemented.



SECTION 7: PLAN MAINTENANCE PROCEDURES

This section describes the system that Oklahoma County and all participating jurisdictions have established to monitor, evaluate, and update the mitigation plan; implement the mitigation plan through existing programs; and solicit continued public involvement for plan maintenance.

MONITORING, EVALUATING AND UPDATING THE PLAN

This section presents the procedures for monitoring, evaluating, and updating the plan.

The Oklahoma County Hazard Mitigation Planning Committee (“Planning Committee”) intends to remain intact as the organization responsible for monitoring, evaluating and updating this Plan. The Oklahoma County Hazard Mitigation Planning Coordinator, Mr. Greg Whitworth (Oklahoma County Emergency Management) shall continue to act as the coordinator for the planning committee. Each participating jurisdiction is expected to maintain a municipal hazard mitigation representative to support their jurisdiction’s input to the monitoring, evaluation and updating responsibilities identified in this Section. For most jurisdictions, the representative is the Emergency Manager or Fire Chief. Table 7-1 identifies the representation of the County Hazard Mitigation Team as of the date of this Plan. Ongoing municipal hazard mitigation planning points-of-contact are identified in each jurisdiction’s annex (Section 9).

Oklahoma County will continue to include representatives from several departments and work groups to assist with in-house monitoring, work planning and follow-through for the Oklahoma County Hazard Mitigation Plan. Represented groups and departments include:

- Emergency Management
- Planning
- Engineering
- Floodplain Management
- Highway Districts (1, 2, 3)

It is recognized that individual commitments change over time, and it shall be the responsibility of each jurisdiction and its representatives to inform the County HMP Coordinator of any changes in representation by formal letter. The County HMP Coordinator shall maintain the current membership of the planning committee and municipal representatives on the Oklahoma County Hazard Mitigation Plan public website at <https://www.oklahomacounty.org/departments/emergency-management>.

Monitoring and Evaluating:

The County HMP Coordinator shall be responsible for monitoring progress on, and evaluating the effectiveness of the Plan, and documenting this with Oklahoma Department of Emergency Management (OEM) and FEMA. The evaluation of the mitigation plan is an assessment of whether the planning process and actions have been effective, if the Plan goals are being reached, and whether changes are needed. These evaluations will assess whether:

- Goals and objectives address current and expected conditions.
- The nature or magnitude of the risks have changed.
- Current resources are appropriate for implementing the HMP and if different or additional resources are now available.



- The actions were cost effective.
- Schedules and budgets are feasible.
- Implementation problems, such as technical, political, legal or coordination issues with other agencies exist.
- Outcomes have occurred as expected.
- Changes in municipal resources impacted plan implementation (for example, funding, personnel, and equipment)
- New agencies/departments/staff should be included, including other local governments as defined under 44 CFR 201.6.
- Documentation for hazards that occurred during the last five years.

Finally, the planning committee will evaluate how other programs and policies have conflicted with or augmented planned or implemented measures, and shall identify policies, programs, practices, and procedures that could be modified to accommodate hazard mitigation actions (see the “Implementation of Mitigation Plan through Existing Programs” subsection later in this Section).

Plan Review:

For the purpose of the Emergency Management Performance Grant Program, the plan will be reviewed annually by stakeholders in the jurisdictions found in this plan. These reviews are generally cursory with minor updates. Outside of times post-disaster, full evaluation begins in the third year of the life of the plan and continues through the update process. Copies of the plan are emailed to each jurisdiction by the County Hazard Mitigation Plan Coordinator. The stakeholders are responsible for meeting with their jurisdictional representatives and reviewing information needed to update the plan. Often a meeting is held with the jurisdiction representative(s) in year four to assist with the review and update process.

Post-Disaster:

After a declared disaster or major hazard event in the County, the County HMP Coordinator and ongoing County Hazard Mitigation Team may elect to meet with the planning partnership to:

- Discuss ongoing recovery and public assistance efforts.
- Discuss data and information collection on the disaster/event.
- Evaluate the effectiveness of mitigation projects completed in the county and participating municipalities.
- Identify specific areas of vulnerability evident in the wake of the disaster/event.
- Identify potential mitigation actions and opportunities to address new areas of vulnerability.
- Discuss current or anticipated grant opportunities (e.g., HMGP) in the wake of the disaster/event.

Plan Maintenance and Updating

44 CFR 201.6.d.3 requires that local hazard mitigation plans be reviewed, revised as appropriate, and resubmitted for approval to remain eligible for benefits awarded under DMA 2000. It is the intent of the Oklahoma County Hazard Mitigation Team to update this Plan on a five-year cycle from the date of initial plan adoption. Ongoing maintenance and updating of the Plan shall be the responsibility of the County HM Coordinator. The Hazard Mitigation Plan is discussed regularly at meetings of the Eastern Oklahoma County Fire Chiefs, which many of the jurisdictions attend. It is also mentioned at the Metro Fire Chiefs meeting during the update process. The jurisdictions are encouraged to send the County HM



Coordinator updates and project ideas for inclusion in the plan throughout the year. The local municipalities in the plan hold staff meetings when updating the plan and its related content, along with open public forums at planning commission and city council meetings. The process to update the plan is identified from the events in Table 3-2 of Section 3 and is a general guide for future processes. This process begins late in the second year of the plan's life cycle with the creation of a timeline for updating the plan followed by collection of the latest FEMA planning documentation. A list of items needing updates is sent to the location jurisdiction and a presentation is created for public meetings. It includes two opportunities to meet as a group with all jurisdictions to review what needs to be updated in the plan, followed by individual meetings with most jurisdictions at later dates to answer questions and complete missing information. The jurisdictions are expected to meeting internally with their representatives prior to the final meeting to collect information for the plan update.

IMPLEMENTATION OF MITIGATION PLAN THROUGH EXISTING PROGRAMS

Participating jurisdictions have provided a detailed listing of related programs, through which mitigation planning may be implemented, in the local capability assessments provided in each jurisdictional annex (Section 9). In addition, a full discussion on relevant county and regional programs is provided in Section 3, "Planning Process".

It is the intention of the County Hazard Mitigation Team and participating jurisdictions to incorporate mitigation planning as an integral component of daily government operations. County Hazard Mitigation Team members will work with local government officials to integrate the adopted hazard mitigation goals and actions into the general operations of government and partner organizations. For all plan participants, the officials responsible for updating each document are identified in Section 9, Table D.1 of each jurisdiction annex. These individuals are responsible for reviewing and integrating information from the mitigation strategy into their identified planning mechanisms and coordination with other departments as appropriate, especially during major updates. Further, the standard adoption resolution includes a resolution item stating the intent of the local governing body to incorporate mitigation planning as an integral component of government and partner operations. By doing so, the County Hazard Mitigation Team anticipates that:

- 1) Hazard mitigation planning will be formally recognized as an integral part of overall emergency management efforts;
- 2) This Hazard Mitigation Plan and other planning documents and programs will become mutually supportive efforts that work in concert to meet the goals and needs of the county and municipalities; and
- 3) Duplication of effort can be minimized.

The information on hazard, risk, vulnerability and mitigation contained in this Plan is based on the best science and technology available at the time of the Plan's preparation. It is recognized by all participating jurisdictions that this information can be invaluable in making decisions under other planning programs, such as comprehensive, long-term community recovery plans, watershed management plans, capital improvement, and emergency management plans. Table 7-1 below includes existing processes and programs through which the mitigation plan should be implemented.



Table 7-1. Existing Processes and Programs for Mitigation Plan Implementation

Process	Action	Implementation of Plan
Administrative	Departmental or organizational work plans, policies, and procedural changes	<ul style="list-style-type: none"> • Planning Department • Public Works Department • Department of Emergency Management • Engineering • Environmental Health and Safety • Soil and Water Conservation District • Economic Development • Social Services
Administrative	Other organizations' plans	<ul style="list-style-type: none"> • Include reference to this plan in: <ul style="list-style-type: none"> ○ Comprehensive Emergency Management Plans ○ Comprehensive / Master Plans ○ Drought Management Plans ○ Other county and local plans as appropriate
Administrative	Job/Job Descriptions	<ul style="list-style-type: none"> • Unpaid internships to assist in hazard mitigation plan maintenance
Budgetary	Capital and operational budgets	<ul style="list-style-type: none"> • Continue to include mitigation related projects in annual Capital Improvement Program. • Leverage mitigation grant funding to support local funding for such mitigation projects.
Regulatory	Executive Orders, ordinances, policies and other directives	<ul style="list-style-type: none"> • Comprehensive Planning - Institutionalize hazard mitigation for new construction and land use. • Zoning and Ordinances • Building Codes-enforcement of codes or higher standard in hazard areas • Capital Improvements Plan - Ensure that the person responsible for projects under this plan evaluates if the new construction is in a high hazard area, floodplain, etc. so the construction is designed to mitigate the risk. Revise requirements for this plan to include hazard mitigation in the design of new construction. • National Flood Insurance Program – Continue participation in this program. • Prior to formal changes (amendments) to comprehensive plans, zoning, ordinances, capital improvement plans, or other mechanisms that control development must be reviewed to ensure they are consistent with the hazard mitigation plan



Process	Action	Implementation of Plan
Funding	Secure traditional sources of financing	<ul style="list-style-type: none"> • Apply for grants from federal (including FEMA Hazard Mitigation Assistance (HMA) and HMGP funding programs), state government, nonprofit organizations, foundations, and private sources. • Continue to make use of grant opportunities through U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) • Other potential federal, state and regional funding sources include: <ul style="list-style-type: none"> ○ Stafford Act, Section 406 – Public Assistance Program Mitigation Grants ○ Federal Highway Administration ○ Catalog of Federal Domestic Assistance ○ United States Fire Administration – Assistance to Firefighter Grants ○ United States Small Business Administration Pre and Post Disaster Mitigation Loans ○ United States Department of Economic Development Administration Grants ○ United States Army Corps of Engineers ○ United States Department of Interior, Bureau of Land Management ○ Other sources as yet to be defined • See Appendix G for additional funding sources
Partnerships	Develop creative partnerships, funding and incentives	<ul style="list-style-type: none"> • Public-Private Partnerships • State Cooperation • In-kind resources
Partnerships	Existing Committees and Councils	<ul style="list-style-type: none"> • Local Government Committees: <ul style="list-style-type: none"> ○ Planning Boards ○ Zoning Board of Appeals • Climate Change Task Force(s) • Chambers of Commerce • Property Owners Associations
Partnership	Working with other federal, state, and local agencies	<ul style="list-style-type: none"> • Army Corps of Engineers (USACE) • American Red Cross • Department of Homeland Security (DHS) • Federal Emergency Management Agency (FEMA) • National Oceanic and Atmospheric Administration (NOAA) • National Weather Service (NWS) • National Fire Protection Association (NFPA) • National Park Service • Oklahoma Department of Emergency Management (OEM) • United States Department of Agriculture (USDA) • United States Department of Transportation (USDOT) • United States Geological Survey (USGS) • United Way of Central Oklahoma • Other Non-Profit and NGO Partners

During the annual plan evaluation process, the County Hazard Mitigation Team will identify additional policies, programs, practices, and procedures that could be modified to accommodate hazard mitigation actions.



CONTINUED PUBLIC INVOLVEMENT

The Oklahoma County mitigation planning partnership has identified continued public outreach as a high priority mitigation initiative (see Section 9.1). Under this initiative, the partnership will continue to maintain and provide links to the Plan's hazard mitigation webpage, continue to provide public notifications regarding where the public can review the Plan and provide ongoing input, and may include public meetings to further promote awareness of the Plan.

The public will have an opportunity to comment on the Plan during the 5-year plan update. The Oklahoma County HMP Coordinator is responsible for coordinating the Plan evaluation portion of the meeting, soliciting feedback, collecting and reviewing the comments, and ensuring their incorporation in the 5-year plan update as appropriate. Additional meetings may also be held as deemed necessary by the planning group. The purpose of these meetings would be to provide the public with an opportunity to express concerns, opinions, and ideas about the mitigation plan.

Municipal representatives shall be responsible to assure that:

- Public comments and input on the Plan, and hazard mitigation in general, are recorded and addressed, as appropriate. Opportunity to comment on the plan will be provided directly on the project web site. Provisions for public comment in writing will also be made. All public comments shall be addressed to:

Oklahoma County Hazard Mitigation Coordinator
Oklahoma County Emergency Management
320 Robert S. Kerr Avenue, Suite 101
Oklahoma City, OK 73102-3441

- Copies of the latest approved Plan (or draft in the case that the five-year update effort is underway) are available for review at the locations identified above along with forms and instructions to facilitate public input and comment on the Plan.
- Appropriate local links to the Oklahoma County Hazard Mitigation Plan website are maintained by participating jurisdictions. The web site will be maintained throughout the course of the project, and during the plan implementation phase.
- Public notices are made as appropriate to inform the public of the availability of the Plan, particularly during Plan update cycles.

The Oklahoma County HMP Coordinator shall be responsible to assure that:

- Public comments and input on the Plan, and hazard mitigation in general, are recorded and addressed, as appropriate.
- The Oklahoma County Planning Area HMP website is maintained and updated as appropriate.
- All public and stakeholder comments received are documented and maintained.
- Copies of the latest approved Plan (or draft in the case that the five year update effort is underway) are available for review at the locations identified above, along with instructions to facilitate public input and comment on the Plan.
- Public notices are made as appropriate to inform the public of the availability of the Plan, particularly during Plan update cycles.



Draft



SECTION 8: PLANNING PARTNERSHIP

BACKGROUND

A Planning Committee was assembled consisting of representatives from the various Unincorporated County departments and agencies, and representatives from each of the participating municipalities. The Planning Committee was charged with the following:

- Represent their jurisdiction throughout the planning process;
- Ensure that the Plan meets the requirements of DMA 2000 and the latest FEMA and OEM guidance through documents provided by the County Emergency Management staff;
- Assist in gathering information for inclusion in the Plan, including the use of previously developed reports and data;
- Assist with the update of the hazard mitigation planning Goals and Objectives
- Assist with the review of a broad range of potential mitigation initiatives
- Identify, develop and prioritize appropriate mitigation initiatives.
- Develop, revise, adopt, and maintain the Plan in its entirety and their local jurisdictional annex.

JURISDICTION ANNEXES

Jurisdictional annex templates were created to help the plan participants prepare their jurisdiction-specific annexes and ensure all criteria of Section 201.6 of 44CFR would be met, based on the partners' capabilities and mode of operation. A template and detailed instructions were designed to lead each partner through a series of steps that would generate the DMA-required elements that are specific for each partner. Each participating jurisdiction was tasked with completing the template according to detailed instructions, with guidance and technical assistance from the County.

Plan introduction workshops were held in the summer of 2023 followed by local support meetings through June of 2024 for plan participants. Technical support to complete the annexes was available to all plan participants through plan finalization in August of 2024.

The jurisdictional annexes include the following sections/elements:

Section A: Local Mitigation Points-of-Contact

This section identifies the local hazard mitigation planning points-of-contact who provided the primary local support for the plan update (see Section 3, "Planning Process"), and for ongoing plan implementation and maintenance as described in Section 7.

Section B: Municipal Profile

This section provides a profile description of the municipality, and further identifies:

- Any known or anticipated growth and development as provided by the municipality;
- Specific hazard vulnerabilities;
- Completed or ongoing mitigation projects and activities in the municipality, including progress on any local initiatives in the 2019 Plan.



Section C: Natural Hazard Event History Specific to the Municipality

This section allows for each municipality to identify local damages and losses from specific hazard events. The hazard profiles/vulnerability assessments in Section 5 provide further event information on the county and regional level.

Section D: Capability Assessment

This section allows for each municipality to identify their local mitigation capabilities organized as:

Table D.1 – Legal and Regulatory Capabilities

Table D.2 – Administrative and Technical Capabilities

Table D.3 – Fiscal Capabilities

Table D4 – Community Classifications

Section E: Proposed Hazard Mitigation Initiatives

The section provides each jurisdiction’s updated local mitigation strategy, including those initiatives that have been carried forward from the 2019 plan, as well as new initiatives. Section 6, “Mitigation Strategy”, provides full details on the process by which the county and each municipality updated their mitigation strategy.

Section F: Future Needs to Better Understand Risk/Vulnerability

This section is independent to each jurisdiction’s risks and may rely on climate trends and future risks, or data deficiencies.

Section G: Hazard Area Extent and Location

This section maps provides additional geographic detail on the wildland-urban interface and flood inundation risks .

BENEFIT/COST REVIEW

Each jurisdiction’s annex includes an action plan of prioritized initiatives to mitigate natural hazards. Section 201.6.c.3iii of 44CFR requires the prioritization of the action plan to emphasize the extent to which benefits are maximized according to a cost/benefit review of the proposed projects and their associated costs. In addition, the County and each jurisdiction was requested to provide a project status for each of the projects included in the 2019 HMP as well as summarizing how the 2019 plan was integrated into their planning process.

As part of jurisdiction annex template completion, the Planning Committee was asked to weigh the estimated benefits of a project versus the estimated costs to establish a parameter to be used in the prioritization of a project. The Social, Technical, Administrative, Political, Legal, Economic & Environmental (S.T.A.P.L.E.E.) method was given to all participating jurisdictions as an additional guide for project prioritization. This benefit/cost review was qualitative; that is, it did not include the level of detail required by FEMA for project grant eligibility under the Hazard Mitigation Grant Program (HMGP) and Building Resistant Communities and Infrastructure (BRIC) grant program. This qualitative approach was used because projects may not be implemented for up to 10 years, and the associated costs



and benefits could change dramatically in that time. Each project was assessed by assigning subjective ratings (high, medium, and low) to its costs and benefits, as follows:

Table 8-2. Benefit/Cost Review

Costs	
High	Existing funding levels are not adequate to cover the costs of the proposed project, and implementation would require an increase in revenue through an alternative source (e.g., bonds, grants, and fee increases).
Medium	The project could be implemented with existing funding but would require a re-apportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.
Low	The project could be funded under the existing budget. The project is part of or can be part of an existing, ongoing program.
Benefits	
High	Project will have an immediate impact on the reduction of risk exposure to life and property.
Medium	Project will have a long-term impact on the reduction of risk exposure to life and property or will provide an immediate reduction in the risk exposure to property.
Low	Long-term benefits of the project are difficult to quantify in the short term.

Using this approach, projects with positive benefit versus cost ratios (such as high over high, high over medium, medium over low, etc.) are considered cost-beneficial and are prioritized accordingly. For many of the initiatives identified in the action plans, participating jurisdictions may seek financial assistance under FEMA’s HMGP, FMA or BRIC programs. These programs may require detailed benefit/cost analysis as part of the application process depending on the type of financial assistance requested. These analyses will be performed when funding applications are prepared, using the FEMA model process. The Planning Committee is committed to implementing mitigation strategies with benefits that exceed costs. For projects not seeking financial assistance from grant programs that require this sort of analysis, the Planning Committee reserves the right to define “benefits” according to parameters that meet its needs and the goals and objectives of this plan.



9.1 COUNTY OF OKLAHOMA

This section presents the jurisdictional annex for Unincorporated Oklahoma County.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
David Barnes, Director Oklahoma County Emergency Management 320 Robert S. Kerr, Suite 101 Oklahoma City, OK 73102 (405) 713-1369 DBarnes@oklahomacounty.org	Greg Whitworth, Resource Specialist Oklahoma County Emergency Management 320 Robert S. Kerr, Suite 101 Oklahoma City, OK 73102 (405) 713-1365 gwhitworth@oklahomacounty.org

B.) COUNTY PROFILE

Please refer to Section 4 of this Plan for details on Oklahoma County's population, location, climate, history, growth and development. Please refer to the hazard profiles in Section 5 for information on identified hazard vulnerabilities throughout the County.

Growth/Development Trends

Over the past five years, there has been some growth in the northwest part of the unincorporated portion of the county, with a total of approximately 500 new residential structures under development. Some development is starting along the new Kickapoo Turnpike, mainly on the north end. The Deer Creek area and Waterloo Rd. area north of Edmond have seen a minor increase in flooding and wildfire risk due to small pockets of development. Meanwhile, the Crutch Creek project continues to reduce the risk of flooding due to voluntary property acquisitions that have taken place near NE 23rd and Air Depot.

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.

The following table summarizes progress on the mitigation strategy identified by Oklahoma County in the 2019 plan.

Completed Initiatives from 2019 plan	Comments
Crooked Oak Creek Drainage Improvement	This was completed as maintenance and may need to be repeated. It will remain in the plan.
North Canadian River Erosion Control Project - Erosion control and channelization at the North Canadian River bridge structure at NE 36th to NE 50th. Stabilize a bend located NW of the river bridge; and stabilize the bank along the east side of Triple X Road	Pending closeout as of 2024. This project was listed twice in the previous plan with different wording.
Install anti-shatter protective film on windows of County Courthouse and Annex buildings.	Added hail resistance and reduces cooling costs.
Backup Generator at the Deer Creek Fire Protection District Station #2	This is expected to be complete in 2025.



Abandoned Initiatives from 2019 plan	Comments
Retrofit roadway structures located in hazard-prone areas in Unincorporated Oklahoma County to protect structures from future damage, with repetitive loss and severe repetitive loss properties as priority.	The action lacks specific details about the work being performed, making it insufficient for grant requests.
Purchase, or relocate structures located in hazard-prone areas in Unincorporated Oklahoma County to protect structures from future damage, with repetitive loss and severe repetitive loss properties as priority.	This initiative does not define a specific location and therefore was deleted as it is not specific enough for a grant request
Build or procure a structure to protect County EM assets (including vehicles and trailers).	The county is retrofitting and adding on to an existing building that will accomplish this task in 2026.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE COUNTY

Please refer to the Previous Occurrences and Losses section of the appropriate hazard profiles in Section 5.3 of this Plan. A summary of losses within the County to major hazard events is provided below in the table below.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	2011-2012 was the fourth driest two-year period on record and left water storage at reservoirs at an all-time low. An August 4, 2012 fire near Luther consumed almost 60 homes and other structures.
May 18 to Jun. 2, 2013	Tornadoes, Severe Storms, Wind, Flooding	DR-4117	Yes	Major flooding, especially May 31-June 1. One of the worst in the metro's history. Damage includes property loss around NE 36/Triple X Rd. At NE 108/Dobbs, a tinhorn washed out resulting in a fatality accident.
February 2014-July 2014	Drought	N/A	N/A	Drought and freezing weather destroyed the canola crop. Oklahoma County reached D3. Slight drought lingered until April 2015.
May 5-10, 2015	Severe Storms, Flooding	DR-4222	Yes	Major flooding, especially May 6 th . Damage includes property loss around NE 36/Triple X Rd. Dobbs Rd washed out between SE 15 th & 29 th . Crutch Creek flooded around NE 23 rd .
May 23 rd 2015	Flooding	DR-4222	Yes	Radar indicates 4-5" fell across the Deer Creek unincorporated area. Numerous roads flooded.
May 25 th , 2015	Hail	N/A	N/A	Golf ball hail 4 miles north of Luther near Waterloo Rd. Damage mostly to farms and farm land. No damage estimate provided.
November 27-30, 2015	Winter Storm	DR-4247	Yes	An ice storm warning was in effect that included Oklahoma County. Precipitation was measured at 2.2 inches during this time frame. Multiple power lines were downed and large swaths of the county were affected with power outages during this time.
December 27, 2015 - January 5, 2016	Winter Storm	DR-4256	No	Due to freezing temperatures and precipitation, Oklahoma County saw an ice storm move through its jurisdiction. Roads & bridges were icy with multiple incidents seeming from the event. At least one fatality was reportedly due to the severe weather.
April 26, 2016	Tornado	N/A	N/A	An EF1 tornado traveled from 4 NW Jones to 3 NNW Luther skirting the edge of the



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
				unincorporated county. An EF0 tornado traveled from 3 N Arcadia - 7 SSW Meridian.
July-August 2017	Drought	N/A	N/A	Typical summer ridging high pressure prevented rain across the region.
December 2016 - April 2017	Drought	N/A	N/A	Very dry conditions. Slight drought started July 2016. A break occurred with abundant rain in April 2017.
January 2018-April 2018	Drought	N/A	N/A	Several local small wildfires. D2 drought in January and February. Massive wildfires in NW OK in April necessitated mutual aid task force response.
June 7, 2018	Flood	N/A	N/A	Widespread flooding across the north Metro. Reports of flooding including NW 234 th and Rockwell (unincorporated). 2-2.5 inches of rain fell over 2-3 hours.
October 9, 2018	Tornado	N/A	N/A	An outbuilding was destroyed just south of NE 23 rd and Choctaw Road with a weak QLCS tornado that produced tree damage to NE 63 rd and Peebly.
March 23, 2019	Hail	N/A	N/A	Golf ball size hail was reported at NW 164/County Line Rd (Deer Creek). Damage estimates not provided.
April 30, 2019	Flood	N/A	N/A	Street flooding reported in the northside of the OKC metro area from Reno to NW 133 and from Western to Council (includes Deer Creek unincorporated OK County).
May 21, 2019	Flood	N/A	N/A	Several roads across northwest Oklahoma county closed due to flooding.
June 9, 2019	Wind	N/A	N/A	Numerous power poles damaged around NW 178 th and MacArthur in unincorporated Oklahoma County.
June 2020-July 2020	Drought	N/A	N/A	The northern third of the county experienced a moderate drought, including unincorporated areas of the county, The Village, Arcadia, Edmond and Luther.
September 2021	Drought	N/A	N/A	La Nina weather pattern begins a period without significant rain. Relief was minimal and abnormally dry conditions persisted through November before a full drought resumed.
October 10, 2021	Tornado	N/A	N/A	An EF-0 tornado developed SW of 63 rd /Dobbs Rd in unincorporated Oklahoma County and traveled NE to Britton/Pottawatomie Rd. One mobile home sustained roof damage, estimated \$20K.
December 2021-April 2022	Drought	N/A	N/A	Lack of a significant freeze delayed wildfire activity until December. Burn bans were in place for several weeks. Extreme drought was classified in the western part of the county February to mid-March. May rains broke the drought.
April 23, 2022	Tornado/Wind	N/A	N/A	An EF-0 tornado produced light tree damage in a path from just southwest of 63 rd / Peebly south-southeast near Peebly to between 63 rd and 50 th St.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
May 24, 2022	Flood	N/A	N/A	4 to 6 inches of rain fell over two days north of Memorial Rd and north of the Turner Turnpike north of Luther. In Deer Creek, water crossed the road in several areas, some including NW 220 th on both sides of Hwy 74/Portland, Waterloo between Hwy 74/Portland & May, and N Rockwell between 178 th & 192 nd and Covell/W Hwy 74.
June 5, 2022	Flood	N/A	N/A	2-3" of rain fell in an hour on saturated ground across Deer Creek, generally north of Edmond Rd to Coffee Creek from Council to I-35. Road damage occurred near Coffee Creek & Western. Water flowed across the road on NW 220 th between May and Portland near Carlito's Way. NW 192 nd between Portland and Meridian also saw flooding where the road narrows, and along Deer Creek on Covell W. of Hwy 74. Water was flowing from higher fields across the road to lower fields in numerous places.
July 2022-May 2023-	Drought	N/A	N/A	A flash drought began in July 2022. By mid-August, most of the county was in an extreme drought. Fires became difficult to control despite lack of wind most days. Late August to early September scattered storms provided enough relief for some of the grass to green up. September ended overall for the state as the driest since 1956, with the summer the driest ever. By early October, the county was entirely in D3 Extreme Drought. Rainfall on February 7 reduced drought in the southeast 2/3rds of the county. Additional weekly rains reduced the drought further across southeast OK county in March. The northwest 1/3 of the county remained in D3 while the southeast part of the county was in D0. In May 2023, further rains lessened the drought in the NW part of the county to D1. By early July, numerous mostly night time complexes of storms (MCS) out of the northwest eliminated all drought categories to the northern border of the county. By July, the 2023 rainfall total at the OKC airport was equivalent to the entire rainfall of 2022.
March 31, 2023	Wildfire	N/A	FMAG but – not for this fire	250 acres of grass and forest were burned. One outbuilding and one house were lost. Fire was in the unincorporated area in Luther and Edmond's fire response areas.
September 5, 2023	Wind	N/A	N/A	Storms developed behind a cold front with pre-frontal temperatures of 100F. Several power lines down on Britton Rd. east of Luther Rd to Moccasin Ln.
January 12-17, 2024	Extreme Cold	N/A	N/A	Frozen pipes, water lines broken. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.1 quake knocked items from shelves near northeast Edmond.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
January 13, 2024	Earthquake	N/A	N/A	4.3 quake knocked items from shelves near northeast Edmond.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Notes: TSTM = Thunderstorm; QLCS=Quasi-Linear Convective System

Number of FEMA Identified Repetitive Flood Loss Properties: 4 residential

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)



Wildfire History for Unincorporated Oklahoma County, by Fire DistrictNorthwest Oklahoma County
Deer Creek Fire Protection District

Deer Creek	Loss	Acres
2021	\$24,000	145.65
2020	\$0	62.9
2019	\$0	170.85
2018	\$500	21.3
2017	\$0	204.0
2016	\$400	711.0
2015	\$0	688.5
2014	\$41,000	124.1
2013	\$0	176.0
2012	\$30,000	97.0
TOTAL LOSS	\$95,900	3,710.65

East-Central Oklahoma County
Hickory Hills Fire Protection Dist.

Hickory Hills	Loss	Acres
2021	N/A	N/A
2020	\$5,000	35.0
2019	\$3,000	18.0
2018	N/A	11.0
2017	N/A	8.0
2016	N/A	90.0
2015	N/A	27.0
2014	N/A	111.0
2013	N/A	20.0
2012	N/A	8.0
TOTAL LOSS	\$8,000*	328.0*

Southeast Oklahoma County
Newalla Fire Protection Dist

Newalla	Loss	Acres
2021	\$0	0
2020	N/A	N/A
2019	N/A	N/A
2018	N/A	N/A
2017	N/A	4.7
2016	N/A	0.0
2015	N/A	7.5
2014	N/A	19.6
2013	N/A	6.8
2012	N/A	11.1
TOTAL LOSS	N/A	49.7

Source: Oklahoma State Fire Marshal's office

*Some data not available due to lack of record availability from the State Fire Marshal's office.

Hickory Hills and Newalla do not report dollar loss. Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires. Several jurisdictions cover smaller portions of the unincorporated County, especially in Highway District 1. In this dataset, it is not possible to separate unincorporated fires covered by incorporated municipal fire departments. These fires are not included here and are instead included in the overall report for each jurisdiction.



D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	Regulated at local and state levels. The County adopts the most recent adoption by the state.		As needed and required by the State	Planning Commission with Commissioners
Comprehensive / Master Plan	Y	Oklahoma County Master Plan (Sept. 2007) – 2024 beginning the process of official update.	No	As financial resources allow. Typically, 5 – 10 years	Planning Commission with Commissioners
Zoning Ordinance	Y	Zoning Regulations (June 2021)		As needed	Planning Commission with Commissioners
Subdivision Ordinance	Y	Subdivision Regulations (June 2021)		As needed	Planning Commission with Commissioners
Site Plan Review Requirements	Y	Zoning Regulations (June 2021) & Subdivision Regulations (June 2021)		As needed	Planning Commission with Commissioners
NFIP Flood Damage Prevention Ordinance	Y	For unincorporated County. Updated in March 2024.		As needed	Planning Commission with Commissioners
Floodplain Management Plan	N	Integrated in OK All Hazard Mitigation Plan, not a stand-alone plan, only a regulation	Yes	Regulation – no schedule; HMP – 5 Years	Emergency Management, HM Committee
Stormwater Management Plan / Ordinance	Y	Stormwater Quality and Erosion Control Regulations	No	5-10 Years	Planning Dept, Floodplain Mgr.
Stream Corridor Management or Protection Plan	N				
Erosion Management Ordinance	Y	Stormwater Quality and Erosion Control Regulations		5 Years, Updated when the State permit is updated.	Planning Commission with Commissioners



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Capital Improvements Plan	Y		No	No Scheduled Update	Each Highway District
Open Space Plan	N				
Economic Development Plan	N				
Comprehensive Emergency Management Plan	Y	COOP, Hazardous Weather Operations Guide, Communications Guide, EOC Ops Guide, Damage Assessment Guide, Debris Management Plan	No	COOP - Annual Review; Others Periodic	Emergency Managers
Emergency Response Plan	Y	Oklahoma County EOP, October 3, 2022	Yes	Annual Review	Emergency Management Director w/ input from Emergency Support Function (ESF) personnel
Post Disaster Recovery Plan / Ordinance	N				
Real Estate Disclosure Requirements	N				
Highway Management Plan	Y	Pavement Condition Index (PCI) - 2016	No	No Scheduled Update	Each Highway District
COOP/COG Plan	N				
Other (Special Purpose Ordinances such as critical or sensitive areas)					

Additionally, any change in ordinances happen at the behest of local government bodies, state legislation or court actions and are not a reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

A table of the hazards listed in this plan have been incorporated into the EOP. The frequency, extent, dispersion (areal coverage) and risk level of each hazard was compared and coordinated with this plan and were updated in 2022.



D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	County Engineering (incl. County Planning)
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	County Engineering (incl. County Planning)
Planners or engineers with an understanding of natural hazards	Y	County Engineering (incl. County Planning)
NFIP Floodplain Administrator	Y	County Engineering; NFIP Floodplain Administrators are also local assignments
Surveyor(s)	Y	Highway Districts; Engineering
Personnel skilled or trained in "GIS" applications	Y	County Planning
Scientist(s) familiar with natural hazards in the County.	N	Numerous outside local resources available
Emergency Manager	Y	County Emergency Management
Grant Writer(s)	Y	Varies, multiple departments
Staff with expertise or training in benefit/cost analysis	Y	County Engineering (incl. County Planning)

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	No
Impact Fees for homebuyers or developers of new development/homes	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other	Permit fees (building, stormwater)



D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	No	N/A
Public Protection	9 or less	varies
Storm Ready	County	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances Oklahoma County will continue to improve their mitigation practical approach. Also, by employing experts in land management and construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

By continuing training with jurisdictions within its boundaries, the County can better understand how to assist in times of response as well as understand the needs for mitigation. Working with public safety agencies within the county, in partnership the County Highway Districts, the County helps identify and procure funding for mitigation initiatives.

The County also enters into Annual Fire Equipment Agreements with many of the jurisdictions within the county. These agreements help bolster the available response equipment that agencies have at their disposal while providing fire/rescue response in the unincorporated areas of the county. Through annual audits the County is able to continuously track such equipment.

The County understands the necessity for intrajurisdictional communication. Thus, the County works tirelessly to build an interoperability communication with licensing of interoperability and mutual aid frequencies. In 2023 the Oklahoma County Sheriff's Office, along with the police and fire departments across the eastern half of Oklahoma County joined Oklahoma City's radio system, which also hosts Bethany and Warr Acres. This will allow opportunities for greater regional fire mutual and automatic aid, better law enforcement officer safety and new opportunities to monitor and communicate directly with neighboring jurisdictions, along with better radio coverage across much of the area. Using tools such as these, jurisdictions can get timely updates during events with less indirect relayed communication, increasing safety to responding personnel while also reducing response times.



Floodplain management abilities can be expanded on and improved through continuing education, involvement with professional organizations and annual review of flood prone areas for potential mitigation solutions.

Oklahoma County has adopted NFIP floodplain management criteria and the most recent FIRM maps of 12/18/2009. After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the floodplain management regulations by following FEMA guidelines and best practices outlined in FEMA P-758.

Draft



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in the table are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Status	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Crooked Oak Creek Drainage Improvement. Silt has built up in the creek from a neighboring landfill and shopping mall causing flooding problems within the Town of Valley Brook (not a plan participant).									
See above.	N/A	Flood	Completed 2024 but recurring as needed	Town of Valley Brook w/ Ok Co. Hwy District #2	Medium	Medium - \$50,000	County funds would be used for this project.	Short	Medium
Earthquake Preparedness - Basic measures are included in addressing All-Hazards, and the necessity for personal planning and preparedness. Basic knowledge of personal safety, utility cut-off locations and capabilities, "Go-Kit" development, etc., are included. Commercial and industrial venues and operations may have additional factors such as pipelines, service provision and restoration, hazardous materials release and containment, etc.									
See above.	All- inclusive	Earthquake	Occurs at civic group presentations and other public events	Oklahoma County EM with other ESF support	Low	Low- \$500	OK County funding comes from the OK County General Fund with additional sources and support from other partner organizations	Annual / Fall	Medium
Northwest County Flood Control – Install tinorns, CGMPs and raising multiple roadway segments to provide a "flood-resistant" access corridor in Hwy Dist. #3 west of Hwy. 74 (Portland) between Waterloo Rd (NW 248 th) & Covell Rd (NW 206 th). (This is a combination of existing projects from the previous mitigation plan.)									
See above.	Existing	Flood	New	OK Co. Hwy District #3	High	High - \$5 Million (Initial phase <\$200,000)	HMGP, REAP, County Capital Funds	Long term - Waiting on the identification and provision of adequate funding.	Medium
NW 234th Flood Control - Installation of CGMP's and raising roadway. OK County Hwy Dist. #3 plans to raise and install tinorns near NW 234th and MacArthur. Currently planning to elevate one roadway segment, providing a "flood-resistant" access corridor. This is a multi-phase project with several key areas to be addressed.									
See above.	Existing	Flood	Planned	OK Co. Hwy District #3	High	High - \$250,000	Ok Co. Hwy District #3	Short (Continuous)	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Status	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Crutchto Flood Control - Improve drainage of rainwater out of the Crutchto area during times of high volumes of rain within a short time. Install tinhorns and clean out bar ditches for better drainage.									
See above.	Existing	Flood	Ongoing, short recurrence as cleanouts and replacements are needed	OK Co. Hwy District #1	High	Medium	Primary funding from District 1, Oklahoma County. Additional grant opportunities and other funds as identified and available would be utilized.	Short	Medium
Public Awareness of Building Codes - Building codes and related enforcement activities are routinely reviewed and implemented through the Oklahoma County Planning Commission, with recommendations made to the Oklahoma County Board of County Commissioners for final approval. Oklahoma County currently utilizes the Oklahoma adopted edition of the International Building Code (in part to maintain continuity with the State of Oklahoma), and routinely receives input from in-house inspectors, contractors, builders, residents and other building officials, with subsequent review by the County Engineering and Planning Department.									
See above.	New	Flood, Wind (incl. Tornado)	As updated by the state and continuous by Building Inspectors	OK Co. Planning	High	Low - \$500	The funding for this project is minimal and would come directly from county general funds.	Ongoing through the year (no end)	High
Public Education & Planning - Canton Dam Failure. Potential dam failure could arise from multiple impoundments, all of which are included in on-going public education efforts and All-Hazards planning. The US Army Corp of Engineers (USACE) provides periodically updated Emergency Action Plans for structures under their oversight, as well as exercise opportunities and expert consultation. Updated threat/risk analysis activities include high-risk dams and associated locations. The Canton Lake dam structure has recently undergone extensive updating and upgrading, including spillway and overflow modifications, and actual earthen reinforcement. On-going structural monitoring and early warning/notification measures are routinely reinforced. Jurisdictions and communities located in potential inundation areas are included in planning discussions, exercises and public education activities, should catastrophic dam failure occur.									
See above.	Existing	Dam Failure, Flood	As exercises and activities are developed	OK Co. Emergency Management with support from Planning	High	Low	Oklahoma County - Funding will likely come from Oklahoma	Long term DOF	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Status	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
							County general funds, although additional resources may be available from the Corp of Engineers, or through other funding sources.		
<p>Severe Thunderstorm (flood, hail, high wind and tornado) Education in Oklahoma County - Severe Thunderstorm and "weather extremes" training and education are among the highest priority due to the frequency of weather-related events. Preparedness planning and related public education presentations routinely include severe thunderstorm-related information, including but not limited to tornadic threat/risk information. All-hazards public education efforts encourage recipients to consider all potential threats and to prepare for related challenges and difficulties. Severe weather-related threats continue to be high-risk factors in overall preparedness within our region, and are included in a wide range of informational deliveries.</p>									
See above.	N/A	Hail, Lightning, Wind (incl. tornado), Flood	At scheduled public events and civic presentations	OK Co. Emergency Management	Medium - High	Low	County general funds and any possible grant opportunities or sponsorships from public or private sources as identified.	Long / Ongoing, Spring and Fall emphasis	Medium
<p>Extreme Temperatures - Public Education. Distribute literature throughout the county (i.e., public library, city halls, local/county schools, etc.) informing the citizens on procedures to implement prior to onset of extreme temperatures. Continued All-Hazard public efforts are addressing the awareness side of this issue and they will continue indefinitely.</p>									
See above.	N/A	Extreme Temperatures	As requested	OK Co. EM in cooperation with local jurisdictions	Medium	Low - \$1,000 (2006 cost)	Oklahoma County General Fund	Ongoing, Spring and Fall emphasis	Low
<p>Drought Education. Education related to water conservation and avoidance of irresponsible use and subsequent waste. Additional factors include water contamination and storage considerations, landscaping, and plants that support reduced water use, conservation, etc.</p>									
See above.	N/A	Drought	During Droughts	OK Co. Emergency	Medium	Low	County general funds,	Short	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Status	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
				Management			HMGP		
Extreme Temperatures - Community Program. Significant weather-related factors for seasonal extremes, most-likely extreme heat or extreme cold. Common All-Hazards-related education factors include "awareness," sheltering, pet/animal considerations, utility services (electric, gas/LP, water), redundant sources of heating or cooling, personal preparedness strategies, care for those unable to care for themselves, etc.									
See above.	N/A	Extreme Temperatures	At scheduled public events and civic presentations	OK Co. EM	Medium	Low - \$1,000 (2006 cost)	Oklahoma County	Ongoing, Spring emphasis (continuous)	High
Wildfire - Fire Awareness Program. Areas of Rural/Urban Interface within Oklahoma County are at significant risk from this threat. Previous experience, particularly during periods of extended drought and/or high winds have proven extremely problematic, presenting significant threats in regard to life safety and property protection. Oklahoma County EM cooperates with all jurisdictions in the provision of firefighting-related resources and the coordination of essential resources during wildfire events. Regionalized response planning and coordination are critical elements. Preparedness information is supported and provided during public education events and will continue indefinitely.									
See above.	N/A	Wildfire	At scheduled public events and civic presentations	OK Co. EM working with local fire departments	Medium	Low	Oklahoma County General Fund	Ongoing, Fall and Winter emphasis (continuous)	High
Winter Storm Education in Oklahoma County – Winter storms present various threats, including travel issues, hypothermia, death, and fires from heating sources. Public education efforts on all hazards encourage individuals to consider all potential risks and prepare for associated challenges. Information about winter weather-related threats is included in a broad range of educational materials.									
See above.	N/A	Winter Storm	At scheduled public events and civic presentations	OK Co. EM	Medium	Low	Oklahoma County General Fund	Ongoing, Fall Emphasis (continuous)	Low
Crutcho Creek – Ongoing acquisition program of properties in floodplains. This is an on-going, repetitive loss area with the most cost effective results to be obtained through property buy-out. Voluntary property acquisition continues under a Federal Hazard Mitigation Grant..									
See Above.	Existing	Flood	Several phases completed, reapplication depending on benefit vs cost analysis and fund availability	OK Co. Hwy District #1	High	High	County District #1 budget, FEMA HMGP, other grants	Long	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Status	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
<p>Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction:</p> <ul style="list-style-type: none"> • Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepage(s) referencing the HMP webpages. • Prepare and distribute informational letters to flood vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties, and instructing them on how they can learn more and implement mitigation. • Use email notification systems and newsletters to better educate the public on flood insurance, the availability of mitigation grant funding, and personal natural hazard risk reduction measures. • Work with neighborhood associations, civic and business groups to disseminate information on flood insurance and the availability of mitigation grant funding. 									
See above.	NA	Flood	Crutcho Creek project	OK Co. Planning Department	Low - Medium	Low - Medium	County General Funds	Short	High
Identify, prioritize and implement fixed site and portable generator projects as funding is secured. Targeted facilities include county office building and courthouse, county commissioner highway districts, 911 centers, public safety facilities, designated shelters, etc. Install "shore connections" where necessary.	N/A	All hazards that result in power failure (Dam Failure, Earthquake, Extreme Temperatures, Flooding, Lightning, Hail Wind (incl. tornado), Severe Winter Storm), Wildfire, rolling blackouts	Planned	OK Co. EM, Facilities Management	Medium (continuity of operations and government)	Medium	Available grant programs (EMPG, HMPG 5% initiative), HMGP, County General Funds	Short - DOF	Medium
Install extendable / expandable "road closed" barriers or gates to posts at roadway locations that frequently flood, especially in the NW part of the County. These barriers will have accompanying reflective signage, possibly with flashing lights.	N/A	Flooding	Multiple installed, additional possible	OK Co Hwy District #3	High	Medium	HMGP, County Capital Funds	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Status	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	(NFIP Compliance)	Ongoing	County (via County Engineer /NFIP Floodplain Administrator)	High	Low - Medium	County General Funds	Ongoing (no end)	High
Participate in the Community Rating System (CRS) to further manage flood risk and reduce flood insurance premiums for NFIP policyholders. This shall start with the submission to FEMA-DHS of a Letter of Intent to join CRS, followed by the completion and submission of an application to the program.	NA	(NFIP Compliance)	Planned	NFIP Floodplain Administrator	Low	Low	County General Funds	Long	Low
Archive elevation certificates	NA	(NFIP Compliance)	Ongoing	NFIP Floodplain Administrator	Low	Low	County General Funds	Ongoing (no end)	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Status	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Distribute NOAA All-hazard radios to multiple occupancy sites, including schools, nursing homes, assisted living centers and daycares.	N/A	Dam Failure, Drought, Earthquake, Extreme Temperatures, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storm	At civic presentations and as needed; replenished periodically when supplies are low	OK Co. EM	High	Low	HMGP Grant, EM Budget County Capital	Spring emphasis, Short	Medium
Upgrade outdoor warning devices and/or add sirens	Existing	Wind (incl. Tornado)	Continued expansion as development occurs and as replacements are needed	Oklahoma Co. EM, Deer Creek Fire Protection District	High	Medium	BRIC, HMGP, County EM Capital Funds	Short	High
Wildland fuel reduction (including Red Cedar trees) in WUI areas	Existing	Wildfire	Planned	Oklahoma Co. EM, Deer Creek Fire Protection District	High	Medium	BRIC, HMGP, OK Forestry Grant, County Capital Funds	Long	Medium
Install a mass notification system for the unincorporated area and possibly in conjunction with incorporated municipalities	N/A	Dam Failure, Drought, Earthquake, Extreme Temperatures, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storm	Planned	OK Co. EM	High	Medium	HMGP, EMPG, County EM Capital	Short	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Status	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Research expansive soil data further to determine if problem exists on county property, and if it does, perform soil stabilization prior to any new building.	New	Expansive Soil	Prior to building construction	OK Co. Planning	Low	Low	County Capital Funds	Short	Low
Create an expansive soils public education mitigation page on the public County website to inform the public how to prevent expansive clay soil damage to their homes before a home is built and after. The county Engineer and Planning can refer citizens and builders to the page.		Expansive Soil	Planned	OK Co EM w/ OK County IT	Medium	Low	County General Funds	Short	Medium
Collect high hazard dam inundation maps from Oklahoma City if they are ever created.	Existing	Dam Failure	As private owners have maps developed	Oklahoma City EM	High	Low	(Free – Oklahoma City provides)	Long	Low
Mitigate property flooding and protect road access at SE 44 th / West of Pott. County Line	Existing	Flooding	In Progress during this planning cycle	Highway District 2	High	High	CIRB funds, Highway Cash, County Capital Funds	Short	Medium
Mitigate erosion of bank & possible bridge and road damage at Canadian River on Wilshire Blvd. west of Indian Meridian	Existing	Flooding	In Progress, during this planning cycle, completion DOF	Highway District 1 w/ Planning & Eng	High	High	HMGP, BRIC, County Capital Funds	Long	High
Create a Master Drainage Plan for the unincorporated County	New & Existing	Flooding & Dam Failure	New	Planning & Engineering	High	High	County Capital Improvements, HMGP or BRIC	Long	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Status	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Incorporate flood plain models into GIS to show rainfall correlated to road flooding.	Existing	Flooding	New	Highway District 3 w/ Assessor's office	High	Low	County M&O	Short	Medium

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program

FMA = Flood Mitigation Assistance Grant Program

RFC = Repetitive Flood Claims Grant Program

SRL = Severe Repetitive Loss Grant Program

HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term = 5 years or greater. OG = On-going program.

DOF = Depending on funding.



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

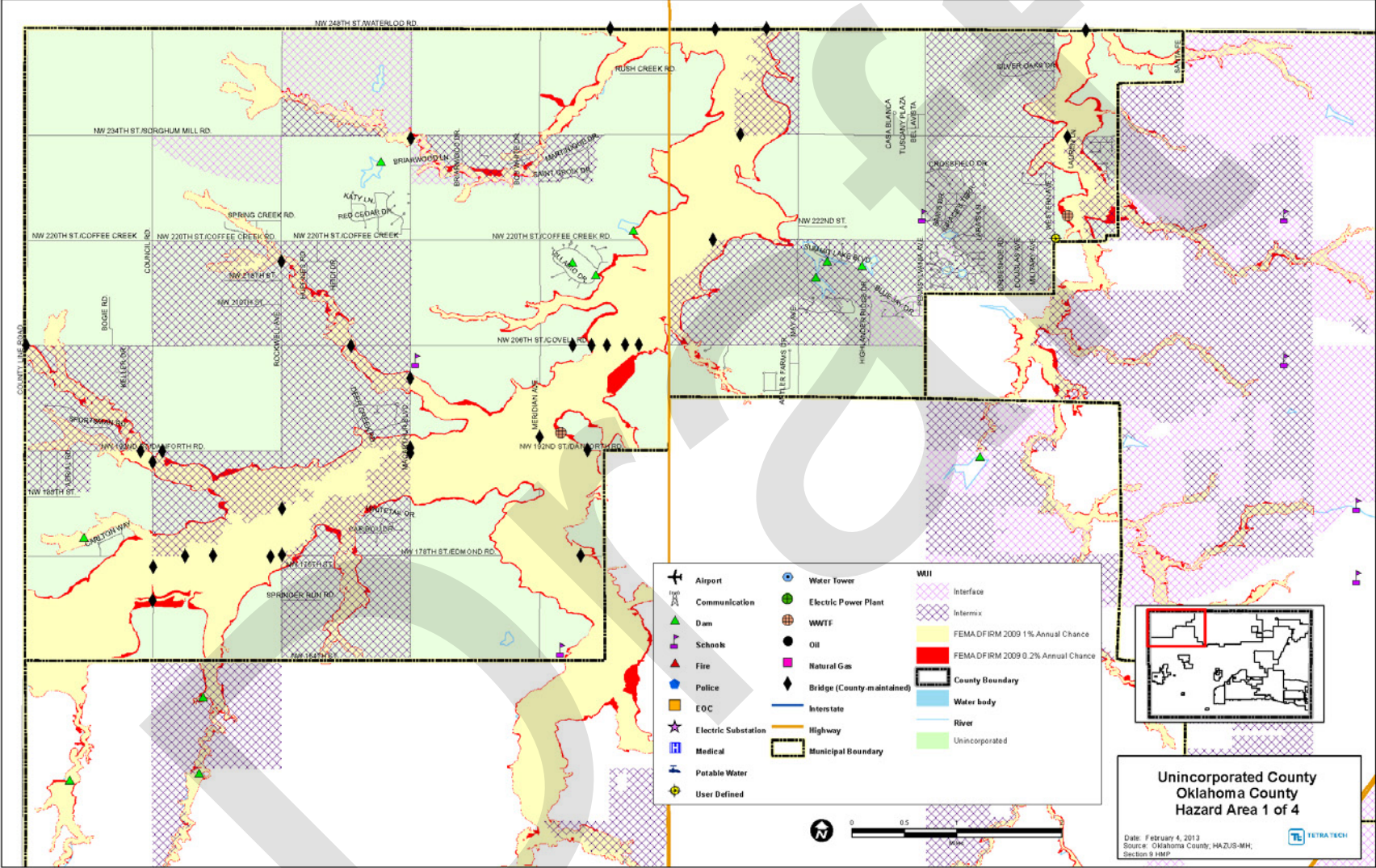
G.) HAZARD AREA EXTENT LOCATION

A hazard area extent and location map has been generated and is provided below for Oklahoma County to illustrate the probable areas impacted within the County. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the County has significant exposure.

H.) ADDITIONAL COMMENTS

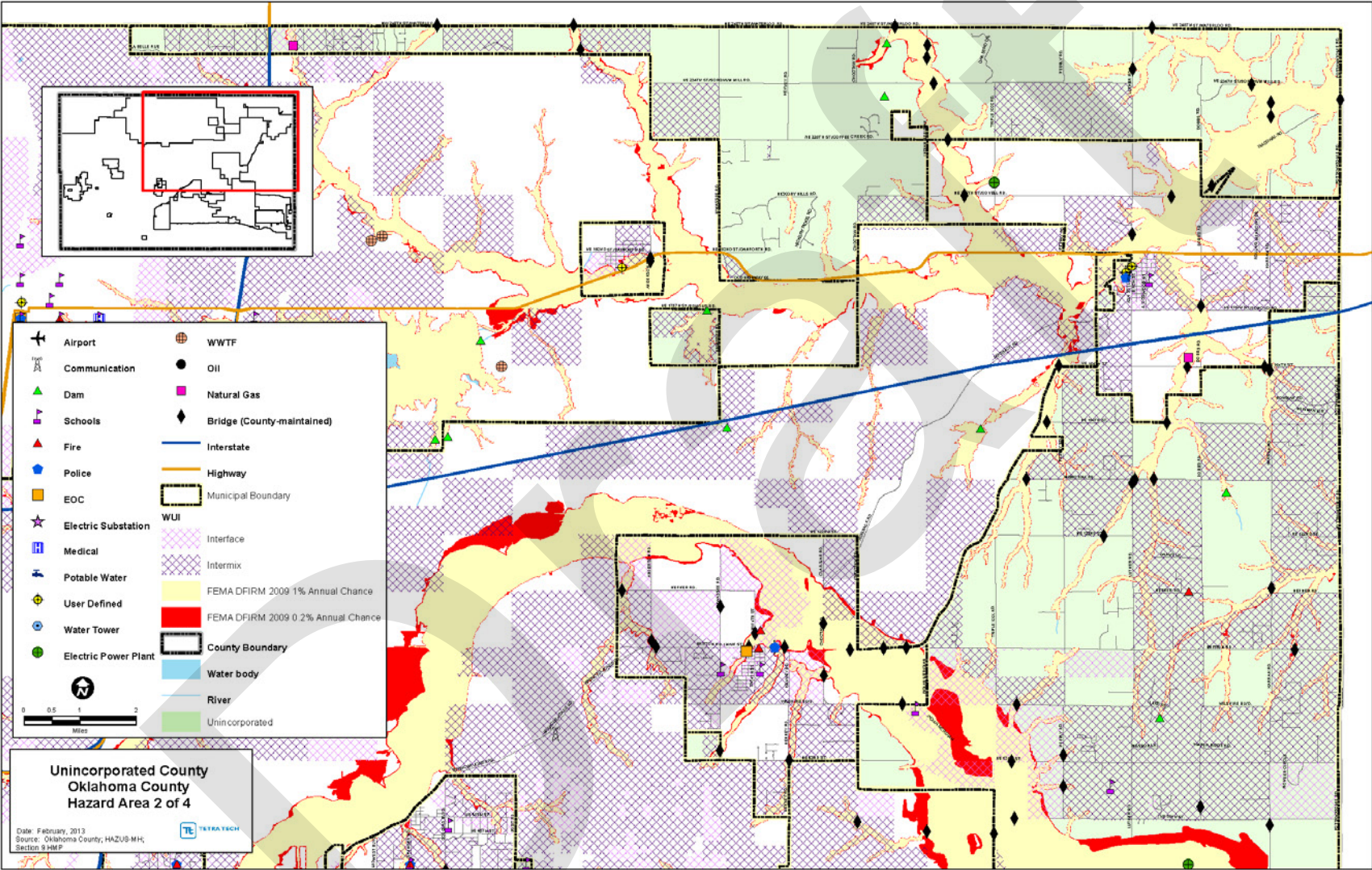
No additional comments at this time.





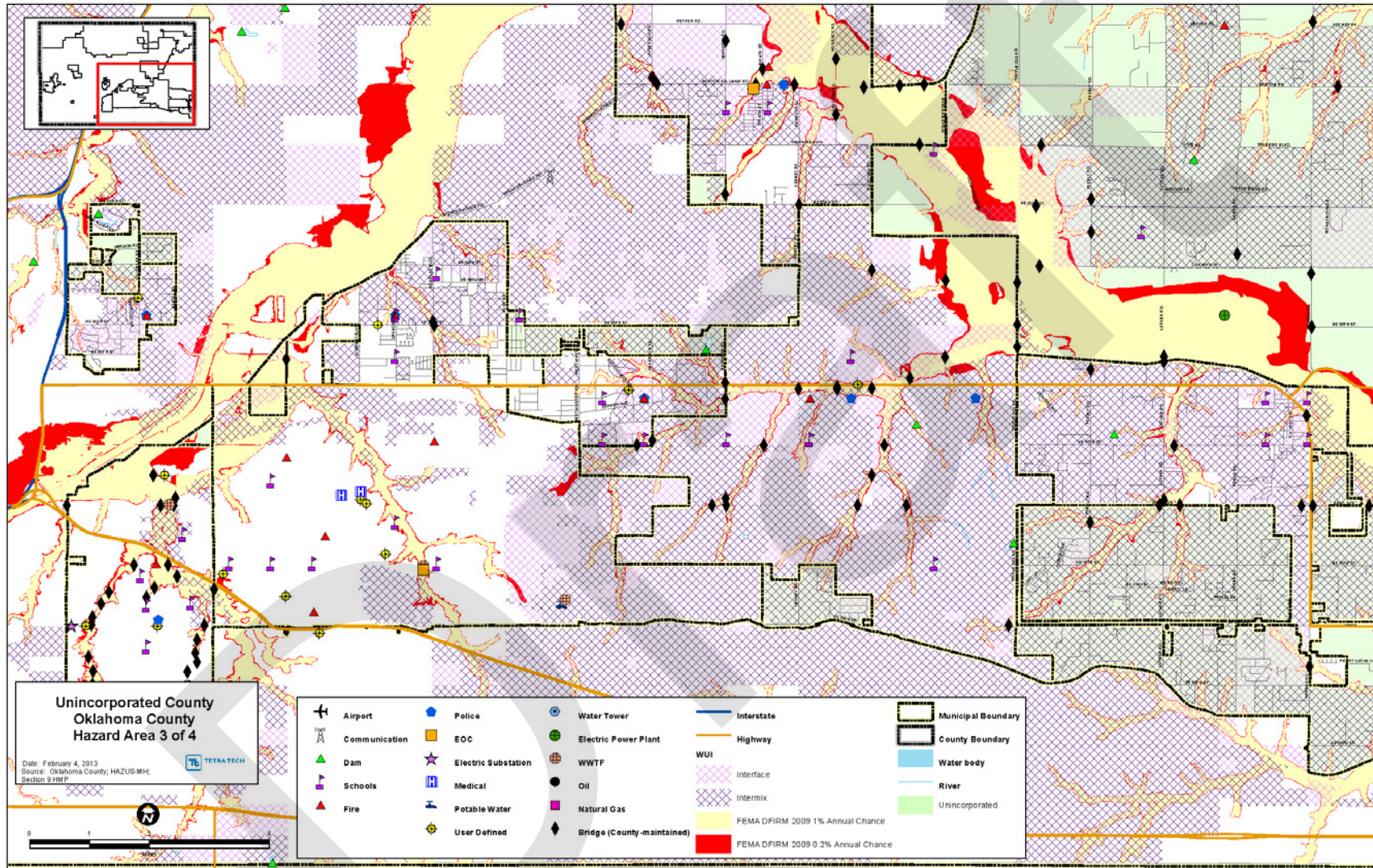
Northwest Oklahoma County





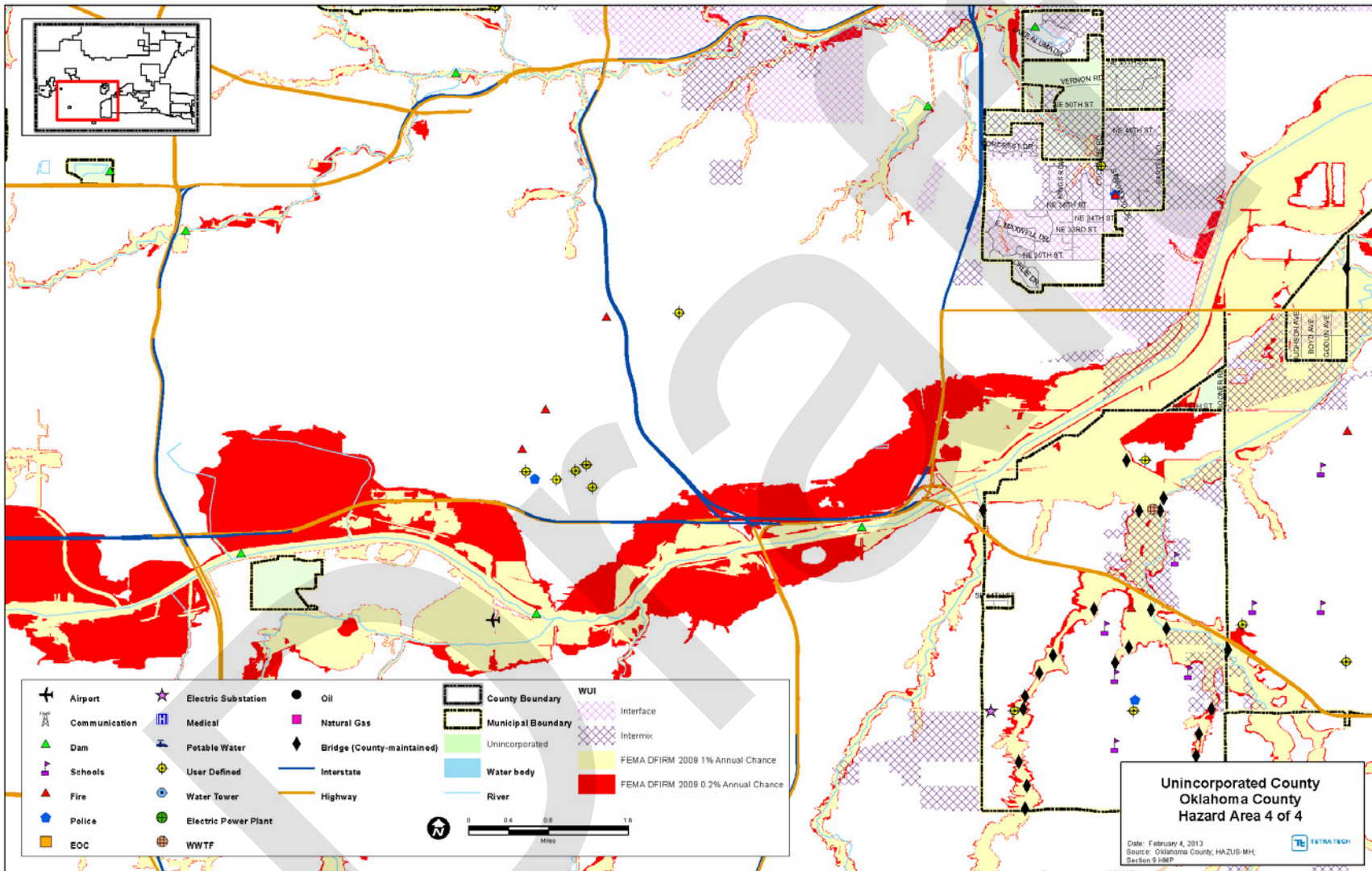
Northeast Oklahoma County





Southeast Oklahoma County





Southwest Oklahoma County

9.2 TOWN OF ARCADIA

This section presents the jurisdictional annex for the Town of Arcadia.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Kristopher Fullingim Acting Fire Chief / Emergency Manager 217 Main Street Arcadia, OK 73007 (405) 239-8456 firedept@townofarcadia.com	Marcus Woodard Vice Mayor 217 Main Street Arcadia, OK 73007 (405) 396-2899 marcuswoodard@yahoo.com

B.) MUNICIPAL PROFILE

The Town of Arcadia is located in northern Oklahoma County. The Town is located along Route 66, 15 miles north of Oklahoma City. The Town of Arcadia has a total land area of 1.5 square miles, all of it land. The Town is governed by a mayor and two member Town Board. The 2020 U.S. Census population for the Town of Arcadia was 169 (-28% from 2010).

Growth/Development Trends

Rapid development is occurring through the town. Over 50 new homes have been developed since 2021. The north side of the town is seeing the most development. The town has welcomed a new veterinarian as the most recent commercial development along Route 66. All development is occurring outside of the SFHA.

Past Mitigation Activity/Efforts

The previous mitigation actions are carried forward for this update.

2019 Completed Initiative Description	Comments
Install permanent backup generator at Town Hall.	This completed project was part of the initiative to install generators at Town Hall & the Fire Station.

Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the Town of Arcadia is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	Yes	Arcadia Lake - See local hazard map end of section
Drought	Yes	
Earthquake	Yes	
Expansive Soils	No	
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section



Hazard	Local Vulnerability	Comments
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

According to the Town of Arcadia, the following have been identified as specific hazard vulnerabilities in the Town:

A few businesses and few homes near the intersection of Highway 66 and S. Odor St. are shown to be in FEMA's 1% SFHA. A convenience store in the southwest part of town is on elevated ground but is in the Arcadia lake dam failure swash zone.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE TOWN

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	
December 01, 2013	Earthquake	N/A	N/A	4.5 magnitude earthquake near Arcadia Lake; depth of 8.4 km.
February 2014-July 2014	Drought	N/A	N/A	
June 16, 2014	Earthquake	N/A	N/A	4.3 magnitude earthquake near Spencer; depth of 5.0 km.
June 18, 2014	Earthquake	N/A	N/A	4.1 magnitude earthquake near Spencer; depth 5.0 km
March 5, 2015	Extreme Cold	N/A	N/A	
May 2015	Flooding	N/A	N/A	Flooding accrued across the eastern side of the city. Multiple private residents sustained water damage during this time.
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm with widespread power outages, including the Arcadia area.
December 29, 2015	Earthquake	N/A	N/A	4.3 magnitude earthquake at Edmond; depth 6.5 km
January 01, 2016	Earthquake	N/A	N/A	4.2 magnitude Earthquake at Edmond; depth 5.8 km



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
April 07, 2016	Earthquake	N/A	N/A	4.2 magnitude earthquake at Luther; depth of 6.1 km
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km.
December 2016 – April 2017	Drought	N/A	N/A	
December 18, 2016	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A	N/A	Icing of .1" reported in Edmond near Covell/I-35 a few miles west of Arcadia.
January 7, 2017	Extreme Cold	N/A	N/A	
July – August 2017	Drought	N/A	N/A	
August 03, 2017	Earthquake	N/A	N/A	4.2 magnitude earthquake at Edmond; depth of 5.0 km
January 2018-April 2018	Drought	N/A	N/A	
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain caused tree damage. Snowfall amounts in town were generally light with ½" in Edmond. Heaviest snow totals were in the southern 1/3 rd of the county.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
February 5, 2020	Heavy Snow	N/A	N/A	4 to 6 inches of snow fell across the county. 5.4" in Edmond.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
June 2020-July 2020	Drought	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	Nearly ½" of ice with lots of tree damage.
December 13, 2020	Heavy Snow	N/A	N/A	Around 4" of snow fell.
December 15, 2020	Winter Storm	N/A	N/A	Generally 3-4 inches of snowfall accumulation was reported across the county.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain accretion of 0.25" to 0.35" was reported across the county. Heavy snow reported during the early morning Jan 1 st with 6" in Jones and Midwest City near Reno /Midwest Blvd and 5.5" near 2 nd /Broadway in Edmond
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Light icing on elevated surfaces.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	4 to 7.5 inches of snow fell across the county, with the highest reported in Edmond.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Reports from across the county generally ranged from 4 to 5 ½ inches with a maximum of 5.6 inches reported 5 mi. ESE Edmond.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
September 2021	Drought	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	
February 2-3, 2022	Heavy Snow	N/A	N/A	Snowfall amounts ranged from 3 to almost 5 inches across the county, with the heaviest in southwest OKC.
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain was reported across the county.
March 11, 2022	Winter Storm	N/A	N/A	2-3" of snow fell across the county.
July 3-28, 2022	Excessive Heat	N/A	N/A	
July 2022-May 2023	Drought	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 28-July 4, 2023	Excessive Heat	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
January 12-17, 2024	Extreme Cold	N/A	N/A	Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.1 quake knocked items from shelves.
January 13, 2024	Earthquake	N/A	N/A	4.3 quake knocked items from shelves.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 0

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)

Wildfire History for Arcadia

Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires. The City of Edmond surrounds and provides mutual aid to the jurisdiction.

	Loss	Acres
2023	N/A	N/A
2022	N/A	N/A
2021	\$0	2.0
2020	\$0	7.0
2019	N/A	N/A
2018	\$0	2.0
2017	\$0	3.0
2016	\$0	0.0
2015	\$0	0.0
2014	\$0	0.0
2013	\$0	0.0
2012	\$0	0.0
TOTAL LOSS	\$0*	14.0

Source: Oklahoma State Fire Marshal's office

*Data for 2019, 2022 and 2023 not available.



D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances, Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	2015 – Part 5, Chapter 1		No update cycle	Building Inspector
Comprehensive / Master Plan	N				
Zoning Management Ordinance	Y	1987 – Part 13, Chapter 15			
Subdivision Management Ordinance	N				
Site Plan Review Requirements	Y	1992 – Part 5, Chapter 1			Building Inspector
NFIP Flood Damage Prevention Ordinance (if you are in the NFIP, you must have this!)	Y	2005			
NFIP Elevation Certificates Maintained	Y				
Floodplain Management Plan	Y		Yes	Not Scheduled	County Floodplain Manager, Town Council
Stormwater Management Plan / Ordinance	N				
Stream Corridor Management or Protection Plan	N				
Erosion Management Ordinance	N				
Capital Improvements Plan	Y	2003	Yes	3 Month Review	Planning and Zoning Committee
Open Space Plan	N				
Economic Development Plan	N				



Regulatory Tools (Codes, Ordinances, Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Emergency Response Plan	Y		No	No schedule	Fire Chief / Emergency Manager
Post Disaster Recovery Plan / Ordinance	N				
Real Estate Disclosure Requirements	N				
Highway Management Plan	N				
COOP/COG Plan	N				
Other (Special Purpose Ordinances such as critical or sensitive areas)	N				

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.

D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Building Inspector
Planners or engineers with an understanding of natural hazards	N	
NFIP Floodplain Administrator	Y	
Surveyor(s)	N	
Personnel skilled or trained in "GIS" applications	N	
Scientist familiar with natural hazards	N	
Emergency Manager	Y	Fire Chief



Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Grant Writer(s)	Y	Treasurer
Staff with expertise or training in benefit/cost analysis	Y	

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't Know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	Yes
Impact Fees for homebuyers or developers of new development/homes	Yes
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	
Incur debt through private activity bonds	
Withhold public expenditures in hazard-prone areas	
Other	

D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	TBD	TBD
Public Protection (ISO)	9	-
Storm Ready	County*	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

*The county sounds the outdoor warning devices for Arcadia.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>



Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Furthermore, employing experts in land management and construction practices, in coordination with the NFIP flood plain manager, the overall stratagem will continue to advance.

Floodplain management abilities can be expanded on and improved through additional training, joining professional organizations and periodic review of flood prone areas for potential mitigation solutions.

Arcadia has adopted NFIP floodplain management criteria and the most recent FIRM map of 12/18/2009. After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the floodplain management regulations by following FEMA guidelines and best practices outlined in FEMA P-758. The city does not have specific regulations beyond FEMA requirements.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in the table are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	NFIP Compliance	Ongoing	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low - Medium	Local Budget	Ongoing (no end)	High
Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction: <ul style="list-style-type: none"> • Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepage(s) referencing the HMP webpages. • Prepare and distribute informational letters to flood vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties, and instructing them on how they can learn more and implement mitigation. • Use email notification systems and newsletters to better educate the public on flood insurance, the availability of mitigation grant funding, and personal natural hazard risk reduction measures. • Work with neighborhood associations, civic and business groups to disseminate information on flood insurance and the availability of mitigation grant funding. 									
See above.	NA	Flood	Emphasis in Spring	Municipality with support from Planning Partners, OEM, FEMA	Low - Medium	Low - Medium	General M&O Budget	Short	High
Participate in the Community Rating System (CRS) to further manage flood risk and reduce flood	NA	NFIP Compliance	Planned	NFIP Floodplain Administrator with support	Low	Low	General M&O Budget	Short	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
insurance premiums for NFIP policyholders. This shall start with the submission to FEMA-DHS of a Letter of Intent to join CRS, followed by the completion and submission of an application to the program once the community's current compliance with the NFIP is established.				from OEM, FEMA					
Archive elevation certificates	NA	NFIP Compliance	Ongoing	NFIP Floodplain Administrator	Low	Low	General M&O Budget	Ongoing (no end)	High
Purchase Weather Radios to warn workers in city buildings		Dam Failure, Drought, Earthquake, Extreme Temperatures, Flood, Hail, Lightning, Wind (incl. Tornado), Wildfire, Winter Storm	Planned	Police w/ Fire Dept.	High	Low	General M&O Budget	Short	Medium
Create or obtain mitigation education brochures and distribute to residents, public city venues and through the town website.		Dam Failure, Drought, Earthquake, Extreme Temperatures, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storms	Periodic, as public events are scheduled	Fire Dept.	High	Low	General M&O Budget	Short	Medium
Install permanent backup generator at Fire Station.	Existing	Dam Failure, Earthquake,	Planned	Town office manager w/	High	Low	HMGP with town	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Generators can be used to power items after a dam failure takes down poles, an earthquake shakes lines down, rolling blackouts during extreme temps, outages caused by floods, lightning, hail destroying power insulators, wildfires burning up poles, and ice taking down lines in winter storms.		Extreme Temperatures, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storms		contractor			capital match		

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

- Low = < \$10,000
- Medium = \$10,000 to \$100,000
- High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

- Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.
- Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.
- High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA’s benefit calculation methodology) has been evaluated against the project costs, and is presented as:

- Low = < \$10,000
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- High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

- Low = Long term benefits of the project are difficult to quantify in the short term.
- Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.
- High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program



FMA = Flood Mitigation Assistance Grant Program
RFC = Repetitive Flood Claims Grant Program
SRL = Severe Repetitive Loss Grant Program
HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term= 5 years or greater. OG = On-going program.
DOF = Depending on funding.

DRAFT



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

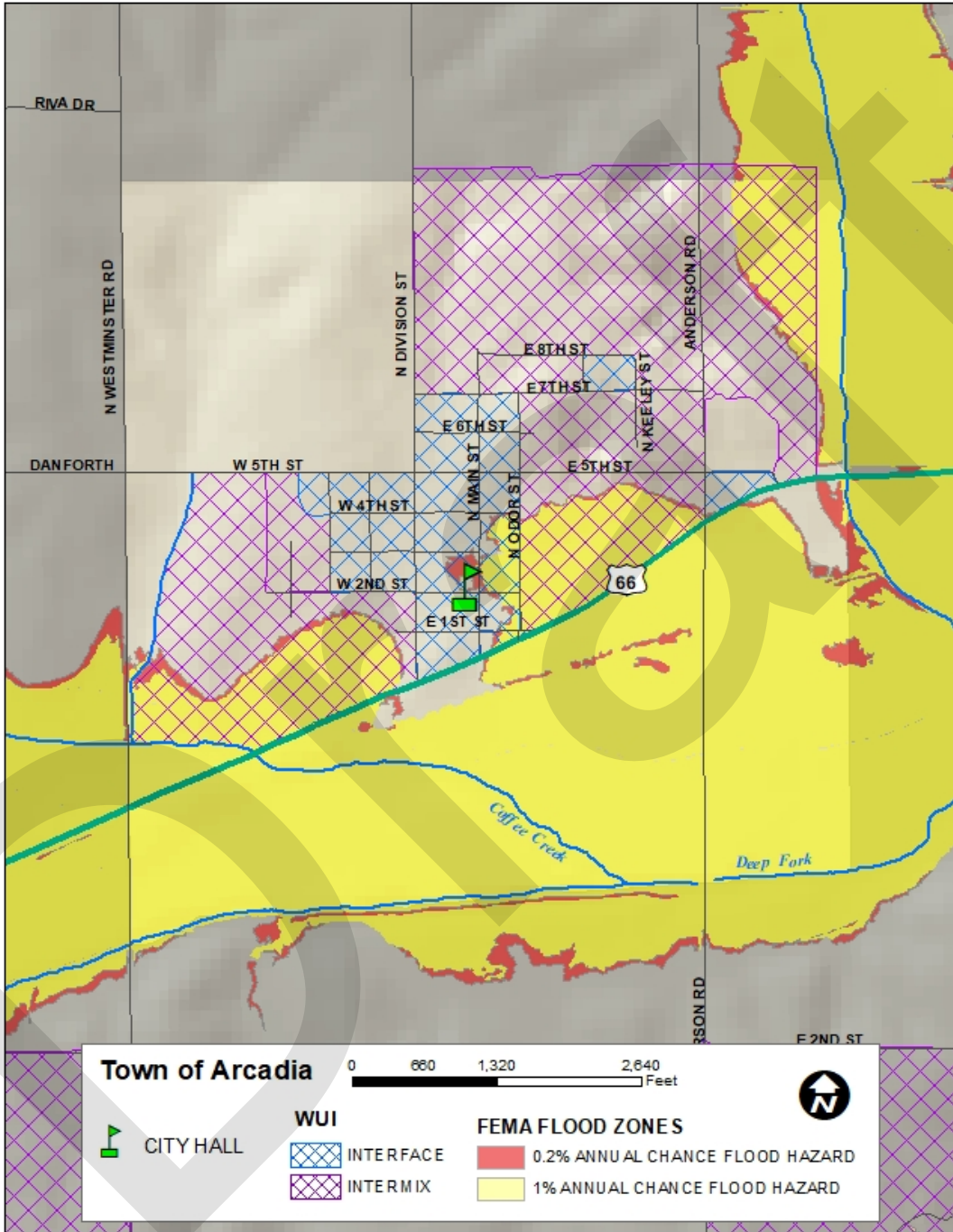
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the Town of Arcadia to illustrate the probable areas impacted within the Town of Arcadia. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the Town of Arcadia has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





9.3 CITY OF BETHANY

This section presents the jurisdictional annex for the City of Bethany.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Brian Murray, Fire Chief, Emergency Manager 3919 N Rockwell, Bethany, OK 73008 (405) 789-2218 brian.murray@bethanyok.org	Amanda McCellon, Director of Planning and Community Development 6700 NW 36 th St., Bethany, OK 73008 (405) 789-6005 amanda.mccellon@bethanyok.org

B.) MUNICIPAL PROFILE

The City of Bethany is located in western Oklahoma County. The City is bordered to the north, south and west by Oklahoma City and to the east by City of Warr Acres. The City of Bethany has a total land area of about 5.2 square miles, all of it land. The City is governed by a Council – Manager form of government. The 2020 U.S. Census population for the City of Bethany was 20,708 (+8% from 2010).

Growth/Development Trends

Property Name	Type (Residential or Commercial)	Number of Structures	Address	Known Hazard Zone	Description/Status
Retirement Community	Commercial Industrial Park	16	NE 23 rd & Wilburn	No	Under development
Commercial Industrial Park	Commercial Industrial Park	5	NW 23 rd & Rockwell th	No	Under development
Bethany Village	Residential	20+	NW 37 th & Divis	No	Under development
Bethany Business Park	Commercial	8	4701 N Council	No	Under Development
Residential Development	Residential	6	NW 23 rd & Tompkins	No	Under Development

A small residential development, Bethany Village, is being developed at the NW corner of NW 36th and Divis Ave. Minor commercial development is taking place on the northeast corner of NW 23rd and Wilburn Ave and a second area just south of NW 39th Expressway and Council.

Due to the above development being a redeveloped area, there has been no significant change to the hazard vulnerabilities (except in the area mentioned below) and possibly a slight decrease in flood vulnerability due to increased code requirements. NW 23rd & Wilburn is less susceptible to wildfire with the recent redevelopment requiring detention ponds and landscaping.

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.



The following table summarizes progress on the mitigation strategy identified by the City of Bethany in the 2019 plan.

Completed 2019 Initiatives	Comments
Install generators where critical city communication infrastructure exists (i.e. Police and Fire Dept.).	Generators can be used to power items after a dam failure takes down poles, an earthquake shakes lines down, rolling blackouts during extreme temps, outages caused by floods, lightning, hail destroying power insulators, high winds, wildfires burning up poles, and ice taking down lines in winter storms.
Establish and maintain an agreement with OKC and establish and maintain connections to obtain water during drought.	Bethany also plans to drill additional water wells.
Maintain a water rationing regulation for use during periods of drought.	Required by OKC when using OKC water.
Enact a regulation to require a check for expansive soils prior to building a city building and perform soil stabilization if expansive soils are found.	Required by municipal building code.
Purchase trailered generator that can be used as needed at critical city facilities.	Several were purchased for city wells.

Abandoned 2019 Initiatives	Comments
Purchase trailer park located in the SFHA at NW 50 th St. and Peniel Ave. to ensure land becomes green space.	City has no plans to pursue this.
Revise a regulation to limit height of structures to reduce likelihood of neighboring structural damage in an earthquake.	Structures are already limited to 90 feet due to Wiley Post airport requirements.
Install and/or Provide alternate fuel source for generators where critical city communication infrastructure exists (i.e. Police and Fire Dept.)	Communications center uses natural gas; Public Works uses diesel.

Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the City of Bethany is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	Yes	Canton Lake - See local hazard map end of section
Drought	Yes	
Earthquake	Yes	
Expansive Soils	Yes	
Extreme Temperatures	Yes	
Flooding	Yes	
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	



Hazard	Local Vulnerability	Comments
Severe Winter Storm	Yes	

According to the City of Bethany, the following have been identified as specific hazard vulnerabilities in the City:

- Bethany has a dam failure risk from Canton Lake but not Overholser since it is upstream from the dam.
- A trailer park exists in a floodplain north of 50th St. and Peniel Ave. It is privately owned. This area is identified as being in the FEMA 1% annual chance SFHA.
- Road flooding occurs north of 25th St. and Peniel Ave. after heavy rains. No notable road damage has occurred.
- NW 39th St. and Rockwell is impassable at times after heavy rains.
- NW 35th and Hammond floods during heavy rains but drains fairly quickly.
- A wildfire risk exists in the McMillian Park and Riverside Park areas north of NW 39th near Council Rd where numerous trees exist.
- The water plant has vulnerability to wildfire due to trees that are on nearby private property, however there is a water canal between the trees and the facility so the vulnerability is low.

Vulnerability assessment modeling has identified the following flood vulnerabilities (see Flood Hazard Profile in Section 5.3):

Critical Facilities Located in the DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss			
			100-Yr	500-Yr	100-Yr Structure Damage %	100-Yr Content Damage %	500-Yr Structure Damage %	500-Yr Content Damage %
APOLLO ES	Bethany (C)	School			9.0	62.9	10.1	68.1
BETHANY CHRISTIAN ACADEMY	Bethany (C)	School			9.0	62.9	10.1	68.1

Source: FEMA, 2009

Utilities Located in the Preliminary DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss	
			100 Year	500 Year	100 Year Damage %	500 Year Damage %
Bethany Water Plant	Bethany (C)	Potable Water			40.0	40.0

Source: FEMA, 2009

Notes:

- (1) 'X' indicates the facility location as provided by Oklahoma County's Planning Committee is located in the DFIRM flood zone.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE CITY

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
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Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	
February 2014-July 2014	Drought	N/A	N/A	
March 5, 2015	Extreme Cold	N/A	N/A	
March 25, 2015	Tornado	N/A	N/A	A tornado was spotted in Bethany with multiple buildings sustaining severe damage.
November 27-28, 2015	Winter Storm	DR-4247	Yes	Multiple power lines were downed and large swaths of the county were affected with power outages during this time. This ice storm created approx. ¾" of ice in the west metro.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice Storm.
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 7, 2017	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A	N/A	Heaviest ice amounts fell in the far west metro. .15" reported in Warr Acres near NW 63 rd /MacArthur.
July-August 2017	Drought	N/A	N/A	
January 2018-April 2018	Drought	N/A	N/A	
May 2, 2018	Flood	N/A	N/A	A line of thunderstorms produced localized flooding, closing route 66 in Bethany.
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
September 21, 2018	Flood	N/A	N/A	A series of heavy rainfall events led to flash flooding and road closures at Hammon and MacArthur.
January 3, 2019	Ice Storm & Snow	N/A	N/A	Freezing rain caused tree damage. Snowfall of around 2" in Bethany.
April 30, 2019	Flood	N/A	N/A	Street flooding reported in the northside of the OKC metro area from Reno to NW 133 and from Western to Council (includes Bethany).



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
May 18, 2019	Flood	N/A	N/A	No specific details recorded – widespread significant flooding within two miles north and east of Bethany.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
August 26, 2019	Wind	N/A	N/A	Wiley Post Airport ½ mile west of the northern part of the city gusted to 69 mph.
February 5, 2020	Heavy Snow	N/A	N/A	Around 4" of snow.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
July 10, 2020	Flood	N/A	N/A	Twitter social media photos of cars submerged in Bethany, lat/lon data indicates near NW 39 th /Rockwell.
October 26-29, 2020	Ice Storm	4575-DR	Yes	Over 60% of the county was without power by October 27 th . The worst icing occurred just west of the metro, with Lake Overholser just west of Bethany receiving 3/4". Many trees were damaged.
December 13, 2020	Heavy Snow	N/A	N/A	A general 3 to 5 inches fell across the county, with a maximum of 5.5 inches reported near the Deer Creek High School (unincorporated).
December 15, 2020	Winter Storm	N/A	N/A	Generally 3-4 inches of snowfall accumulation was reported across the county.
September 2021	Drought	N/A	N/A	
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain accretion of 0.25" to 0.35" was reported across the county. Wiley Post airport at Bethany reported 0.34" of ice, and 8" of snow was reported in Bethany.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Light icing on elevated surfaces.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Around 6" of snow fell.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Reports from across the county generally ranged from 4 to 5 ½ inches.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
February 2-3, 2022	Heavy Snow	N/A	N/A	Snowfall amounts ranged from 3 to almost 5 inches across the county, with the heaviest in southwest OKC.
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain was reported across the county.
March 11, 2022	Winter Storm	N/A	N/A	2-3" of snow fell across the county.
July 2022-May 2023-	Drought	N/A	N/A	
July 3-28, 2022	Excessive Heat	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-16, 2024	Extreme Cold	N/A	N/A	Frozen pipes, water lines broken. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, felt but no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 1 residential*

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB), Bethany Floodplain Manager

*Note: The Bethany Floodplain manager indicated that this property flooded in the 1980s from clogged drainage that has been consistently maintained since then.



Wildfire History for Bethany

Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires.

	Loss	Acres
2023	N/A	N/A
2022	\$0	0.0
2021	\$0	0.0
2020	\$0	0.0
2019	\$0	0.0
2018	\$100	0.1
2017	\$0	0.5
2016	\$2,150	3.0
2015	\$0	0.0
2014	\$0	1.5
2013	\$0	1.0
TOTAL LOSS	\$2,250	6.1

Source: Oklahoma State Fire Marshal's office

D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances, Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	2018 IBC			
Comprehensive / Master Plan	Y	Developed in 2016	No	5 Year Cycle	Community Development and Zoning Commission
Zoning Management Ordinance	Y	Updated 2019	No	10 Year Cycle	Community Development Dept.
Subdivision Management Ordinance	Y	Updated 2019	No	No schedule	Engineers
Site Plan Review Requirements	Y	Updated 2019	No	No schedule	Engineers & Community Dev. Dir.



Regulatory Tools (Codes, Ordinances, Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
NFIP Flood Damage Prevention Ordinance (if you are in the NFIP, you must have this!)	Y	Title XV, Chapter 156, Updated 2019	Yes	10 Year Cycle	Engineers & City Inspector
NFIP Elevation Certificates Maintained	Y		No	As needed	Engineers / City Inspector
Floodplain Management Plan	N				
Stormwater Management Plan / Ordinance	Y	Updated July 2023	No	5 Year Cycle	Stormwater Program Manager
Stream Corridor Management or Protection Plan	N				
Erosion Management Ordinance	Y	Post-Construction Management Best Practices	No	5 Year Cycle	City Inspector / Engineer
Capital Improvements Plan	Y		No	No Update Scheduled	City Engineer/Public Works Dept.
Open Space Plan	N				
Economic Development Plan	N				
Emergency Response Plan	Y	Updated 2021	No	5 Years	Emergency Manager
Post Disaster Recovery Plan / Ordinance					
Real Estate Disclosure Requirements					
Highway Management Plan	N				
COOP/COG Plan	Y	Included in EOP	No	5 Years	Emergency Manager
Other (Special Purpose Ordinances such as critical or sensitive areas)					

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

Since the last mitigation plan update, none of the planning mechanisms above were integrated with new information from this plan.



D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Community Development Dept.
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	City Inspector & City Engineers
Planners or engineers with an understanding of natural hazards	Y	Community Development Dept.
NFIP Floodplain Administrator	Y	Appointed by City Council
Surveyor(s)	N	
Personnel skilled or trained in "GIS" applications	N	
Scientist familiar with natural hazards	N	
Emergency Manager	Y	Fire Chief
Grant Writer(s)	Y	City Manager
Staff with expertise or training in benefit/cost analysis	Y	Finance Director

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	Yes
Impact Fees for homebuyers or developers of new development/homes	Yes (for utilities for new construction)
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	
Withhold public expenditures in hazard-prone areas	
Other	



D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	TBD	TBD
Public Protection	ISO 3	2020
Storm Ready	County	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation strategy. Furthermore, employing experts in land management and construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.

Floodplain management

The most recent FIRM maps adoption was 12/19/2009 and are the most recent FIRMs. The only area containing structures in the floodplain are in a mobile home park at Douglas Circle and N Peniel Ave. After a flood event, the City Inspector conducts a site visit, inspects property against county records, and makes a determination as to whether the property meets the substantial improvement/substantial damage provision of the floodplain management regulations. The process could be improved on and expanded through GIS technology.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in the table are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	NFIP Compliance	Ongoing as needed	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low - Medium	City General Fund	Ongoing (no end)	High
<p>Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction:</p> <ul style="list-style-type: none"> • Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepage(s) referencing the HMP webpages. • Prepare and distribute informational letters to flood vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties, and instructing them on how they can learn more and implement mitigation. • Use email notification systems and newsletters to better educate the public on flood insurance, the availability of mitigation grant funding, and personal natural hazard risk reduction measures. • Work with neighborhood associations, civic and business groups to disseminate information on flood insurance and the availability of mitigation 									



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
grant funding.									
See above.	NA	Flood	Ongoing, emphasis in spring	Municipality with support from Planning Partners, OEM, FEMA	Low - Medium	Low - Medium	City General Fund; HMGP 5% initiative	Short	High
Archive elevation certificates	NA	NFIP Compliance	As certificates are provided	NFIP Floodplain Administrator	Low	Low	City General Fund	Ongoing (no end)	High
Increase the size of open channels to upgrade capacity at NW 39 th St. and Rockwell Ave. to eliminate the likelihood of impassable streets after heavy rains		Flood	Planned	Community Development	High	High	HMGP, Bonds, City Capital	Long term DOF	Medium
Create and distribute dam failure, flood, drought, earthquake, expansive soil, extreme temperature, hail, lightning, wildfire, winter storm mitigation educational newsletters to		Dam Failure, Drought, Earthquake, Expansive Soil, Extreme Temps, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storm	Through the year	Community Development Director	High	Low	Storm water Mgmt. Fee	Ongoing, Seasonal depending on Hazard	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
include in resident utility bills, on city website and public access TV graphics.									
Obtain a mass notification system with text message, phone and email capability to warn residents prior to hazards and actions to take/avoid after an incident.		Dam Failure, Drought, Earthquake, Extreme Temps, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storm	Planned	Fire Dept.	High	Medium (Annual renewal)	Utility Fee, HMGP 5% initiative	Long	Medium
Construct two new raw water wells and rehabilitate well houses	Existing	Drought, Wildfire	New/Planned	City Manager, Contractor	High	Medium	Capital Improvement Fund	Short	High

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000



Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program

FMA = Flood Mitigation Assistance Grant Program

RFC = Repetitive Flood Claims Grant Program

SRL = Severe Repetitive Loss Grant Program

HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term= 5 years or greater. OG = On-going program.

DOF = Depending on funding.



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

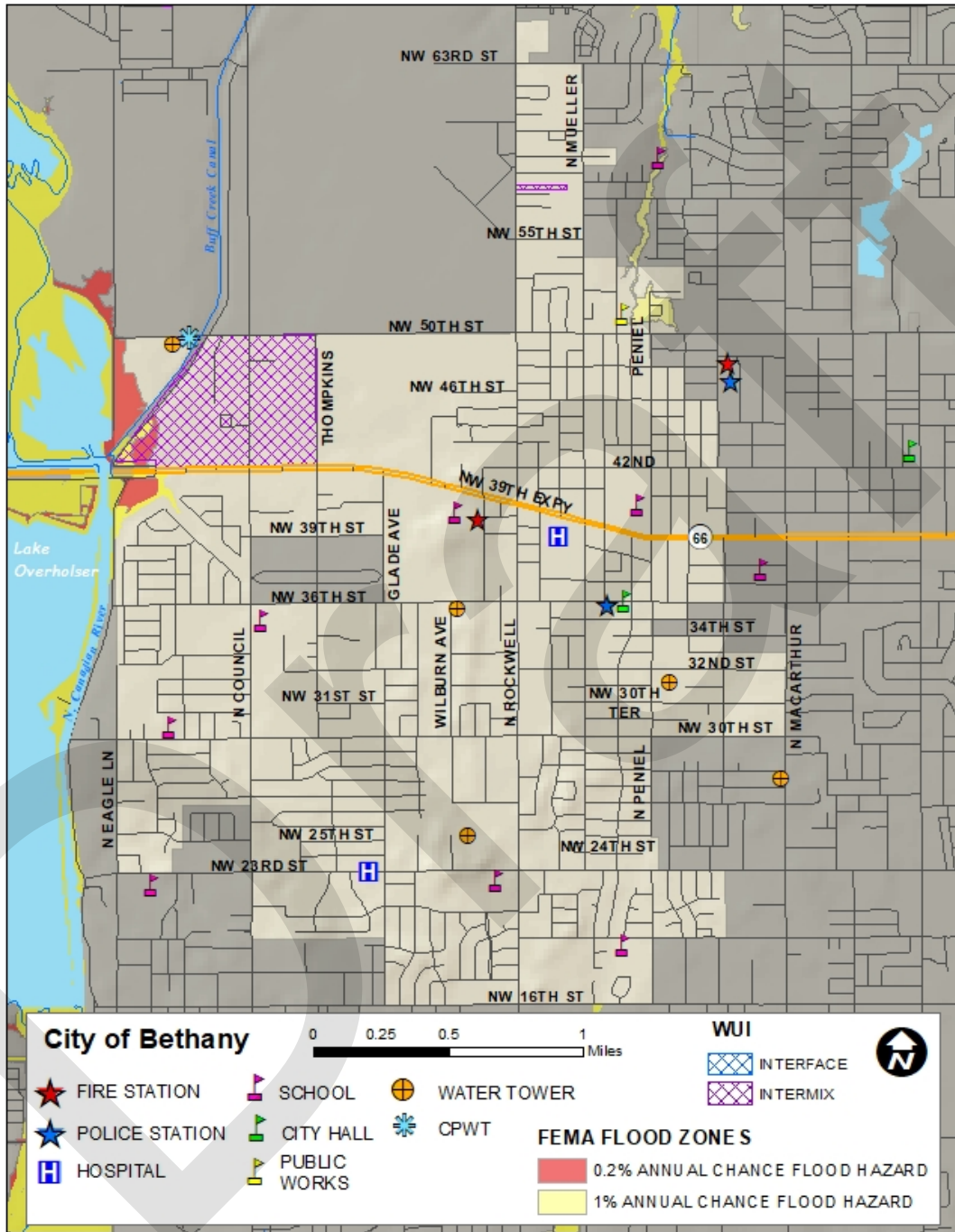
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of Bethany to illustrate the probable areas impacted within the City of Bethany. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Bethany has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





9.4 CITY OF CHOCTAW

This section presents the jurisdictional annex for the City of Choctaw.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Kerry Williams, Fire Chief P.O. Box 567, Choctaw, OK 73020 (405) 390-8300 kwilliamsr@choctawcity.org	Brian Linley, City Manager PO Box 567, Choctaw, OK 73020 (405) 390-8918 citymanager@choctawcity.org

B.) MUNICIPAL PROFILE

The City of Choctaw is located in the southeastern section of Oklahoma County. The City of Oklahoma City and the Town of Jones border the City to the north; the City of Harrah to the east; the City of Oklahoma City to the south; and the City of Midwest City to the west. The City of Choctaw has a total land area of 27.1 square miles, of which, 27.1 square miles is land and 0.04 square miles is water. The City is governed by a mayor and six member City Council. The 2020 U.S. Census population for the City of Choctaw was 12,218 (+9% from 2010).

Growth/Development Trends

Property Name	Type (Residential or Commercial)	Number of Structures	Address	Known Hazard Zone	Description/Status
Westfall	Residential	184	NE 10 th and Hiwassee	No	Under development
Henney Ridge	Residential	85	Henney Road between NE 23 rd and NE 36 th	No	Under development
Brookside	Residential	12	Maupin and Tye Brumley	No	Planned
Choctaw Pointe	Residential	116	NE 10 th (1/2 mile east of Choctaw Road)	Yes	Under Development
Canyon Oaks	Residential	36	McDonald Road (1/2 mile north of NE 36 th)	Yes	Planned
R and R (Willow Springs)	Residential	210	North Choctaw Road (between NE 36 th and NE 50 th)	Yes	Planned
The Villas at Choctaw Creek	Residential	59	NE 23 rd and Triple X to the south	No	Planned
Wentworth	Residential	35	North Hiwassee and East Reno	Yes	Planned
Fox Pointe Apartments	Residential	526	SE 15 th and Anderson	Yes	Planned
Highland Estates	Residential	42	16255 NE 10 th	Yes	Planned
The Reserve	Residential	95	2700 N. Hiwassee	Yes (Regulated Floodway)	Planned



The City of Choctaw is seeing an increase in new residential neighborhoods, which is the only change to land use. The increase of residential development has increased wildland urban interface challenges. Some development has also increased the potential for flooding.

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section. Some mitigation actions were re-prioritized in this update.

Completed 2019 Initiative	Comments
None.	Several are in various states of progress.
Abandoned 2019 Initiative	Comments
Prepare and distribute newsletters and use email notification systems to better educate the public on flood insurance and work with neighborhood associations, civic and business groups to disseminate information on flood insurance.	Similar to other mitigation actions already in the plan. The jurisdiction already has a project to distribute mitigation information at booths during large public events and at public city venues.

Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the City of Choctaw is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	Yes	Canton Lake, Overholser - See local hazard map end of section
Drought	Yes	
Earthquake	Yes	
Expansive Soils	No	Per NRCS map, no expansive soils present in this jurisdiction
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

According to the City of Choctaw, the following have been identified as specific hazards:

- Choctaw Creek runs through a major area of the City. State Highway 62, or NE 23rd, is a four lane highway with commercial and residential areas that runs along the Creek. Choctaw Creek floods two to three times in a year, which the highway has to be shut down and some occupants have to be evacuated. The cause is the Creek fills with debris such as trees, brush, and sediment from other areas. There are additional low-lying areas that are subject to periodic flooding caused by overflow of the Choctaw Creek and its tributaries, along with the North Canadian River. The



most severe flooding occurs upstream from roadways that restrict the flow. Flooding along the Creek has not caused extensive property damage; however, future development could increase the threat of flood problems. For example, the Oakridge Manor subdivision (east of Reno Ave and Hiwassee Rd) has repeated structure flooding from a tributary. A study with recommendations has been conducted by a city contractor. Further study has been contracted and construction plans to redirect the flow away from the subdivision and toward the creek just west along streetside drainage. Just south of this area, along SE 15th St and Hiwassee Rd, repeated flooding occurs just west of the intersection, bordering Midwest City. While a grant has been awarded to Midwest City for their portion and this Plan has associated potential projects listed in both jurisdictions, Choctaw continues to submit grant applications for assistance as the cost of this project and a downstream project which far exceed the city's financial capabilities.

Vulnerability assessment modeling has identified the following flood vulnerabilities (see Flood Hazard Profile in Section 5.3):

Critical Facilities Located in the DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss			
			100-Yr	500-Yr	100-Yr Structure Damage %	100-Yr Content Damage %	500-Yr Structure Damage %	500-Yr Content Damage %
Choctaw City Hall	Choctaw (C)	User Defined		X	14.0	83.5	13.1	74.9

Source: FEMA, 2009;

Notes:

- (1) 'X' indicates the facility location as provided by Oklahoma County's Planning Committee is located in the DFIRM flood zone.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE TOWN

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	
May 18 to Jun. 2, 2013	Severe Storms, Flooding	DR-4117	Yes	Major flooding, especially May 31-June 1. One of the worst in the metro's history.
December 01, 2013	Earthquake	N/A	N/A	4.5 magnitude earthquake near Arcadia Lake; depth of 8.4 km.
February 2014-July 2014	Drought	N/A	N/A	
June 16, 2014	Earthquake	N/A	N/A	4.3 magnitude earthquake near Spencer; depth of 5.0 km.
June 18, 2014	Earthquake	N/A	N/A	4.1 magnitude earthquake near Spencer; depth 5.0 km
March 5, 2015	Extreme Cold	N/A	N/A	
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm.
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 7, 2017	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A	N/A	
July-August 2017	Drought	N/A	N/A	
January 2018- April 2018	Drought	N/A	N/A	
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
October 9, 2018	Tornado	N/A	N/A	An outbuilding was destroyed just south of NE 23 rd and Choctaw Road with a weak QLCS tornado that produced tree damage to NE 63 rd and Peebly.
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain caused some icing, followed by 5.5" of snow at Choctaw.
April 18, 2019	Wind	N/A	N/A	A thunderstorm produced scattered wind damage, with a tree down on the road near NE 36 th and Henney.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
August 26, 2019	Wind	N/A	N/A	In Choctaw, pieces of surface roof material were blown off a middle school gymnasium.
February 5, 2020	Heavy Snow	N/A	N/A	Around 4" of snow.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	Around 0.4" of ice and lots of tree damage.
December 13, 2020	Heavy Snow	N/A	N/A	5" in Choctaw.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
December 15, 2020	Winter Storm	N/A	N/A	Generally 3-4 inches of snowfall accumulation was reported across the county.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain accretion of 0.25" to 0.35" was reported across the county. 8" of snow in Choctaw, and up to 5 inches falling 1 mile SSW Choctaw.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	5" of snow.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	An additional 4" of snow.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
September 2021	Drought	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	
July 2022-May 2023-	Drought	N/A	N/A	
July 3-28, 2022	Excessive Heat	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	



Number of FEMA Identified Repetitive Flood Loss Properties: 1 Residential
Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)

Wildfire History for Choctaw

Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires.

	Loss	Acres
2023	N/A	N/A
2022	N/A	34.0
2021	N/A	5.0
2020	N/A	23.9
2019	N/A	1.0
2018	\$1,700	10.2
2017	\$322,500	14.8
2016	\$0	15.5
2015	\$0	34.3
2014	\$0	28.7
2013	\$0	1.1
TOTAL LOSS	\$324,200	168.5

Sources: Oklahoma State Fire Marshal's office & Choctaw Fire Dept.



D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	Adopted 2018 IBC		Approx every 5 years	Development Services/City Council
Comprehensive / Master Plan	Y	Approved by council 2015	Yes	Annual	City Council/Manager
Zoning Management Ordinance	Y	Section 12, Chapters 2 and 3		Continuous	Development Services/City Council
Subdivision Management Ordinance	Y	Section 19, Ordinance 19-103		Continuous	Development Services/City Council
Site Plan Review Requirements	Y	Section 5, Ordinance 5-107		Continuous	Development Services
NFIP Flood Damage Prevention Ordinance	Y	Section 18, Chapter 2, Ordinance 18-101		Not Scheduled	Floodplain Admin/City Council
NFIP Elevation Certificates Maintained	Y	Section 18, Ordinance 18-222		Not Scheduled	Floodplain Admin
Floodplain Management Plan	Y	Drainage Manual	Yes	Not scheduled, revisions 2023	Floodplain Admin/City Manager
Stormwater Management Plan / Ordinance	Y	Section 17, Chapter 3		Not scheduled, revisions 2023	Floodplain Admin
Stream Corridor Management or Protection Plan	N				
Erosion Management Ordinance	Y	Section 18, Ordinance 18-414		Not Scheduled	Development Services/City Council
Capital Improvements Plan	Y			Annual	City Manager
Open Space Plan	N				
Economic Development Plan	Y	CEDP	Yes	Not	Development



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
				scheduled	services committee
Emergency Response Plan	Y	County Plan		Not scheduled	
Post Disaster Recovery Plan / Ordinance	N				
Real Estate Disclosure Requirements	N				
Highway Management Plan	N				
COOP/COG Plan	Y	Members of ACOG	No	Not scheduled	City Manager & City Council
Other (Special Purpose Ordinances such as critical or sensitive areas)					

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.

D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	1 City Engineer, 1 City Planner
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	1 City Engineer
Planners or engineers with an understanding of natural hazards	Y	1 City Engineer, 1 City Planner
NFIP Floodplain Administrator	Y	1 City Engineer
Surveyor(s)	N	
Personnel skilled or trained in "GIS" applications	Y	1 City Engineer, 1 City Planner
Scientist(s) familiar with natural hazards in the County.	N	



Emergency Manager	Y	1 Emergency Director
Grant Writer(s)	Y	
Staff with expertise or training in benefit/cost analysis	N	

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	Yes (one cent sales tax)
Authority to Levy Taxes for specific purposes	Yes (City Council)
User fees for water, sewer, gas or electric service	Yes (Water and Sewer)
Impact Fees for homebuyers or developers of new development/homes	Yes
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	Yes
Withhold public expenditures in hazard-prone areas	No
Other	

D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS, ISO)	TBD	TBD
Public Protection (ISO)	4	2018
Storm Ready	County	3/4/2024
Firewise	Y	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Furthermore, employing experts in land management and construction



practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.

Moreover, this jurisdiction participates in Wildland Automatic Response (or WAR – an automatic mutual aid agreement during high wildland hazard days). This ensures a greater response to wildland fires.

Although there is a city-wide flood study ongoing, the ability for floodplain management to be expanded on and improved is limited by a deficiency in general maintenance and city staff ability. The city lacks funds for a separate municipal storm sewer system (ms4). Additional training and cross-training of job duties, joining professional organizations and annual review of flood prone areas for potential mitigation solutions.

Choctaw has adopted NFIP floodplain management criteria and the most recent FIRM maps of 12/18/2009. After a flood event, the floodplain manager has the authority, via Choctaw City Code of Ordinances, to assess substantial damages and require that no substantial improvements are made until it has been demonstrated via engineering that development will be compliant with the floodplain regulations.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in the table are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures *	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Removal of debris (trees, brush, trash and sediment) from miles of Choctaw Creek. This will allow the Creek to flow better. This project will be implemented as part of anticipated commercial development plans. This project may be done in conjunction with Oklahoma County to reduce or eliminate flooding over a larger area.	N/A	(Non-Mitigation, Maintenance)	In Progress, as time allows	DPW, with County Support	Medium (reduced or eliminated local flooding)	High	Capital Improvement Funds	Short	High
Archive elevation certificates	NA	NFIP Compliance	Continuous	NFIP Floodplain Administrator	Low	Low	City Operating Budget	As provided (no end)	High
Working with MWC to mitigate the flooding at SE 15th & Hiwassee at Choctaw Creek Tributary 4 East Branch. The culvert needs to be replaced and enlarged. Areas downstream will need to be addressed.	Existing	Flood	Planned	City Engineering, ODOT, Storm Water Management	High	High	HMGP, FMA, Capital Improvement Funding	Long	High



Mitigation Initiative	Applies to New and/or Existing Structures *	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Choctaw Creek from Hiwassee to Triple X floods (including Hwy 62) and needs to be maintained to include cleaning of debris, rip-rap put in place on bridges and wash out areas. Recent commercial development in the area may add to the flooding.	Existing	Flood	Planned	City Engineering, ODOT, Storm Water Management, Army Corps.	High	High	HMGP, FMA, Capital Improvement Funding	Short	High
Replacement of culvert with box culvert at 400 block of Choctaw Rd.	Existing	Flood	Planned	City Engineering, ODOT, Storm Water Management	High	High	HMGP, City Operating Budget	Long	Low
Distribute All-Hazard Weather Radios to senior centers, and high-risk residents		Dam Failure, Drought, Earthquake, Extreme Temperature, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storms	As needed	Emergency Management	High	Medium (updated)	HMGP, City Operating Budget	Long	Low
Create mitigation education pamphlets and distribute at booths during large public events and at public city venues.		Dam Failure, Drought, Earthquake, Extreme Temperatures, Flood, Hail, Lightning, Wildfire, Wind	As public events occur, reorder as needed	Emergency Management	High	Low	HMGP, City Operating Budget	Long	Low



Mitigation Initiative	Applies to New and/or Existing Structures *	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
		(incl. Tornado), Winter Storms							
Educate students at schools on how to mitigate against flooding, hail, high winds (including tornadoes) and lightning and be better prepared for storm season.		Flood, Hail, Lightning, Wind (incl. Tornado)	During school year	Emergency Management	Medium	Low	City Operating Budget	Long	Low

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

- Low = < \$10,000
- Medium = \$10,000 to \$100,000
- High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

- Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.
- Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.
- High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA’s benefit calculation methodology) has been evaluated against the project costs, and is presented as:

- Low = < \$10,000
- Medium = \$10,000 to \$100,000
- High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

- Low = Long term benefits of the project are difficult to quantify in the short term.
- Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.
- High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:



PDM = Pre-Disaster Mitigation Grant Program
FMA = Flood Mitigation Assistance Grant Program
RFC = Repetitive Flood Claims Grant Program
SRL = Severe Repetitive Loss Grant Program
HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term= 5 years or greater. OG = On-going program.
DOF = Depending on funding

Draft



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of Choctaw to illustrate the probable areas impacted within the City of Choctaw. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Choctaw has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.



9.5 CITY OF DEL CITY

This section presents the jurisdictional annex for the City of Del City.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Kellie Wilbanks Community Development Director 3701 SE 15th Street, Del City, OK 73115 (405) 670-7303 kwilbanks@cityofdelcity.org	JD Hock City Manager 3701 SE 15 th St, Del City, OK 73115 (405) 670-7301 jhock@cityofdelcity.org

B.) MUNICIPAL PROFILE

The City of Del City is located in the southwestern section of Oklahoma County and is part of the Oklahoma City metropolitan area. The City is bordered to the north, south and west by Oklahoma City, and to the east Midwest City. The City of Del City has a total land area of 7.5 square miles, all of it land. The City is governed by a mayor and a four member City Council. The 2020 U.S. Census population for the City of Del City was 21,828 (+2% from 2010). An increase in the transient population has been noted in the past 5 years.

Del City is situated at the bottom of two major drainage basins. A large amount of stormwater conveyed through the City originates in areas outside of the City's control. The City has 1,354 parcels in the NFIP Special Flood Hazard Area, with 4 NFIP Repetitive Loss properties. Flooding in the City is mainly caused by the Crutcho and Cherry Creeks. Areas where natural and man-made obstructions in the floodplains have an increased severity of flooding. (FEMA FIS - 2009)

Known or Anticipated Future Development

The following table summarizes major residential/commercial development and major infrastructure development that are identified for the next five (5) years in the City. Refer to the map at the end of this annex which illustrates the hazard areas along with the location of potential new development.

Property Name	Type (Residential or Commercial)	Number of Structures	Address	Known Hazard Zone	Description/Status
I-40 and Sooner	Commercial	2-5	5300-5500 Main Street	Flooding	Crutcho Creek and Crutcho Creek Tributary B: Remediated Using Public Funding and LOMR Approved
SE 15 th & Sooner	Commercial	2-3	5200-5500 SE 15 th St	Flooding	Preliminary, potential for flooding from runoff
John Smith Sports Complex	Public	0	4500 Reno	Flooding	Potential recreation area
Cherry Creek	Residential	2	1900 Cherry Lane	Flooding	Potential source of flooding: Cherry Creek
I-40 and Scott	Commercial	Unknown	Tinker Diagonal St & S. Scott Street	Flooding	Potential from flooding from Crooked Oak Creek



Property Name	Type (Residential or Commercial)	Number of Structures	Address	Known Hazard Zone	Description/Status
Large Home Residential	Residential & Commercial	300	South of SE 29 th Street between S Sunnyside Rd and Bryant Ave.	Flooding	Cherry Creek

Though some of these future development sites are being developed within known hazard zones, due to infrastructure augmentation and up-to-date NFIP & floodplain code enforcement, these developments do not impact the overall flooding potential within Del City. A slight decrease to the WUI is expected as it will cover an undeveloped urban area.

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.

The following table summarizes progress on the mitigation strategy identified by the City of Del City in the 2019 plan.

Completed 2019 Initiative Description	Status
Brookdale Channel – Repair channel north of SE 15 th	Completed
Installed lightning protection at WWTP	Completed
Installed a generator at the new Fire Station 1	Completed
The city refurbished water wells and replaced the supply line from Lake Thunderbird to the Water Treatment Plant	Completed
The city installed covers for vehicles at City Hall.	Completed at City Hall

Abandoned 2019 Initiative Description	Status
Remove an apparently faulty flap gate on Crutcho Creek under SE 29 th Street.	Responsibility of a neighboring jurisdiction
Address flooding issues in the area of NE 10 th and Sunnyside, which may involve acquisition.	Not feasible
Address flooding issues in the area of NE 10 th and Sunnyside, which may involve construction of stormwater detention.	Not feasible
Create a Residential Safe Room Rebate Program	State has a rebate program
Drill new water wells	The city refurbished existing wells
Public education on the dangers associated with lightning and how to increase resiliency in the home and office	Abandoned initiative



Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the City of Del City is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	Yes	Canton Lake, Overholser - See local hazard map end of section
Drought	Yes	
Earthquake	Yes	
Expansive Soils	Yes	
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

According to the City of Del City, the following have been identified as specific hazard vulnerabilities in the City:

Repetitive street flooding on Del View Drive and Hampton Drive.
 SE 28th street between Vickie and Linda Lane can flood up to porches of homes.
 The Oakbrook channel can flood from Woodview to SE 29th.
 The Brookdale channel can flood north of SE 15th St.
 Street and residential flooding can occur on NE Sooner Rd to E Reno Ave in the Hidden Creek Estates.
 Street and residential flooding can occur on SE 15th St to Mallard Dr.
 The Cherry Creek channel in the Hartsdel Addition is subject to backup and flooding after heavy rain.
 Flooding on Lariat Lane occurs due to lack of sufficient drainage.
 Crutcho Creek appears to have a faulty gate under SE 29th St.
 Street and residential flooding can occur at NE 4th and Sunnyslane after heavy rains.
 Street and industrial flooding can occur at NE 10th and Vickie.
 Commercial flooding can occur at SE 29th St and Epperly Dr.
 Commercial flooding can occur at the 1900 block of Vickie Dr.
 A few residents and businesses are in the SFHA near the North Canadian River.

Critical Facilities Located in the DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss			
			100-Yr	500-Yr	100-Yr Structure Damage %	100-Yr Content Damage %	500-Yr Structure Damage %	500-Yr Content Damage %
Del City Fire Department #2	Del City (C)	Fire	X	X	-	-	0.1	0.1

Source: FEMA, 2009



Utilities Located in the Preliminary DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss	
			100 Year	500 Year	100 Year Damage %	500 Year Damage %
Wastewater Treatment Complex*	Del City (C)	WWTF	X	X	23.2	29.9

*Facility has no history of flooding.

Source: FEMA, 2009;

Notes:

- (1) 'X' indicates the facility location as provided by Oklahoma County's Planning Committee is located in the DFIRM flood zone.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE CITY

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	
May 31, 2013	Wind/Flood	DR-4117	Yes	Minor flooding to residential and apartment buildings. Tributary backed up into private property causing minor damage.
February 2014-July 2014	Drought	N/A	N/A	
March 5, 2015	Extreme Cold	N/A	N/A	
May 5-10, 2015	Flood	DR-4222	Yes	Over this time, a total of 11.61" rain reported at Will Rogers Airport. Southern parts of Oklahoma County saw the greatest rainfall. Del City experienced flooded roadways.
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice Storm with widespread power outages, including the Del City area.
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A	N/A	
January 7, 2017	Extreme Cold	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
July-August 2017	Drought	N/A	N/A	
January 2018-April 2018	Drought	N/A	N/A	
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Around 5" of snow.
June 6, 2019	Flood	N/A	N/A	A stretch of Scott Street near I-40 was inundated with 6.5" of water in Del City.
June 9, 2019	Wind	N/A	N/A	Non-thunderstorm winds tore part of the roof off the Del City Fire Station #2 east of SE 15 th & Sunnyslane Rd.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
August 26, 2019	Wind	N/A	N/A	In Del City, the Community Center's roof was peeled back and HVAC units moved. A church on SE 22 nd had their roof collapse and the front of the Dollar Tree store collapsed near SE 15 th & Sunnyslane Rd.
February 5, 2020	Heavy Snow	N/A	N/A	Around 3" of snow.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	Near ½" of ice with lots of tree damage.
December 13, 2020	Heavy Snow	N/A	N/A	4" of snow in Del City.
December 15, 2020	Winter Storm	N/A	N/A	Generally 3-4 inches of snowfall accumulation was reported across the county.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	¼" of ice and near 6" of snow.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Traffic accidents reported due to light icing on bridges.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
June 6, 2021	Flood	N/A	N/A	Motorist stranded in the area of Cherry Creek bridge near SE 15 th /Sunnyslane in Del City.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
September 2021	Drought	N/A	N/A	
October 14, 2021	Wind	N/A	N/A	Sheet metal roofing peeled off a shopping center near SE 15 th /Sunnyslane Rd. in Del City with power poles leaning. Numerous large trees downed.
December 2021-April 2022	Drought	N/A	N/A	
July 3-28, 2022	Excessive Heat	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 2022-May 2023	Drought	N/A	N/A	
July 11, 2023	Flood	N/A	N/A	4-6" inches of water on a roadway northeast of Reno & Sooner.
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-16, 2024	Extreme Cold	N/A	N/A	Frozen pipes, water lines broken. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 4 residential

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Repetitive Loss info from City of Del City Community Services

Wildfire History for Del City



Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires.

*A significant fire occurred in neighboring Midwest City in 2009, with mutual aid costs not listed here.

	Loss	Acres
2023	N/A	N/A
2022	\$0	4.0
2021	\$48	5.0
2020	\$0	0.0
2019	\$0	2.0
2018	N/A	N/A
2017	\$20	2.6
2016	\$85	1.1
2015	\$0	1.0
2014	\$257	101.1
2013	\$0	0.0
TOTAL LOSS	\$410	116.8

Source: Oklahoma State Fire Marshal's office, Del City FD



D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Yes	2015		3 Years	Community Development & Fire Marshal
Comprehensive / Master Plan	Yes	December 2023	Yes	Annual	Community Development
Zoning Management Ordinance	Yes	Appendix A- Del City Code, to be updated in 2024		5 Years	Community Development
Subdivision Management Ordinance	Yes	Included in the Zoning Ordinance		5 Years	Community Development
Site Plan Review Requirements	Yes	Included in the Zoning Ordinance		3 Years	Community Development, Fire Marshal, Public Works
NFIP Flood Damage Prevention Ordinance	Yes	Higher Standards Ordinance 2009		Annual	Floodplain Administrator
NFIP Elevation Certificates Maintained	Yes			Annual	Floodplain Administrator
Floodplain Management Plan	Yes			Annual, October 15th	Floodplain Administrator
Stormwater Management Plan / Ordinance	Yes	2011 - Ordinance 1344		Annual, June 30th	Stormwater Quality Manager
Stream Corridor Management or Protection Plan	No				
Erosion Management Ordinance	Yes	2011 - Ordinance 1344		Annual, June 30th	Stormwater Quality Manager
Capital Improvements Plan	Yes	Yes		Annual, May 30th	City Administrator
Open Space Plan	No				
Economic Development Plan	Yes			Bi-annual, December 31st	Economic Development Director



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Emergency Response Plan	Yes			Annual, December 31st	Emergency Manager
Post Disaster Recovery Plan / Ordinance	Yes			5 Years, by December 31st	Community Development, Emergency Manager
Real Estate Disclosure Requirements	Yes	State Requirements		As the State requires	
Highway Management Plan	No				
COOP/COG Plan	Yes	Included in Disaster Plan		Annual, December 31st	Emergency Manager
Other (Special Purpose Ordinances such as critical or sensitive areas)	Yes	Drainage/Detention Ordinance/Airport Overlays/Accident Protection Zones		As per Federal guidance	Community Development, Fire, City Administration

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

Del City reports minimal integration of the HM Plan with the above documents. During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.

D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Yes	Economic Development Director, Community Development Director, City Planner
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Yes	Economic Development Director, Community Development Director, City Planner, Chief Building Inspector, Fire Marshal
Planners or engineers with an understanding of natural hazards	Yes	Economic Development Director, Community Development Director, City Planner
NFIP Floodplain Administrator	Yes	City Planner
Surveyor(s)	No	



Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Personnel skilled or trained in "GIS" applications	Yes	Contracted Position
Scientist(s) familiar with natural hazards in the County.	No	
Emergency Manager	Yes	Fire Chief
Grant Writer(s)	Yes	Economic Development Director, Community Development Director, Fire Department, Police Department, City Administration
Staff with expertise or training in benefit/cost analysis	Yes	Economic Development Director, Community Development Director, Fire Department, Police Department, City Administration

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	Yes, Stormwater Utility
Impact Fees for homebuyers or developers of new development/homes	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	Yes - TIF
Withhold public expenditures in hazard-prone areas	No
Other	Development Grants

D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	6	5/1/2017
Building Code Effectiveness Grading Schedule (BCEGS)	4	2016
Public Protection	2	2019
Storm Ready	City and County	12/2022
Firewise	N/A	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:



- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Furthermore, employing experts in land management and construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.

Floodplain management abilities can be expanded on and improved through additional training and cross-training of job duties, joining professional organizations and annual review of flood prone areas for potential mitigation solutions.

Del City has adopted NFIP floodplain management criteria and the most recent FIRM map of 12/18/2009. After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the floodplain management regulations by following FEMA guidelines and best practices outlined in FEMA P-758. The city does not have specific regulations beyond FEMA requirements.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
City Wide Flood Prevention – Replace broken drop boxes and channel lining city wide	Existing	Flood	Planned	Public Works	High – reduced local flooding due to improved conveyance	High (est. \$1 million)	City General Fund	Ongoing as funding becomes available	High (critical)
Oakbrook Channel – Streambank Stabilization		Flood	Planned	Public Works	Reduced Flooding Potential	High	HMGP and City Capital	Long	Medium
Install backup generators at the following facilities: <ul style="list-style-type: none"> • Police Department • City Hall • Wells (portable gen.) • Fire Department Station 2/Community Center 	Existing	Flooding, Earthquake, Extreme Temps, Flooding, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storm	Planned	City EM / Fire Department	Essential City Functions maintained	High	HMGP, Capital Improvement Funds, General Funds	Long	High
Purchase, or relocate structures located in hazard-prone areas to protect structures from future damage, with repetitive loss and severe repetitive loss properties as priority. Specifically identified are the following: Properties along the North Canadian River	Existing	Flood	Planned	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, FEMA	High	High	FEMA Flood Mitigation Grant Program, Neighborhood enhancement funds	Long-term DOF	Medium -High*



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
<p>Phase 1: Identify appropriate candidates for relocation based on cost-effectiveness versus retrofitting.</p> <p>Phase 2: Where relocation is determined to be a viable option, work with property owners toward implementation of that action based on available funding from FEMA and local match availability.</p>									
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	NFIP Compliance	Ongoing	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low - Medium	General Fund	Ongoing (no end)	High
Enact a city code to perform soil stabilization when expansive soils are found during engineering studies and compaction tests on fill land.	New	Expansive Soil	Planned	Community Development	Medium	Medium	General Fund	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
When citizens apply for building and remodel permits, provide a pamphlet with expansive soil mitigation information.	New & Existing	Expansive Soil	Planned	Community Development	Medium	Low	Donated	Continuous	Low
Educate citizens on water conservation by providing information through the utility bill and social media		Drought	Ongoing (no end)	Stormwater Manager	Reduce water use in city	Low	DC MSA	Ongoing, through the year	Medium
Increase earthquake risk awareness – through public education pamphlets distributed at community gatherings (fire dept. open house, police dept. open house, pool safety day, etc.)		Earthquake	As public events are scheduled	EM / Fire Department	Reduce loss of life through education – residents should have a plan - and reduce damage to buildings	Low	EM General Fund	Short	Medium
Public education on the dangers associated with extreme temperature events prior to the onset of extremes		Extreme Temps	Typically Spring and Fall	EM / Fire Department	Reduce loss of life	Low	EM General Fund	Short	Medium
Establish heating and cooling stations to protect citizens from extreme temperatures, and provide a location with electricity and water during winter storms and after high winds		Extreme Temps, Wind (incl. Tornado), Winter Storm	As events occur year around	EM / Fire Departments	Reduce loss of life	Medium	General Fund, DC MSA	Ongoing, as events occur	Low
Provide shelters for jurisdiction owned emergency vehicles to protect from hail		Hail	As buildings are built and	Various City Depts as needed	Reduction in losses of vehicles	High	Capital Improvement Funds	Long	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
damage citywide			refurbished						
Install lightning protection and suppression systems protecting radios, computers, and other essential equipment at critical facilities throughout the jurisdiction	Existing	Lightning	Planned and ongoing	Coordinated through City Administration	Reduction in loss of electronic equipment	High	General Fund	Ongoing as funds allow and new equipment is procured	High
Public education on finding the best nearby shelter (city newsletter)	Existing	Wind (incl. Tornadoes)	New	EM / Fire Department	Reduce loss of life	Low	General Fund	Annual, in Spring	Medium
Create fire breaks along fence rows to thwart road jumping of wildland fires	Existing	Wildfire	Ongoing, each summer	Fire Department	Reduced structure loss	Low	General Fund	Annual, as vegetation grows	High
Public education on creating fire breaks around the home and reducing wildfire risk	Existing	Wildfire	New	EM / Fire Department	Reduce loss of life	Low	General Fund	Annual, as needed	Medium
Purchase All Hazard Weather Radios for schools and other public facilities		Dam Failure, Drought, Earthquake, Extreme Temp, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storm	As needed	EM / Fire Department	Reduced loss of life	Low	HMGP w/ EM General Fund	Short	High

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000



Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program

FMA = Flood Mitigation Assistance Grant Program

RFC = Repetitive Flood Claims Grant Program

SRL = Severe Repetitive Loss Grant Program

HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term = 5 years or greater. OG = On-going program.

DOF = Depending on funding.



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

I.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

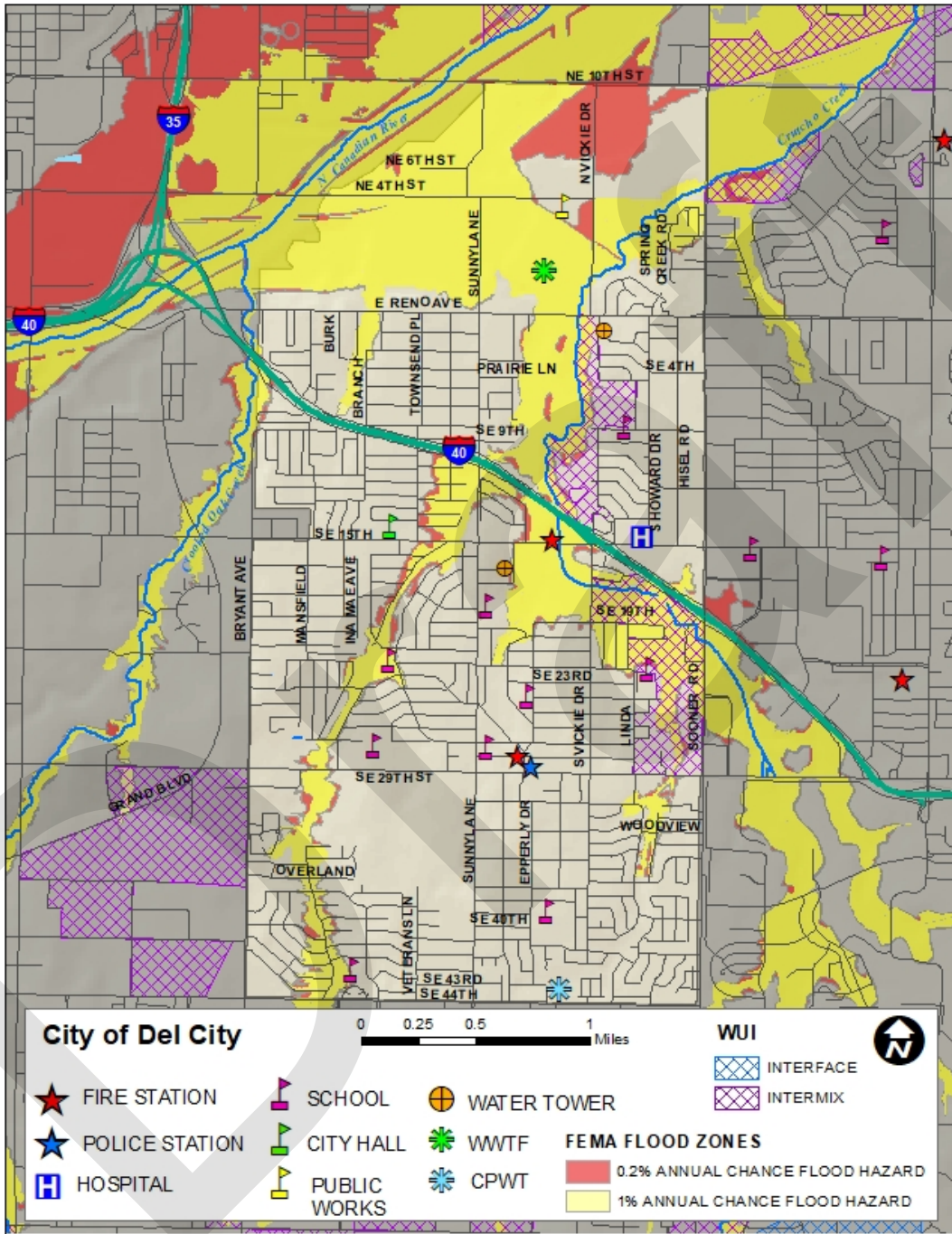
J.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of Del City to illustrate the probable areas impacted within the City of Del City. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Del City has significant exposure.

K.) ADDITIONAL COMMENTS

No additional comments at this time.





9.6 CITY OF EDMOND

This section presents the jurisdictional annex for the City of Edmond.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Brook Pintens Emergency Management Coordinator P.O. Box 2970, Edmond, OK 73083 (405) 359-4378 brook.pintens@edmondok.com	Brandon Pursell Emergency Management Resource Specialist P.O. Box 2970, Edmond, OK 73083 (405) 359-4564 brandon.pursell@edmondok.com

B.) MUNICIPAL PROFILE

The City of Edmond is located in the northcentral section of Oklahoma County and is part of the Oklahoma City metropolitan area. The City is bordered to the south, east and west by Oklahoma City. The City has a total land area of 87.9 square miles; with 85.1 square miles of it is land and 2.8 square miles of water. The City is governed by a mayor and a five member City Council. The 2020 U.S. Census population for the City of Edmond was 94,740 (+14% from 2010).

Flooding in the City typically results from intense thunderstorms associated with squall line activity. The greatest potential for flood damage in the City exists along the upper portion of Spring Creek, west of Bryant Avenue. The main reasons why this area floods is due to increased urbanization, residential development along the floodplain, and inadequate bridge and culvert openings. (FEMA FIS – 2009)

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.

Completed 2019 Initiatives	Comments
Added a voice announcement lightning warning system to the outdoor warning system at the Kickingbird golf course	Completed in 2023
Spring Creek Tributary 2 - From E 33rd St. to S Coltrane Rd. existing earthen lined channel sediments were removed to restore flow capacity	Decreased flood risk
Acquire and install high-powered voice warning devices for city parks and high density public areas.	

Abandoned Initiatives	Comments
Bury overhead power lines in areas of older infrastructure where the system is vulnerable to adverse weather conditions.	The city has pursued funds under the federal GRIP grant program but has been turned down as of early 2024. Without the funding, it may be reconsidered as a future project but not within the next 5 years.
Establish cooling and heating (warming) stations to protect the public from extreme temperatures.	Most seek neighbors and family in extreme temperature events.



Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the City of Edmond is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	Yes	Arcadia Lake - See local hazard map end of section
Drought	Yes	
Earthquake	Yes	
Expansive Soils	Yes	
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

According to the City of Edmond, the following have been identified as specific hazard vulnerabilities in the City:

- Flooding has damaged public infrastructure, such as waterlines, sanitary sewers, buildings, streets and bridges
- Drought increases the threat of wildfires
- Hail has damaged City vehicles and roofs
- High winds have damaged street signs and lights, as well as interrupting power when trees damage electrical lines
- Severe thunderstorms produce high winds, hail and sudden rain; all causing damage to City property
- Tornadoes have impacted the City many times, causing significant damage to private and public property
- Wildfires have significantly impacted the City, causing significant damage to private and public property, as well as impacting the City's operations and provision of services, including emergency services
- Winter storms have led to the City effectively 'shutting down,' resulting in road closures, stranded motorists, the opening of shelters, service interruptions, and the closure of businesses.
- The City notes that an average of 45 trains/day move through Edmond on the Burlington Northern Santa Fe (BNSF) railway with unknown and potentially hazardous materials



Vulnerability assessment modeling has identified the following flood vulnerabilities (see Flood Hazard Profile in Section 5.3.6):

Utilities Located in the Preliminary DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss	
			100 Year	500 Year	100 Year Damage %	500 Year Damage %
Oak Tree Lift Station	Edmond (C)	WW Pump	X	X	40.0	40.0
Well #34	Edmond (C)	Potable Water	X	X	5.2	40.0
Well #30	Edmond (C)	Potable Water	X	X	-	0.7
Well #56	Edmond (C)	Potable Water	X	X	40.0	40.0
Well #44	Edmond (C)	Potable Water	X	X	2.8	30.3
Williams Gas Pipeline / Compressor Station	Edmond (C)	Natural Gas	X	X	-	40.0
Garber Substation	Edmond (C)	Electric Substation		X	-	-
Fairfield Substation*	Edmond (C)	Electric Substation	X	X	-	-

Source: FEMA, 2009;

Notes:

- (1) 'X' indicates the facility location as provided by Oklahoma County's Planning Committee is located in the DFIRM flood zone.

Growth/Development Trends

The following major residential/commercial development and major infrastructure development are currently known or anticipated in the City of Edmond.

New Development/Potential Development in Municipality			
Property Name	Type Residential or Commercial	Number of Structures	Address
Fox Lake Commercial	Commercial	1	851 W I-35 Frontage Rd
PUD North of Bancfirst	Commercial	1	North of 1100 S. Bryant
Edmond Town Center Development	Commercial	1	South of Danforth and Kelly
Ranken Energy commercial spaces	Commercial	1	457 W. 18 th Street

Recent and anticipated growth is in existing urban areas, with only small increases to the WUI and flood risk.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE CITY

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	2011-2012 was the fourth driest two-year period on record and left water storage at reservoirs at an all-time low. Oklahoma City implemented mandatory outdoor water rationing starting July 31, 2012



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
				including cities that buy water from OKC. This includes Deer Creek Rural Water District (unincorporated county), Edmond, The Village and Warr Acres. January 17, 2013 odd/evening outdoor watering was re-implemented and by spring became a permanent program.
April 26, 2013	Hail	N/A	N/A	Very large hail up to 2.50 inches was reported. Property Damage estimated grew to \$400K.
May 19, 2013	Tornado, Hail	N/A	N/A	A tornado touched down in Edmond, that was rated up to EF1 that created damage to buildings. An estimate of damages was not available. Hail up to 2.6" was reported near Coffee Creek & I-35.
December 01, 2013	Earthquake	N/A	N/A	This earthquake was 8.4km in depth and was felt throughout the Oklahoma County area. There was reports of strong shaking and light damage reported. This originated in Edmond at a magnitude of 4.5
February 2014-July 2014	Drought	N/A	N/A	
June 16, 2014	Earthquake	N/A	N/A	4.3 magnitude earthquake near Spencer; depth of 5.0 km.
June 18, 2014	Earthquake	N/A	N/A	4.1 magnitude earthquake near Spencer; depth 5.0 km
December 14, 2014	Tornado	N/A	N/A	One very brief EF0 tornado was videoed by KWTN over northeastern Oklahoma County south of Lake Arcadia in Edmond. No damage occurred.
March 5, 2015	Extreme Cold	N/A	N/A	
July 2, 2015	Flood	N/A	N/A	This was the largest rain event damage recorded locally. Multiple residential and commercial flooding occurred, no substantial damage reported. Some street repair was necessary on Santa Fe Ave.
November 27, 2015	Ice Storm	DR-4247	Yes	Edmond sustained significant tree damage that necessitated debris pickup. Edmond Electric suffered infrastructure damage, too. Edmond's total cost was \$1.2M
December 29, 2015	Earthquake	N/A	N/A	In the county, this earthquake, at a depth of 6.5km, there were multiple reports of light to moderate shaking with very light damage. This earthquake originated in Edmond and was measured at 4.3.
January 01, 2016	Earthquake	N/A	N/A	At a depth of 5.8 feet, there were multiple reports of light to strong shaking with light damage reported with this quake.
April 07, 2016	Earthquake	N/A	N/A	4.2 magnitude earthquake at Luther; depth of 6.1 km



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
April 26, 2016	Tornado	N/A	N/A	An EF0 tornado was spotted just south of Lake Arcadia in Edmond that caused an estimated 4.00K damage. An EF0 also began in the city limits 3 N of Arcadia and moved NE.
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A		1/10" reported in Edmond near Covell/I-35.
January 7, 2017	Extreme Cold	N/A	N/A	
July-August 2017	Drought	N/A	N/A	
August 03, 2017	Earthquake	N/A	N/A	All regions of the county felt this quake, per the USGS. Most areas were light with a few areas experiencing moderate shaking. Very light damage was also reported.
January 2018-April 2018	Drought	N/A	N/A	
June 7, 2018	Flood	N/A	N/A	Widespread flooding across the north Metro. Reports of flooding including NW 234 th and Rockwell, parts of The Village, Edmond and Nichols Hills stranding multiple cars and closing roads. 2-2.5" of rain fell over 2-3 hours.
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
September 21, 2018	Flood	N/A	N/A	A series of heavy rainfall events lead to flooding. In Edmond, reports of high water at 15 th and Kelly, also south of UCO, and on Broadway between 15 th and 33 rd .
October 9, 2018	Tornado	N/A	N/A	A weak QLCS tornado traveled from SE of NE 122 nd /I-35 to SE of Danforth/Midwest. Tree damage was seen in Edmond.
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain caused tree damage. Snowfall of ½" in Edmond.
March 23, 2019	Hail	N/A	N/A	Two inch diameter stones reported west of Memorial and I-35. YouTube videos show broken car windows. Damage estimate not provided.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 3, 2019	Flood	N/A	N/A	Several inches of water covered many roads along 2 nd St near I-35 in East Edmond.
August 26, 2019	Flood, Tornado	N/A	N/A	Roads closed and vehicles stranded near Boulevard and 15 th St. A tornado from Logan Co moved SSW barely crossing into OK County near Waterloo/Santa Fe producing minor tree damage.
February 5, 2020	Heavy Snow	N/A	N/A	5.4" in Edmond.
June 2020-July 2020	Drought	N/A	N/A	
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	Over ½" of ice.
December 13, 2020	Heavy Snow	N/A	N/A	3.8" fell near 2 nd /Broadway in Edmond.
December 15, 2020	Winter Storm	N/A	N/A	Generally, 3-4 inches of snowfall accumulation was reported across the county.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain accretion of 0.25" to 0.35" was reported across the county and 5.5" of snow near 2 nd /Broadway in Edmond.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Traffic accidents due to light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	7.5 inches of snow fell in Edmond.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Reports from across the county generally ranged from 4 to 5 ½ inches with a maximum of 5.6 inches reported 5 mi. ESE Edmond.
May 27, 2021	Flood	N/A	N/A	Widespread flash flooding. In Edmond, 2 cars stalled at 33 rd /Kelley, road closed. Cars stalled in deep water on 15 th near Boulevard.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
September 2021	Drought	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
February 2-3, 2022	Heavy Snow	N/A	N/A	Around 3" of snow.
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain was reported across the county.
March 11, 2022	Winter Storm	N/A	N/A	Around 2" of snow.
July 3-28, 2022	Excessive Heat	N/A	N/A	
July 2022-May 2023	Drought	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
August 28, 2022	Wind	N/A	N/A	Power poles snapped near Danforth & Bryant in Edmond.
August 28, 2022	Lightning	N/A	N/A	Lightning struck a house in Edmond, blowing part of a switch off a wall and burning an electrical outlet.
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
April 19, 2023	Hail	N/A	N/A	Numerous reports of golf ball to 2" hail in western Edmond.
June 17, 2023	Wind	N/A	N/A	Widespread reports of wind gusts around 60 mph. A 12-18" diameter tree snapped at the base in a neighborhood SW of Edmond Rd & Santa Fe Ave.
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 11, 2023	Flood	N/A	N/A	A creek west of 15 th and Kelly came out of its banks and flooded the roadway. The heaviest rain was west of Broadway with over 5" of rain. 5.06" was reported northwest of E 33 rd and Coltrane. Numerous low spots flooded.
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-17, 2024	Extreme Cold	N/A	N/A	Frozen pipes, water lines broken. Temperatures around 0F on the 14 th & 15 th .



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
January 12, 2024	Earthquake	N/A	N/A	4.1 quake knocked items from shelves in east Edmond.
January 13, 2024	Earthquake	N/A	N/A	4.3 quake knocked items from shelves in east Edmond.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 5 residential, 1 commercial

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: OWRB, FEMA, Edmond Emergency Management

Wildfire History for Edmond

Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires.

	Loss	Acres
2023	N/A	N/A
2022	N/A	N/A
2021	N/A	N/A
2020	\$0	23.2
2019	N/A	N/A
2018	\$0	242.1
2017	\$0	302.3
2016	\$3,800	116.1
2015	\$0	25.4
2014	\$3,000	54.5
2013	\$500	13.8
TOTAL LOSS	\$7,300	777.4

Source: Oklahoma State Fire Marshal's office



D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	Title 16 & 17, latest revision 2018			
Comprehensive / Master Plan	Y	The Edmond Plan, 2019	No		
Zoning Management Ordinance	Y	March 1, 2007			
Subdivision Management Ordinance	Y	Title 21, latest revision March 8, 2021			
Site Plan Review Requirements	Y	January 25, 2021			
NFIP Flood Damage Prevention Ordinance	Y	Title 23 Stormwater Drainage Latest Revision 09/21/16 The City requires 2' freeboard. The City does not allow any building in the floodplain, and requires that all new construction projects identify floodplains and inundated areas and designate such as open space.		As needed, last updated 2023	Floodplain Administrator
NFIP Elevation Certificates Maintained	Y	Title 23 Stormwater Drainage Latest Revision		Continuous	Floodplain Administrator
Floodplain Management Plan and Additional Master Floodplain Studies	Y	Title 23 Stormwater Drainage Latest Revision	No	As needed, last updated 2023	Floodplain Administrator
Stormwater Management Plan	Y	Title 23 Stormwater	No	As needed,	Floodplain



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
/ Ordinance		Drainage Latest Revision		last updated 2023	Administrator
Stream Corridor Management or Protection Plan	Y	Title 23 Stormwater Drainage Latest Revision	No	As needed, not scheduled	Floodplain Administrator
Erosion Management Ordinance	Y	Title 23 Stormwater Drainage Latest Revision		As needed, not scheduled	Floodplain Administrator
Capital Improvements Plan	Y	Updated 2019	No		Director of Engineering
Open Space Plan	Y	Title 23 and STD- 400 (06-12-17); For development regulations – All areas lying below 100 year WSL must be in HOA common area.		As needed, not scheduled	Floodplain Administrator
Economic Development Plan	N				
Emergency Response Plan	Y	Emergency Operations Plan	Yes	Quarterly	Emergency Management w/ City Departments
Post Disaster Recovery Plan / Ordinance	N				
Real Estate Disclosure Requirements	N				
Transportation Plan	Y	EdmondShift Transportation Plan 10/24/22		As needed	Planning & Zoning Director
COOP/COG Plan	N				
Other (Special Purpose Ordinances such as critical or sensitive areas)					

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.



D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Engineering/Public Works Engineer Engineering/Director of Engineering Engineering/Stormwater Engineer Planning Director
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Engineering/Public Works Engineer Engineering/Director of Engineering Engineering/Capital Projects Engineer Engineering/Stormwater Engineer Building Inspector Emergency Management – Public Works Department
Planners or engineers with an understanding of natural hazards	Y	Engineering/Stormwater Engineer Hydrologist, Floodplain Administrator
NFIP Floodplain Administrator	Y	Senior Stormwater Engineer
Surveyor(s)	Y	Senior Stormwater Engineer
Personnel skilled or trained in “GIS” applications	Y	GIS Department
Scientist(s) familiar with natural hazards in the County.	N	
Emergency Manager	Y	Emergency Management Dept.
Grant Writer(s)	Y	
Staff with expertise or training in benefit/cost analysis	N	

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	Yes. Had a capital improvements project committee, and a sales tax for funding.
Authority to Levy Taxes for specific purposes	No
User fees for water, sewer, electric service, sanitation, stormwater	Drainage utility fee, electrical service fees
Impact fees for builders and commercial structures	No
Incur debt through general obligation bonds	Eligible, not in effect
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other	



D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	Class 6	10-01-2021
Building Code Effectiveness Grading Schedule (BCEGS)	TBD	TBD
Public Protection	Class 1	11-01-2021
Storm Ready	County and City	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Furthermore, employing experts in land management and construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities.

Floodplain management abilities can be expanded on and improved by continued training and looking for opportunities to gain CRS credit. Edmond has adopted NFIP floodplain management criteria and the most recent FIRM maps of 12/18/2009.

After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the floodplain management regulations by coordinating with OFMA (Oklahoma Floodplain Managers Association) in the rebuilding process.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities. Changes from the 2019 plan projects include status updates, reprioritization of a few items and minor description clarifications.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Continue to enforce local requirements that all new roadway construction must manage the 100-year flood	New	NFIP Continued Compliance	Ongoing	Engineering / Plan Review	Reduced roadway closures and road infrastructure damage	Medium	City General Budget	Continuous (no end)	Medium
Continue to manage and implement the City's storm water improvement / retrofit program – providing periodic review and prioritization of drainage problem area for mitigation	Existing	NFIP Continued Compliance	Ongoing	Drainage Utility	Reduced risk to structures and roadway	Medium - High	Storm Water Fees, CDGB grant or HMGP	Continuous (no end)	Medium
Maintain enforcement of Title 23 which incorporates specific higher regulatory standards for managing flood risk, including no new development in the SFHA, 2' freeboard.	New & Existing	NFIP Continued Compliance	Ongoing	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OWRB, FEMA	High	Low	City General Budget	Continuous (no end)	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Provide dam failure risk information with inundation depth and times for residents downstream of Lake Arcadia.	NA	Dam Failure	As requested	Corps of Engineers	High	Low - Medium	Corps of Engineers	Short	Low
Purchase All-Hazard (NOAA) Weather Radios and distribute	(Neither)	Dam Failure, Drought, Earthquake, Extreme Temperatures, Floods, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storm	Ongoing (no end)	Emergency Management	Alert citizens before disaster to save lives and after earthquakes to advise of life protective measures	Low	EM General Funds	As supplies are needed	High
Drill Additional Water Wells	Neither	Drought	Planned	Water Resources	Drill additional water wells ensuring that an adequate water supply is available.	High	Water Resources Utility Fund, OWRB Revolving Water Fund	Short	Medium
Conduct a public education campaign to increase efficiency of outdoor watering devices.	Neither	Drought	Planned	Water Resources	Conserves water	Low	City M&O Funds	Short	Low
Enhance local water supply through treatment plant upgrades and indirect potable reuse for	Neither	Drought	Planned	Water Resources	Conserves water	High	Capital Improvement Funds	Long	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Arcadia Lake. Conduct a public education campaign; advise citizens regarding protecting their homes and private property against the consequences of earthquakes.	New	Earthquake	During EM public events	Emergency Management	Decreases the damage caused by earthquakes.	Low	FEMA HM 5% initiative Grant, EM Budget	Short	Low
Research expansive soil data further to determine if problem exists on municipal property and stabilize soil prior to new building, making buildings less resistant to shifting during earthquakes.	New	Earthquake, Expansive Soil	Planned	Engineering	Low	Low	City Capital Funds	Short	Low
Educate citizens and developers regarding how to mitigate Expansive Soil risks.	Existing	Expansive Soils	Planned	Engineering	Decreases property damage.	Low	FEMA HM 5% initiative Grant, City General Budget	Short	Low
Provide public education on the dangers associated with extreme temperature events.	Neither	Extreme Temperatures	Recurring, during Summer	Emergency Management	Causes people to take personal responsibility and take appropriate actions.	Low	EM General Fund	Ongoing, May to August	Low
Conduct and		Flood	Ongoing	Drainage	Low -	High	Stormwater	Ongoing	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
facilitate community and public education and outreach for residents and businesses to promote and effect flood risk reduction				Utility with other city departments assisting	Medium		Fees	through year	
Update the City of Edmond's Chisholm Creek Basin Drainage Study	New and Existing	Flood	Planned	Drainage Utility	Medium	High	Stormwater Fees, HMGP 7% funds, City Capital Funds	Long	Low
Add warning signs for low water crossings on trails at city parks.	N/A	Flood	New	Parks	High	Low	Parks General Funds	Short	Low
Construct shelters for city owned vehicles to protect those vehicles from damaging hail.	New	Hail	As facilities are built or upgraded	Facility Maintenance	Protect vehicles and people from hail.	Medium	FEMA HM Grant, City Capital Funds	Long	Medium
Post warning signs at parks and other outdoor public areas warning people of the hazards of hail and other severe weather threats.	New	Hail	Planned	Parks	Educate citizens about the threats of hail.	Low	City budget, FEMA HM Grant	Short	Low
Purchase lightning prediction/warning system for Mitch and Hafer city	New	Lightning	Planned	Emergency Management	Will warn people of impending lightning in recreation	Medium	City Capital Funds	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
parks.					areas allowing them to seek shelter.				
Purchase lightning suppressions systems for city real property.	New and Existing	Lightning	Planned	Parks	Will minimize the destructive effects of lightning strikes.	Medium	FEMA HM Grant, City Capital Funds	Long	Medium
Create wildfire buffers around public buildings	New and Existing	Wildfire	Ongoing and as new facilities are created	Parks	Will minimize the destructive effects of wildfires.	Medium	FEMA HM Grant, City Capital Funds	Long	High
Install hail and wind shelters in public parks and other outdoor areas.	Neither	Hail, Wind (incl. Tornado)	As facilities are built or upgraded	Parks	This will provide shelter to the public during these types of events.	High	FEMA HM Grant, City Capital Funds	High	Medium
Acquire and install carbon monoxide monitors and alarms in concert with a public education campaign.	New and Existing	Winter Storms	Ongoing through each year (no end)	Fire Department	This will provide warnings to citizens during times they use alternative heating sources.	Low	Fire General Fund	Short	Low



Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program

FMA = Flood Mitigation Assistance Grant Program

RFC = Repetitive Flood Claims Grant Program

SRL = Severe Repetitive Loss Grant Program

HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term = 5 years or greater. OG = On-going program.

DOF = Depending on funding.



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

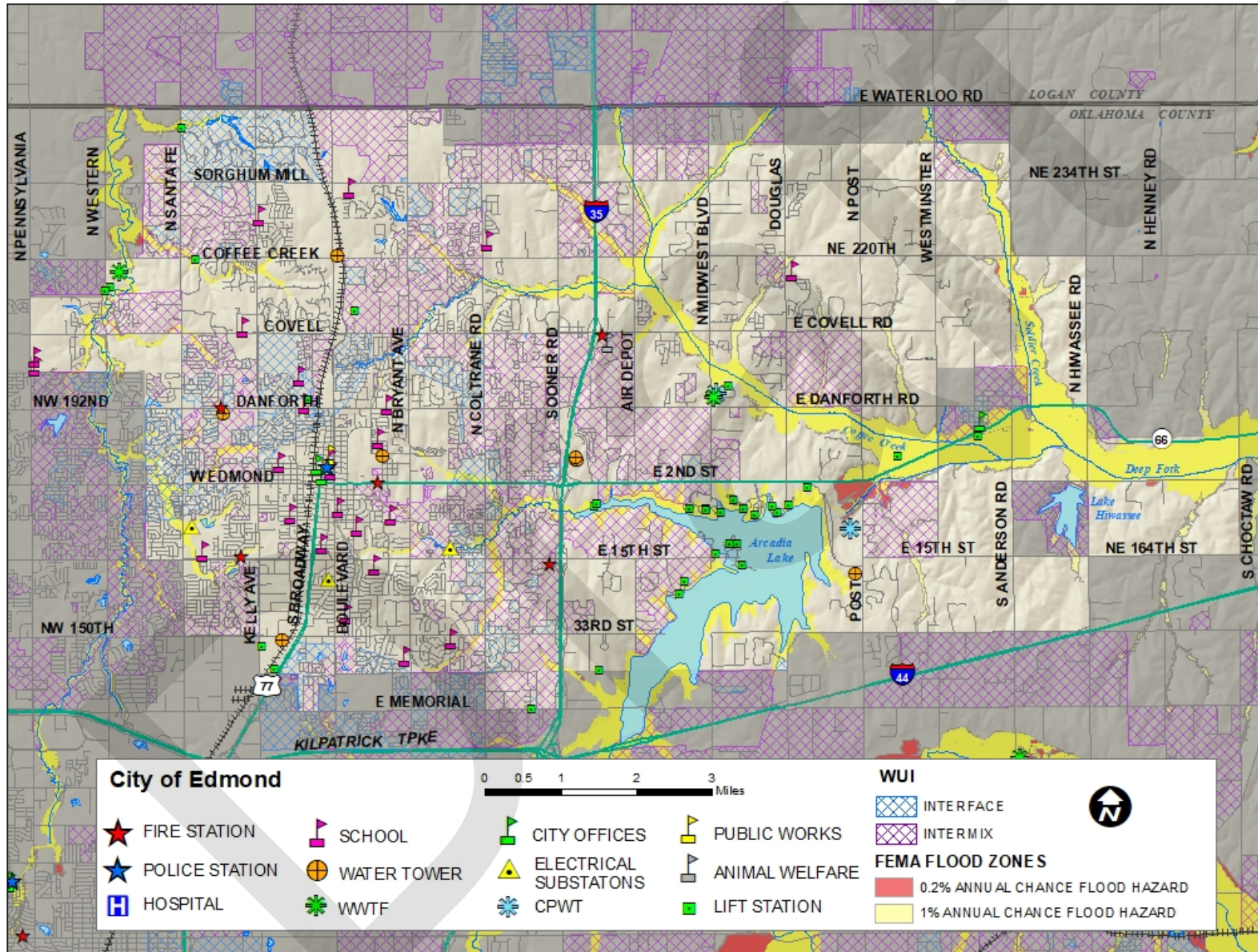
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of Edmond to illustrate the probable areas impacted within the City of Edmond. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Edmond has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





9.7 TOWN OF FOREST PARK

This section presents the jurisdictional annex for the Town of Forest Park.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Wesley "Chuck" Blair Fire Chief / Emergency Manager Town of Forest Park 4203 N. Coltrane, Forest Park, OK 73121 (405) 424-1212 webgbs@aol.com	

B.) MUNICIPAL PROFILE

The Town of Forest Park is located in central Oklahoma County. The Town is bordered to the north by the Town of Lake Alma, to the south, east and west by Oklahoma City. The Town of Forest Park has a total land area of 2.1 square miles, all of it land. The 2020 U.S. Census population for the Town of Forest Park was 1,052 (+5% from 2010).

Growth/Development Trends

The town recently annexed property from its previous northwest boundary to NE 50th and Bryant Ave. This may result in new economic development in that area.

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.

Completed 2019 Initiatives	Comments
City has installed several surge suppression UPS's on computers in the municipal complex.	This was part of a lightning mitigation project listed below.
Add generator(s) at critical infrastructure (i.e. Emergency Operations Center, Town Hall, other infrastructure as needed)	Mitigates against Flood, Earthquake, Extreme Temps, Lightning, Wind (incl. Tornado), Wildfire, and Winter Storm.

Further details on mitigation activities completed or ongoing in the Town include:

Abandoned Initiatives	Comments
Enact a building code requiring hail resistant materials for roofing and siding on residential and commercial structures	The city has no plans to pursue this action at this time.
Manage a residential safe room installation program to reduce the risk of injury and/or loss of life	State Emergency Management has a rebate program; a local program would require additional staff that are presently not available.



Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the Town of Forest Park is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	No	
Drought	Yes	
Earthquake	Yes	
Expansive Soils	Yes	
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

According to the Town of Forest Park, the following have been identified as specific hazard vulnerabilities in the City:

- Forest Park is a moderately wooded community; as such ice accumulations on trees can cause considerable damage disruption of essential services and monetary losses.
- The large quantity of old growth trees, egress issues and lack of fire hydrants make the town vulnerable to devastating wild fires. Large fast moving fires have threatened the town.
- During periods of heavy rain low areas of the town flood disrupting emergency response and causing infrastructural damage. Flooding has occurred on NE 50th between Bryant and Coltrane. Besides being a traffic hazard, it has caused minor washout of the roadway.
- Forest Park has high-impact occupancy that poses a mass casualty threat in the event of a significant weather event (tornado in particular). We have a public school and a highly populated golf course. High winds, hail and lightning have caused damage in Forest Park.
- Forest Park currently has no Repetitive Loss (RL) or Severe Repetitive Loss (SRL) properties.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE TOWN

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	
May 31-June 1st, 2013	Severe Storms, Flooding	DR-4117	Yes	Much of the County received 5-8" of rain.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
December 01, 2013	Earthquake	N/A	N/A	4.5 magnitude earthquake near Arcadia Lake; depth of 8.4 km.
February 2014-July 2014	Drought	N/A	N/A	
June 16, 2014	Earthquake	N/A	N/A	4.3 magnitude earthquake near Spencer; depth of 5.0 km.
June 18, 2014	Earthquake	N/A	N/A	4.1 magnitude earthquake near Spencer; depth 5.0 km
March 5, 2015	Extreme Cold	N/A	N/A	
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm with widespread power outages in the Forest Park area.
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 7, 2017	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A	N/A	Heaviest ice amounts fell in the far west metro. .1" reported in Edmond near Covell/I-35, .15" reported in Warr Acres near NW 63 rd /MacArthur.
July-August 2017	Drought	N/A	N/A	
January 2018-April 2018	Drought	N/A	N/A	
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain caused tree damage, followed by a few inches of snow.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
February 5, 2020	Heavy Snow	N/A	N/A	Around 4" of snow.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	Over 60% of the county was without power by October 27 th . The worst icing occurred just west of the metro, with parts of the Deer Creek area (unincorporated) receiving 0.75" of ice along with Lake Overholser just west of Bethany. Near 63 rd & Peebly Rd, 0.6" of ice. Power pole snapped in The Village. Nichols Hills had near .5" of ice. where a large pine tree was uprooted. Harrah reported 0.4" of ice and lots of tree damage.
December 13, 2020	Heavy Snow	N/A	N/A	A general 3 to 5 inches fell across the county, with a maximum of 5.5 inches reported near the Deer Creek High School (unincorporated). 3.8" fell near 2 nd /Broadway in Edmond, 4" in Midwest City and Del City, 4.5" in Jones, and 5" in Choctaw.
December 15, 2020	Winter Storm	N/A	N/A	Generally, 3-4 inches of snowfall accumulation was reported across the county.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain accretion of over ¼", followed by near 6" of snow.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	4 to 7.5 inches of snow fell across the county.
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Reports from across the county generally ranged from 4 to 5 ½".
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
September 2021	Drought	N/A	N/A	
October 13, 2021	Tornado	N/A	N/A	A QLCS storm system produced an EF0 tornado from NE 36 th & Bryant Ave which moved northeast, dissipating NW of NW 63 rd and Midwest Blvd. Damage was generally broken tree branches. This was the third tornado produced by this cell.
December 2021-April 2022	Drought	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
February 2-3, 2022	Heavy Snow	N/A	N/A	Snowfall amounts ranged from 3 to almost 5 inches across the county.
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain.
March 11, 2022	Winter Storm	N/A	N/A	Around 2" of snow.
July 3-28, 2022	Excessive Heat	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
July 2022-May 2023	Drought	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-16, 2024	Extreme Cold	N/A	N/A	Frozen pipes, water lines broken. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 0

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)



Wildfire History for Forest Park

Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires.

	Loss	Acres
2023	N/A	N/A
2022	\$0	20.0
2021	N/A	N/A
2020	\$0	5.0
2019	\$0	0.0
2018	\$0	0.0
2017	\$0	0.0
2016	\$0	3.0
2015	\$0	20.0
2014	\$0	0.0
2013	\$0	0.0
TOTAL LOSS	\$0	45.0

Source: Oklahoma State Fire Marshal's office

D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update Cycle	Party(s) responsible for updating document
Building Code	Y	IBC 2018, Follows the State adoption		Follows the State	Contracted Consultant (Nubine)
Comprehensive / Master Plan	Y		Yes	Not Scheduled	Emergency Manager and Mayor
Zoning Management Ordinance	Y			As needed	Zoning Dept. Chairman
Subdivision Management Ordinance	Y			As needed	Zoning Dept. Chairman
Site Plan Review Requirements	Y			As needed	Zoning Dept. Chairman



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update Cycle	Party(s) responsible for updating document
NFIP Flood Damage Prevention Ordinance	Y			As needed	Floodplain Manager
NFIP Elevation Certificates Maintained	Y			As needed	Floodplain Manager
Floodplain Management Plan	Y		Yes	Not Scheduled	Floodplain Manager
Stormwater Management Plan / Ordinance	N				
Stream Corridor Management or Protection Plan	N				
Erosion Management Ordinance	N				
Capital Improvements Plan	Y		Yes	Bi-annual	Zoning Dept. Chairman
Open Space Plan	N				
Economic Development Plan	N				
Emergency Response Plan	Y		No	Annual	Using Oklahoma County's EOP
Post Disaster Recovery Plan / Ordinance	N				
Real Estate Disclosure Requirements	N				
Highway Management Plan	N/A				
COOP/COG Plan	N				
Other (Special Purpose Ordinances such as critical or sensitive areas)	N				

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.

D.2) Administrative and Technical Capability



Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Contracted position - Nubine
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Contracted position - Nubine
Planners or engineers with an understanding of natural hazards	Y	Contracted position - Nubine
NFIP Floodplain Administrator	Y	Town Floodplain Administrator
Surveyor(s)	N	
Personnel skilled or trained in "GIS" applications	N	
Scientist(s) familiar with natural hazards in the County.	N	
Emergency Manager	Y	Fire Chief
Grant Writer(s)	Y	Fire Chief
Staff with expertise or training in benefit/cost analysis	N	

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	TBD
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	No
Impact Fees for homebuyers or developers of new development/homes	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	TBD
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	Yes
Other	



D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	TBD	TBD
Public Protection (ISO)	4	2019
Storm Ready	County*	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

*The County sounds the outdoor warning devices for Forest Park.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Also, by employing a grant writer, leveraging available monies will continue to improve mitigation program capabilities.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.

Moreover, this jurisdiction participates in Wildland Automatic Response (or WAR – an automatic mutual aid agreement during high wildland hazard days). This ensures a greater response to wildland fires.

Floodplain management abilities are somewhat limited by the number of available staff. Fortunately the only flood zones are Zone A on a golf course with another Zone A in a wooded area with only an outbuilding affected.

Forest Park has adopted NFIP floodplain management criteria and the most recent FIRM map of 12/18/2009.

The jurisdiction has not experienced a need to implement a substantial improvement/substantial damage provision of the flood plain management regulations. Should there ever been a need, the jurisdiction will follow FEMA guidelines and best practices outlined in FEMA P-758. The city does not have specific regulations beyond FEMA requirements.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Expand the existing outdoor warning system with additional devices to improve public threat warnings / notifications.		Wind (incl. Tornado)	Planned	Forest Park Emergency Management working with Town DPW	High (life safety)	Medium-High	REAP grant, HMGP, Municipal general fund	Short	Medium
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	NFIP Compliance	Monthly	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low - Medium	Municipal general fund	Ongoing (no end)	High
Begin the process to adopt higher regulatory standards to manage flood risk (i.e. increased freeboard, cumulative substantial	New & Existing	NFIP Compliance	Ongoing	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM,	Low	Low	Municipal general fund	Short	Low



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
damage/improvement s).				FEMA					
<p>Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction:</p> <ul style="list-style-type: none"> • Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepage(s) referencing the HMP webpages. • Prepare and distribute informational letters to flood vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties, and instructing them on how they can learn more and implement mitigation. • Use email notification systems and newsletters to better educate the public on flood insurance, the availability of mitigation grant funding, and personal natural hazard risk reduction measures. • Work with neighborhood associations, civic and business groups to disseminate information on flood insurance and the availability of mitigation grant funding. 									
See above.	NA	Flood	Ongoing	Municipality with support from Planning Partners, OEM, FEMA	Low - Medium	Low - Medium	Municipal Budget; HMA programs with local or county match	Short	Medium
Archive elevation certificates	NA	NFIP Compliance	As needed	NFIP Floodplain Administrator	Low	Low	Local Budget	Ongoing (no end)	High
Widen the drainage ditches at NE 36 th and NE 50 th between Bryant and Coltrane to prevent road damage		Flood	Planned	EM	High	Medium	HMGP, FMA, Municipal Capital Fund	Short	Medium
Distribute All-Hazards Weather Radios to elderly and special needs citizens and others		Drought, Flood, Earthquake, Extreme Temps, Hail, Lightning, Wind (incl. Tornado), Wildfire, Winter Storm	Ongoing, primarily prior to spring storm season	EM	High	Low	HMGP, Fire Dept General Fund	Short	High
Distribute mitigation information materials at schools to students		Earthquake, Extreme Temps,	During Fall	EM	High	Low	Fire Dept General Budget	Short	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
		Flood, Hail, Lightning, Wind (incl. Tornado), Wildfire, Winter Storm							
Enact a regulation to require a check for expansive soils prior to building a city building and perform soil stabilization if expansive soils are found.	New	Expansive Soil	Planned	City Inspector	High	Low	Municipal general fund	Short	Medium
Install lightning protection and suppression systems protecting radios, computers, and other essential equipment at critical facilities.	Existing	Lightning	In progress – 90% complete 2024	IT Staff	High	Low	Local budget	Short	Low
Install dry hydrant in city pond for additional wildfire suppression support	Existing	Wildfire	Planned	Fire Chief	High	Medium	HMGP or Local budget	Long	Medium
Adopt ordinances regulating defensible space around structures in the Wildland-Urban Interface zone	New and Existing	Wildfire	Planned	Code Officer	High	Low	Local budget	Short	Medium

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:



Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program

FMA = Flood Mitigation Assistance Grant Program

RFC = Repetitive Flood Claims Grant Program

SRL = Severe Repetitive Loss Grant Program

HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term = 5 years or greater. OG = On-going program. DOF = Depending on funding.



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

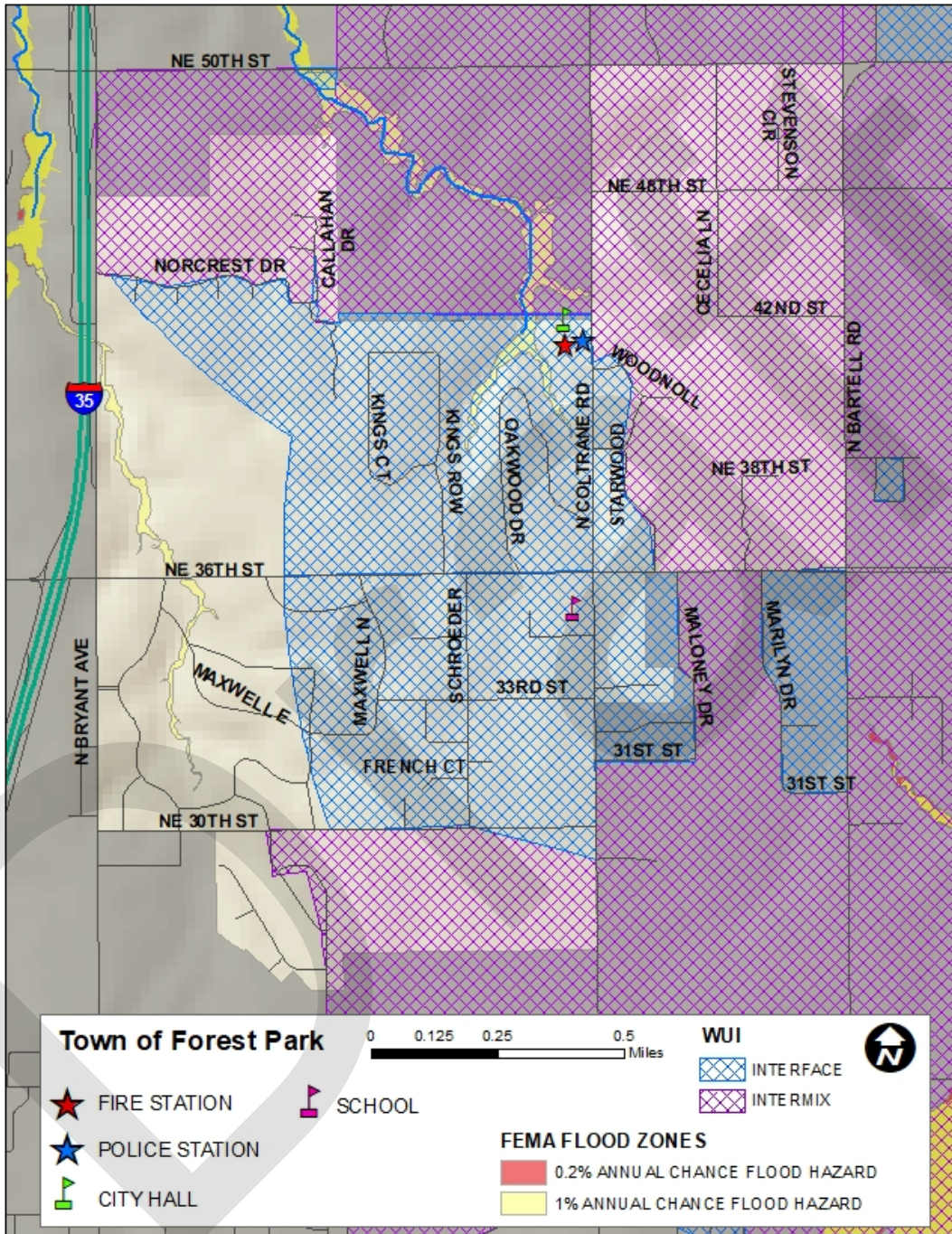
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the Town of Forest Park to illustrate the probable areas impacted within the Town of Forest Park. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the Town of Forest Park has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





9.8 CITY OF HARRAH

This section presents the jurisdictional annex for the City of Harrah.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Levi Dean, Fire Chief 19625 NE 23 rd , P.O. Box 636, Harrah, OK 73045 (405) 454-2111 Levi.dean@cityofharrah.com	Matt Mears, City Manager 19625 NE 23 rd , P.O. Box 636, Harrah, OK 73045 (405) 454-2951 citymanager@cityofharrah.com

B.) MUNICIPAL PROFILE

The City of Harrah is located in the southeast corner Oklahoma County. The City is bordered to the north by Oklahoma City, to the south by Oklahoma City, to the east by Lincoln County and to the west by the City of Choctaw. The City of Harrah has a total land area of 11.9 square miles, all of it land. The City is governed by a mayor and four member city council. The 2020 U.S. Census population for the City of Harrah was 6,280 (+19% from 2010).

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2023 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section. The following tables summarizes progress on the mitigation strategy identified by the City of Harrah in the 2019 plan.

Completed 2019 Initiative Description	Comments
Have designated NFIP Floodplain Administrator (FPA) become a Certified Floodplain Manager through the ASFP, and pursue relevant continuing education training such as FEMA Benefit-Cost Analysis.	NFIP Compliance Related
Abandoned 2019 Initiative Description	
Distribute All-Hazard Weather Radios to senior centers and other high risk residents	
Volunteer acquisition of homes in flooding areas within jurisdiction.	



Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the City of Harrah is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	Yes	Canton Lake, Overholser - See local hazard map end of section
Drought	Yes	
Earthquake	Yes	
Expansive Soils	No	
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

According to the City of Harrah, the following have been identified as specific hazard vulnerabilities in the City:

- Flood Zone Areas around North Canadian River
- The city has a few areas with mobile homes, with one high density mobile home park downtown.

Vulnerability assessment modeling has identified the following flood vulnerabilities (see Flood Hazard Profile in Section 5.3.6):

Critical Facilities Located in the DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events. Note the schools are an independent district not in this plan.

Name	Municipality	Type	Exposure		Potential Loss			
			100-Yr	500-Yr	100-Yr Structure Damage %	100-Yr Content Damage %	500-Yr Structure Damage %	500-Yr Content Damage %
HARRAH MS	Harrah (C)	School	X	X	-	-	-	-
VIRGINIA SMITH ES	Harrah (C)	School	X	X	-	-	-	-
CLARA REYNOLDS ES	Harrah (C)	School	X	X	-	-	-	-
HARRAH JHS	Harrah (C)	School	X	X	-	-	-	-

Source: FEMA, 2009;

Notes: 'X' indicates the facility location as provided by Oklahoma County's Planning Committee is located in the DFIRM flood zone.



Growth/Development Trends

The following major residential/commercial development and major infrastructure development are currently known or anticipated in the City of Harrah:

Property Name	Type Residential or Commercial	Number of Structures	Address	Block and Lot	Known Hazard Zone	Description/Status
Piper Glenn	Residential	18	¼ mile north of Reno and Peebly		Wildland Fire	In Progress
Lincoln Landing	Residential	29	SE 44 th & Harrah Rd, just east		Wildland Fire	Planned
River Mist Phase II	Residential	89	SE 29 th and Harrah Rd, N side of the Rd east of intersection		Wildland Fire, 1% annual flood*	Planned
Harrah Point	Residential	53	SE 29 th and Harrah just east		Wildland Fire	Planned
Persimmon Valley	Residential	268	Luther & SE 29 th at Turnpike		Wildland Fire	Planned
Woodland Section IV	Residential	47	N Reno & Dobbs		Wildland Fire	In Progress
Anderson Farms	Residential	Approx. 225	Dobbs & NE 23 rd		Wildland Fire	Planned

*Harrah is working with FEMA on a flood map revision for River Mist II.

Development in the City of Harrah has resulted in an increase in WUI fire risk. Flood risk has been slightly reduced by improved drainage in the areas of development due to floodplain and building code enforcement.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE CITY

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	
May 31-June 1st, 2013	Severe Storms, Flooding	DR-4117	Yes	The area received 7-8" of rain.
February 2014-July 2014	Drought	N/A	N/A	
March 5, 2015	Extreme Cold	N/A	N/A	
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm with widespread power outages.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 7, 2017	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A		Glaze of ice.
July-August 2017	Drought	N/A	N/A	
January 2018-April 2018	Drought	N/A	N/A	
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain caused tree damage. Snowfall around 5”.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
February 5, 2020	Heavy Snow	N/A	N/A	4” in Harrah.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	Harrah reported 0.4” of ice and lots of tree damage.
December 13, 2020	Heavy Snow	N/A	N/A	Around 5” of snow.
December 15, 2020	Winter Storm	N/A	N/A	Generally, 3-4 inches of snowfall accumulation was reported across the county.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain of over ¼” followed by around 5-7” of snow.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Over 4” of snow.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Around 4" of snow.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
September 2021	Drought	N/A	N/A	
Sept 4, 2021	Lightning	N/A	N/A	Lightning struck a house on Hillside Dr. in Harrah causing some smoke in the house.
December 2021-April 2022	Drought	N/A	N/A	
February 2-3, 2022	Heavy Snow	N/A	N/A	Snowfall amounts ranged from 3 to almost 5 inches across the county, with the heaviest in southwest OKC.
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain was reported across the county.
March 11, 2022	Winter Storm	N/A	N/A	3" of snow fell at Harrah.
April 23, 2022	Tornado/Wind	N/A	N/A	An EF-0 tornado produced tree damage in a path from 3 miles WSW Harrah north of Reno / Peebly to the Kickapoo Turnpike south of NE 10 th within a much broader area of wind damage.
July 3-28, 2022	Excessive Heat	N/A	N/A	
July 2022-May 2023	Drought	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
August 17-26, 2023	Excessive Heat	N/A	N/A	
September 5, 2023	Wind	N/A	N/A	Power lines down at 5255 N Peebly Rd. A power pole snapped and leaned on a building at Tim Holt & Church in Harrah.
October 25, 2023	Lightning	NA/	N/A	Lightning struck a house in Harrah on Wagon Trail Blvd near SE 15 th and Dobbs Rd. Roof damaged and plaster blown off the ceiling.
January 12-17, 2024	Extreme Cold	N/A	N/A	Frozen pipes, water lines broken. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 0

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)

Wildfire History for Harrah

Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires. Harrah's fire district includes several miles of Unincorporated Oklahoma County either side of the incorporated city, from NE 63rd St to SE 29th St.

	Loss	Acres
2023	N/A	N/A
2022	N/A	N/A
2021	N/A	N/A
2020	\$0	0.0
2019	N/A	N/A
2018	\$0	14.0
2017	\$0	5.0
2016	\$200	135.0
2015	\$38,400	180.0
2014	\$300	10.0
2013	\$500	17.0
TOTAL LOSS	\$39,400	361.0

Source: Oklahoma State Fire Marshal's office



D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	2018 IBC		As the state updates	N/A
Comprehensive / Master Plan	N	Updated 2017	No	10 years	City Planner
Zoning Management Ordinance	Y	12-215, 1986		None	City Planner
Subdivision Management Ordinance	Y	12-215, 1986		None	City Planner
Site Plan Review Requirements	Y	In-house requirements			
NFIP Flood Damage Prevention Ordinance (if you are in the NFIP, you must have this!)	Y	12-215.5 Ord 1991- 13, August 1, 1991 Ord 2002-08-114		None	City Planner
NFIP Elevation Certificates Maintained	Y	12-215, 1986			Public Works/Floodplain Manager
Floodplain Management Plan	Y	12-215, 1986	Yes	Irregular/as needed	Floodplain Manager
Stormwater Management Plan / Ordinance	Y	12-215, 1986	No	None	Public Works
Stream Corridor Management or Protection Plan	Y	12-215, 1986	No	None	Public Works
Erosion Management Ordinance	Y	12-215, 1986		None	Public Works
Capital Improvements Plan	N				
Open Space Plan	N				
Economic Development Plan	Y	Industrial Trust	No		City Manager
Emergency Response Plan	Y		No	None	Fire Chief



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Post Disaster Recovery Plan / Ordinance	N	Hazard Mitigation Plan		5 years	County Emergency Management
Real Estate Disclosure Requirements	N				
Highway Management Plan	N				
COOP/COG Plan	N				
Other (Special Purpose Ordinances such as critical or sensitive areas)					

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.

D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Myers Engineering City Planner
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Myers Engineering City Planner
Planners or engineers with an understanding of natural hazards	Y	Myers Engineering City Planner
NFIP Floodplain Administrator (if you are in the NFIP, you must have this person designated – often your code official)	Y	Floodplain Manager Code Enforcement / Building Inspector
Surveyor(s)	Y	Surveyor
Personnel skilled or trained in “GIS” applications	Y	City Planner
Scientist(s) familiar with natural hazards in the County.	N	
Emergency Manager	Y	Fire Chief
Grant Writer(s)	Y	City Planner



Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Staff with expertise or training in benefit/cost analysis	Y	Finance / HR Director

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes, previously used
Capital Improvements Project Funding	Yes, previously used
Authority to Levy Taxes for specific purposes	Yes, previously used
User fees for water, sewer, gas or electric service	Yes, previously used
Impact Fees for homebuyers or developers of new development/homes	Yes, previously used
Incur debt through general obligation bonds	Yes, previously used
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	Don't Know
Withhold public expenditures in hazard-prone areas	Don't Know
Other	

D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	7 Residential 6 Commercial	3/5/2024
Public Protection (ISO)	3/4/10	2022
Storm Ready	County*	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

*The county sounds the outdoor warning devices for Harrah.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>



Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Furthermore, employing experts in land management and construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.

Moreover, this jurisdiction participates in Wildland Automatic Response (or WAR – an automatic mutual aid agreement during high wildland hazard days). This ensures a greater response to wildland fires.

Floodplain management abilities can be expanded on and improved through continuing education, involvement with professional organizations and annual review of flood prone areas for potential mitigation solutions.

The City of Harrah has adopted NFIP floodplain management criteria and the most recent FIRM maps of 12/18/2009. After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the floodplain management regulations by following FEMA guidelines and best practices outlined in FEMA P-758. The city does not have specific regulations beyond FEMA requirements.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
AC/DC Emergency Storm Sirens –to alert the citizens of Harrah and surrounding areas of severe weather conditions, wildfires, floods, and hazardous chemical spills and other types of emergencies	N/A	Flood, Wind (incl. Tornado), Wildfire	Planned, Some progress	City Fire Department	High (life safety)	Medium \$35,000 each	City Capital Improvements Funds, HMGP, other grants, land developers	Long Term	High
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	NFIP Compliance	Ongoing	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low – Medium	City M&O Funds	Ongoing (no end)	High
Begin the process to adopt higher regulatory standards to manage flood risk (i.e. increased freeboard, cumulative substantial damage/improvements).	New & Existing	NFIP Compliance	Planned	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM,	Low	Low	City M&O Funds	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
				FEMA					
<p>Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction:</p> <ul style="list-style-type: none"> • Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepage(s) referencing the HMP webpages. • Prepare and distribute informational letters to flood vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties, and instructing them on how they can learn more and implement mitigation. • Use email notification systems and newsletters to better educate the public on flood insurance, the availability of mitigation grant funding, and personal natural hazard risk reduction measures. • Work with neighborhood associations, civic and business groups to disseminate information on flood insurance and the availability of mitigation grant funding. 									
See above.	NA	Flood	Ongoing	Municipality with support from Planning Partners, OEM, FEMA	Low – Medium	Low – Medium	City M&O Funds; HMA programs with local or county match	Short	High
Archive elevation certificates	NA	NFIP Compliance	Ongoing	NFIP Floodplain Administrator	Low	Low	City M&O Funds	Ongoing (no end)	High
Conduct All-Hazard mitigation classes through town hall meetings and senior centers		Dam Failure, Drought, Earthquake, Extreme Temperatures, Flood, Hail, Lightning, Wind (incl. Tornado), Wildfire, Winter Storms	Typically before Spring – no specific timeline	Fire Department	High	\$6,000	City budget	Ongoing, Last in 2024 (no end)	Low
Install Generators on Lift Stations and Water Wells	Existing	Earthquake, Flood, Lightning, Wind, Wildfire, Winter Storm	New	Public Works Director	High	High	City Capital Funds, FEMA HM Grant	Short	Medium
Install Generator at Wastewater Treatment Plant	Existing	Earthquake, Flood, Lightning, Wind, Wildfire,	New	Myers Engineering, Public Works Director	High	High	City Capital Funds, FEMA HM Grant	Long	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
		Winter Storm							
Install Generator at City Hall	Existing	Earthquake, Flood, Lightning, Wind, Wildfire, Winter Storm	New	Myers Engineering, Public Works Director	High	High	City Capital Funds, FEMA HM Grant	Short	Medium



Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program

FMA = Flood Mitigation Assistance Grant Program

RFC = Repetitive Flood Claims Grant Program

SRL = Severe Repetitive Loss Grant Program

HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term = 5 years or greater. OG = On-going program.

DOF = Depending on funding.



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

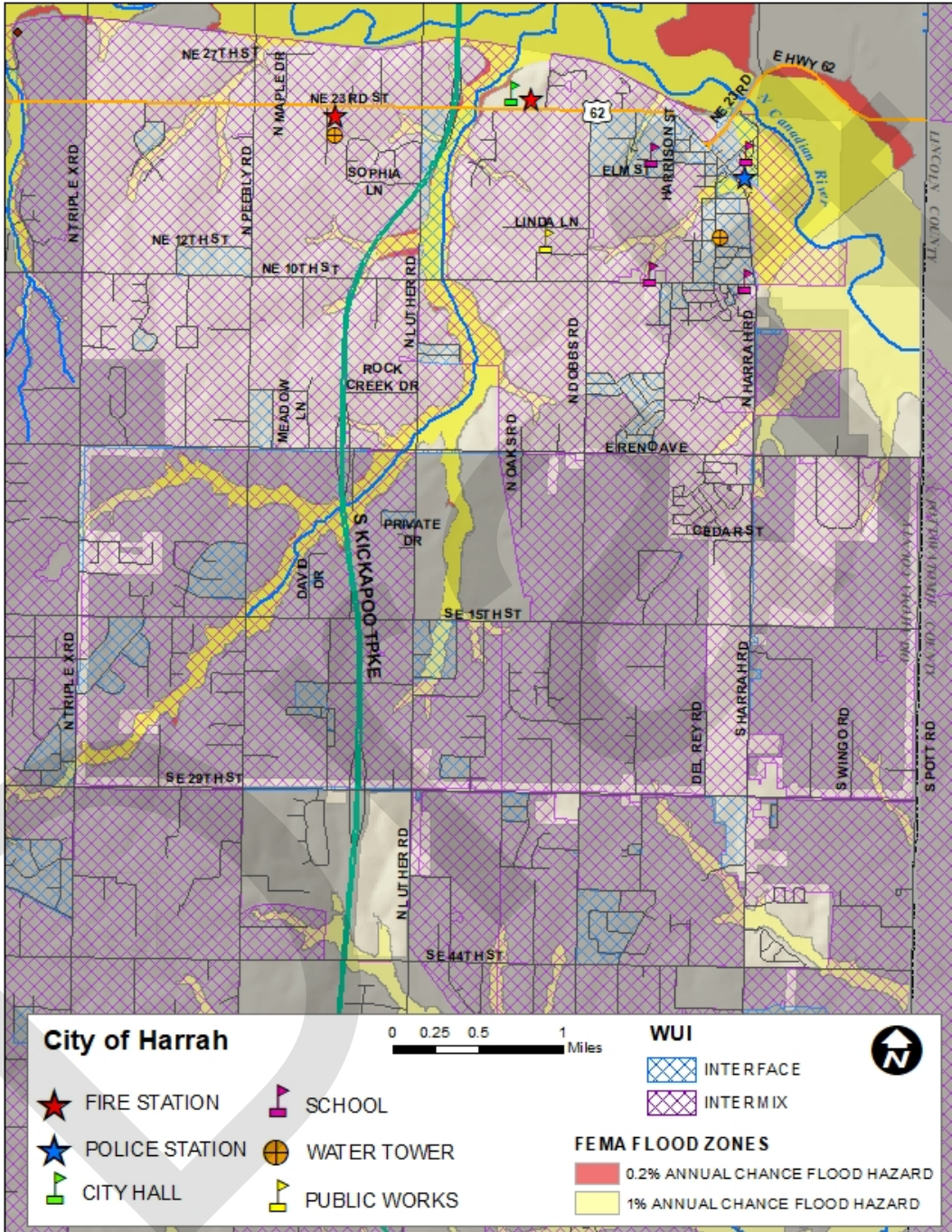
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of Harrah to illustrate the probable areas impacted within the City of Harrah. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Harrah has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





9.9 TOWN OF LUTHER

This section presents the jurisdictional annex for the Town of Luther.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Joseph Figueroa, Fire Chief, Emergency Manager 110 S. Ash St., Luther, OK 73054 (405) 277-3883 firechief@townoflutherok.com	Johnny Leafy, Police Chief 108 S. Ash St., Luther, OK 73054 (405) 277-3500 johnny.leafy@lutherpolice.org

B.) MUNICIPAL PROFILE

The Town of Luther is located in northeastern Oklahoma County. The Town is bordered to the north and south by Oklahoma City, to the east by Lincoln County and to the west by the Town of Edmond and Oklahoma City. The Town of Luther has a total land area of 4.5 square miles, all of it land. The 2010 U.S. Census population for the Town of Luther was 1,501 (+19% from 2010).

Growth/Development Trends

Modest residential development is anticipated on the north side of Route 66.

A non-profit foster housing community was recently developed around NE 206 (Covell Rd) and ½ mile east of Luther Rd, near the river.

The development around NE 206 (Covell Rd) resulted in a slight increase to the WUI fire risk. Building codes and NFIP requirements negated an increased risk of flooding.

The Oklahoma Turnpike Authority constructed a turnpike from I-44 to I-40 that cuts through the southwest part of Luther from east of Luther Rd and I-44, crossing NE 150th St. west of Luther Rd. Residential building permits are being issued for areas near the turnpike. One small commercial business is moving into the area.

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2023 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.

The following table summarizes progress on the mitigation strategy identified by the Town of Luther in the 2019 plan.

Completed 2019 Initiative Description	Comments
Install backup power at Town Hall/Police	Relocated to a different facility with an existing generator.

Abandoned 2019 Initiative Description	Comments
Replace Tin Horns at several intersections	Changed project to installing catch basins



Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the Town of Luther is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	Yes	Arcadia Lake - See local hazard map end of section
Drought	Yes	
Earthquake	Yes	
Expansive Soils	No	No significant areas
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

According to the Town of Luther, the following have been identified as specific hazard vulnerabilities:

- Wastewater lift stations are vulnerable to flooding (but could be supplied with a portable generator).
- Potable water system is vulnerable to lightning
- Residences outside the core city and potential new development on the north side of Route 66 lack fire hydrants
- Warning systems are marginal to the north with a lack of sirens
- Many residents lack storm sheltering

Vulnerability assessment modeling has identified the following flood vulnerabilities (see Flood Hazard Profile in Section 5.3.6):

Critical Facilities Located in the DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss			
			100-Yr	500-Yr	100-Yr Structure Damage %	100-Yr Content Damage %	500-Yr Structure Damage %	500-Yr Content Damage %
Luther Mill And Farm Supply	Luther (T)	User Defined	X	X	-	-	-	-

Source: FEMA, 2009;



Utilities Located in the Preliminary DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss	
			100 Year	500 Year	100 Year Damage %	500 Year Damage %
Octagon Resources / Dynamic Booster Station	Luther (T)	Natural Gas	X	X	-	40.0

Source: FEMA, 2009; Updated 2023

Notes:

- (1) 'X' indicates the facility location as provided by Oklahoma County's Planning Committee is located in the DFIRM flood zone.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE TOWN

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	As a result of the drought, an August 4, 2012 fire near Luther consumed almost 60 homes and other structures.
May 19, 2013	Tornado	N/A	N/A	A tornado touched down in Luther that was rated up to EF2 that created damage to buildings. An estimate of damages was not available.
May 29, 2013	Hail	N/A	N/A	Luther saw hail up to 2.75 inches.
February 2014-July 2014	Drought	N/A	N/A	
March 5, 2015	Extreme Cold	N/A	N/A	
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm.
April 07, 2016	Earthquake	N/A	N/A	This 4.2 magnitude quake at Luther registered at a depth of 6.1 km. Though most of the county felt shaking, the northeast side had multiple reports of strong shaking with light damage.
April 26, 2016	Tornado	N/A	N/A	An EF1 tornado traveled from 4 NW Jones to 3 NNW Luther, damaging a few homes in far NW Luther.
April 07, 2016	Earthquake	N/A	N/A	This quake registered at a depth of 6.1km. Though most of the county felt shaking, the northeast side had multiple reports of strong shaking with light damage. This quake originated in Luther and was Magnitude 4.2



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	Magnitude 5.8 near Pawnee
October 4, 2016	Hail	N/A	N/A	Golf ball hail in northwest Luther on Triple XXX Rd between Covell (NE 206 th) & Coffee Creek Rd near the power plant. No damage estimate provided.
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 7, 2017	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A	N/A	Near 1/10 th of an inch of ice.
May 19, 2017	Wind	N/A	N/A	Many trees downed and power poles snapped in Luther.
January 2018-April 2018	Drought	N/A	N/A	
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
January 3, 2019	Ice Storm & Snow	N/A	N/A	Freezing rain caused tree damage. Snow totals were generally under an inch.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
February 5, 2020	Heavy Snow	N/A	N/A	Around 4" of snow.
June 2020-July 2020	Drought	N/A	N/A	The northern third of the county experienced a moderate drought, including Luther.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	Tree damage. Around 1/2" of ice.
December 13, 2020	Heavy Snow	N/A	N/A	Around 4" of snow.
December 15, 2020	Winter Storm	N/A	N/A	Generally, 3-4 inches of snowfall accumulation.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	¼" of ice followed by 6" of snow.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Around 6" of snow.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Over 4" of snow.
April 9, 2021	Hail	N/A	N/A	A storm intensified briefly between Luther and Arcadia, dumping golf ball size hail in Luther. No damage estimate provided.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
September 2021	Drought	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	
February 2-3, 2022	Heavy Snow	N/A	N/A	Over 3" of snow.
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain.
March 11, 2022	Winter Storm	N/A	N/A	2-3" of snow.
May 2, 2022	Lightning	N/A	N/A	Lightning struck a house in Luther, blowing out an electrical outlet.
July 2022-May 2023	Drought	N/A	N/A	
July 3-28, 2022	Excessive Heat	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 17, 2023	Wind	N/A	N/A	Widespread reports of gusts around 60 mph. A power pole was snapped in Luther.
June 28-July 4, 2023	Excessive Heat	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-16, 2024	Extreme Cold	N/A	N/A	Frozen pipes. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 0

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)



Wildfire History for Luther

Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires. Luther's fire district includes a large part of unincorporated Oklahoma County east of Henny Rd and north of ½ mile north of NE 122nd St.

	Loss	Acres
2023	N/A	N/A
2022	N/A	N/A
2021	N/A	N/A
2020	\$0	230.0
2019	N/A	N/A
2018	\$0	32.0
2017	\$5,000	50.0
2016	\$0	96.6
2015	\$0	46.5
2014	\$0	28.0
2013	\$0	2.7
TOTAL LOSS	\$5,000	485.8

Source: Oklahoma State Fire Marshal's office

D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	IRC 2009; State IBC 2021		Biannual	Town council adoption
Comprehensive / Master Plan	Y		N	Biannual	Town Manager
Zoning Management Ordinance	Y	12-101			
Subdivision Management Ordinance	Y	12-301			



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Site Plan Review Requirements	Y	5-101			
NFIP Flood Damage Prevention Ordinance	Y	12-401; pre-1980 community			
NFIP Elevation Certificates Maintained	Y	Per OWRD, since July 2011			
Floodplain Management Plan	Y	12-401; also through All Hazards Plan (2012)	N	As needed	Floodplain Manager
Stormwater Management Plan / Ordinance	N				
Stream Corridor Management or Protection Plan	N				
Erosion Management Ordinance	N				
Capital Improvements Plan	Y	August 2010 completed	N	As needed	Town Council
Open Space Plan	N				
Economic Development Plan	Y	Formed Economic Development Authority for the town in Spring 2011	N	Annual – May/June	Planning Commission w/ Town Council
Emergency Response Plan	N	EOP 2019	N	Annual – May/June	Fire Chief/EM
Post Disaster Recovery Plan / Ordinance	N				
Real Estate Disclosure Requirements	N				
Highway Management Plan	N				
COOP/COG Plan	N				
Other (Special Purpose Ordinances such as critical or sensitive areas)	N				

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.



D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Building Official
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Building Official
Planners or engineers with an understanding of natural hazards	Y	Building Official and NFIP FPA
NFIP Floodplain Administrator	Y	Building Official and NFIP FPA
Surveyor(s)	Y	Contracted
Personnel skilled or trained in "GIS" applications	Y	Building Official and private contractor
Scientist(s) familiar with natural hazards in the County.	N	
Emergency Manager	Y	Fire Chief
Grant Writer(s)	Y	Town Manager & Administrative Assistant
Staff with expertise or training in benefit/cost analysis	N	

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	Yes. ACOG REAP grants.
Authority to Levy Taxes for specific purposes	No
User fees for water, sewer, gas or electric service	Yes. Water, sewer, solid waste.
Impact Fees for homebuyers or developers of new development/homes	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other	No



D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	TBD	TBD
Public Protection	7/9	TBD
Storm Ready	County*	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

*The County sounds the outdoor warning devices for Luther.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Also, by employing experts in land management and construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.

Moreover, this jurisdiction participates in Wildland Automatic Response (or WAR – an automatic mutual aid agreement during high wildland hazard days). This ensures a greater response to wildland fires.

Floodplain management abilities can be expanded on and improved through continuing education, joining professional organizations and periodic review of flood prone areas for potential mitigation solutions.

Luther has adopted NFIP floodplain management criteria and the most recent FIRM map of 12/18/2009. After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the flood plain management provision of the floodplain management regulations by following FEMA guidelines and best practices outlined in FEMA P-758. The city does not have specific regulations beyond FEMA requirements.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Install floodwalls (approx. 20' x 20') for two (2) wastewater lift stations	Existing	Flood	Floodplain Study needed	Engineering; DPW	High (protection of critical infrastructure)	\$65K each station	HMGP; General municipal fund	Long	Low
Provide backup power for three (3) wastewater lift stations through acquisition of portable generators	New & Existing	Dam Failure, Flood, Earthquake, Extreme Temps, Hail, Lightning, Wildfire, Wind, Winter Storm	Planned	Engineering; DPW	High (protection of critical infrastructure)	High	HMGP; General municipal fund	Short	High
Provide lightning protection for three potable water wells	Existing	Lightning	Planned	Engineering; DPW	High (protection of critical infrastructure)	Medium	HMGP; General municipal fund	Short	Medium
Provide backup power for four potable water wells		Dam Failure, Flood, Earthquake, Extreme Temps, Hail, Lightning, Wildfire, Wind, Winter Storm	Planned	Engineering; DPW	High (protection of critical infrastructure)	\$20K each well for backup power	HMGP; General municipal fund	Short	High
Install a storm siren on the north side of town	Existing	Wind (incl. Tornado)	Planned	Engineering; DPW	High (protection of critical infrastructure)	Medium	HMGP; General municipal fund	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Upgrade early warning system(s) including adding a mass notification system	N/A	Dam Failure, Drought, Flood, Earthquake, Extreme Temps, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storm	Planned	Local EM	High (life safety)	Medium	HMGP; general municipal fund	Long	Medium
Distribute All-Hazards Weather Radios to elderly and special needs citizens	N/A	Dam Failure, Drought, Flood, Earthquake, Extreme Temps, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storm	As needed	Fire / EM	High (life safety)	Low	HMGP; general municipal fund	Long	Low
Relocate sewer lines through the main drainage in the Special Flood Hazard Area.	Existing	Flood	Planned	Engineering; DPW	High (protection of critical infrastructure)	\$25k	HMGP; general municipal fund	Short	High
Raise required manholes above Base Flood Elevation	Existing	Flood	Planned	Engineering; DPW	High (protection of critical infrastructure – including lift stations and possibly sewage lagoons)	\$4-5k each	HMGP; general municipal fund	Short	High
Relocate equipment and hazardous materials	Was existing – new facility	Flood	2024 - might be complete by time of	Engineering; DPW	Medium	\$300,000	REAP Grant; capital improvement	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
associated with public works, that are currently located adjacent to the floodplain	being built.		plan publication				municipal fund		
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	NFIP Compliance	Ongoing / Continuous	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low - Medium	Local Budget	Ongoing (no end)	High
<p>Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction:</p> <ul style="list-style-type: none"> • Provide and maintain links to the HMP website, and regularly post notices on the municipal homepage(s) referencing the HMP webpages. • Use social media to better educate the public on flood insurance and personal natural hazard risk reduction measures. • Work with civic and business groups to disseminate information on flood insurance. • Participate in regional public awareness and education initiatives through the LEPC. 									
See above.	NA	Flood	Annual notifications	Municipality with support from Planning Partners, OEM, FEMA	Low - Medium	Low - Medium	General Budget	Long	Low
Obtain mitigation education		Dam Failure, Drought,	Ongoing	Fire / EM	High	Low	Local budget	Short	Low



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
pamphlets and distribute at booths during large public events and at public city venues.		Earthquake, Extreme Temperatures, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storms							
Install covered catch basins to prevent busses from destroying tin horns on sharp corners		Flood	New/Planned	Oklahoma County District 3 with Luther PW	High	High	TBD by Oklahoma County w/ Luther Capital Fund	Short	Medium

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.



Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program
FMA = Flood Mitigation Assistance Grant Program
RFC = Repetitive Flood Claims Grant Program
SRL = Severe Repetitive Loss Grant Program
HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term = 5 years or greater. OG = On-going program.
DOF = Depending on funding.

Draft



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the Town of Luther to illustrate the probable areas impacted within the Town of Luther. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the Town of Luther has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.



9.10 CITY OF MIDWEST CITY

This section presents the jurisdictional annex for the City of Midwest City.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Debra Wagner Emergency Management 100 North Midwest Boulevard, Midwest City, OK 73110 (405) 739-1386 dwagner@midwestcityok.org	Patrick Menefee, PE City Engineer 100 North Midwest Boulevard, Midwest City, OK 73110 (405) 739-1220 pmenefee@midwestcityok.org

B.) MUNICIPAL PROFILE

The City of Midwest City is located in southern Oklahoma County. It is bordered to the north by the Town of Spencer, to the south by Oklahoma City, to the east by the City of Choctaw, and to the west by the City of Del City. The City of Midwest City has a total land area of 24.6 square miles, all of it land. The City is governed by a mayor and six member City Council. The 2020 U.S. Census population for the City of Midwest City was 58,466 (+7% from 2010). From 2018-2020, the non-English speaking population has increased significantly by nearly 70%. The population over 65 continues to increase, along with those with disabilities.

Low-lying areas in the City are subject to periodic flooding caused by overflow of Crutchko, Soldier and Silver Creeks. Most flooding occurs upstream from roadways that restrict the flow. A tributary of Choctaw Creek (Tributary 4 East Branch) causes flooding near the border of Choctaw (and has an associated mitigation project below). Urban expansion and future development in floodplains could increase the severity of flooding in the City. (FEMA NFIP FIS – 2009)

Known or Anticipated Future Development

The following table summarizes major residential/commercial development and major infrastructure development that are identified for the next five (5) years in the City. Refer to the map at the end of this annex which illustrates the hazard areas along with the location of potential new development.

Property Name	Type (Residential or Commercial)	Number of Structures	Address	Known Hazard Zone	Description/Status
Soldier Creek Industrial Park	Commercial	8	7500 blk of NE 23 rd St.	No SFHA Wildfire	Under development
29 TH St. Apartment Development	Commercial	12 Units	9309 SE 29 th	Flood Wildfire	Under development
Centrillium Meat Processing	Commercial	1	7000 blk NE 36 th	Flood	Under development

Although there has been small areas of development within the City of Midwest City, there has not been a significant change to the hazard vulnerabilities for the city. Midwest City does restrict the development and/or land use in the flood areas.



Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.

The following table summarizes progress on the mitigation strategy identified by the City of Midwest City in the 2019 plan.

2019 Initiative Description	Comments
Install new underground drainage with drop inlets at the 300 block of Post Road to reduce or eliminate flooding of three residences.	Completed

Further details on mitigation activities completed or ongoing in the City include:

- Channel improvements and tributary 6 along Soldier Creek
- Crutchco tributary D improvements.

Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the City of Midwest City is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	Yes	Canton Lake, Overholser - See local hazard map end of section
Drought	Yes	
Earthquake	Yes	
Expansive Soils	Yes	
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

Additional vulnerabilities noted by the City of Midwest City include:

An apartment complex on NE 10th has repeat flood problems.

Three residences have flooded near the 300 block of Post Rd.

Residents desire additional safe rooms.



Vulnerability assessment modeling has identified the following flood vulnerabilities (see Flood Hazard Profile in Section 5.3.6):

Critical Facilities Located in the DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss			
			100-Yr	500-Yr	100-Yr Structure Damage %	100-Yr Content Damage %	500-Yr Structure Damage %	500-Yr Content Damage %
Crutcho Elementary School (Independent School District)	Midwest City (C)	School	X	X	-	-	-	-
Old STEED ES Building (Unoccupied)	Midwest City (C)	School	X	X	9.1	-	9.0	-
Fairfax Apartments	Midwest City (C)	User Defined	X	X	-	-	-	-
Parkview Apartments	Midwest City (C)	User Defined		X	29.9	37.9	33.5	42.1
YMCA	Midwest City (C)	User Defined	X	X	-	-	-	-
Boeing Aero Space	Midwest City (C)	User Defined	X	X	-	-	-	-
Midwest Square Office Park	Midwest City (C)	User Defined		X	20.7	32.9	38.6	52.6
Concord Apartments	Midwest City (C)	User Defined			22.8	27.7	22.8	27.7

Source: FEMA, 2009; Updated 2023

Utilities Located in the Preliminary DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss	
			100 Year	500 Year	100 Year Damage %	500 Year Damage %
Wastewater Treatment Plant	Midwest City (C)	WWTF	X	X	20.2	10.9

Source: FEMA, 2009;

Notes:

- (1) 'X' indicates the facility location as provided by Oklahoma County's Planning Committee is located in the DFIRM flood zone.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE CITY

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	
May 31 – June 01, 2013	Flood	N/A	N/A	Crutcho school flooded along with military armory, mobile home park southeast of 23 rd /Air Depot. Mid-Del Youth Home flooded. Part of NE 23 rd washed out just west of Air Depot.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
December 01, 2013	Earthquake	N/A	N/A	4.5 magnitude earthquake near Arcadia Lake; depth of 8.4 km.
February 2014-July 2014	Drought	N/A	N/A	
June 16, 2014	Earthquake	N/A	N/A	4.3 magnitude earthquake near Spencer; depth of 5.0 km.
June 18, 2014	Earthquake	N/A	N/A	4.1 magnitude earthquake near Spencer; depth 5.0 km
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm.
March 5, 2015	Extreme Cold	N/A	N/A	
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm with widespread power outages.
April 4, 2016	Lightning	N/A	N/A	Lightning caused a significant house fire on Avery Dr. in Midwest City.
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 7, 2017	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A	N/A	Near 1/10 th of an inch.
July 3, 2017	Lightning	N/A	N/A	Lightning caused a significant house fire on Oola Ct. in Midwest City
July-August 2017	Drought	N/A	N/A	
August 6, 2017	Lightning	N/A	N/A	Lightning caused a significant house fire on Del Arbole Dr. in Midwest City.
January 2018-April 2018	Drought	N/A	N/A	
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
August 2018	Expansive Soils	N/A	N/A	Station 2 has had over the last six months cracks in the driveway, roof leaks and



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
				underground gas lines break due to shifting ground. This is at a concentrated area of expansive soils.
October 9, 2018	Wind	N/A	N/A	A small "QLCS" tornado developed along the leading edge of a tropical-like line of storms. The tornado apparently started on Tinker AFB and traveled north through a shopping center east of Air Depot Blvd and I-40 (SE 29 th & Town Center Dr.), damaging the roof of the JC Penny's store and a few homes. Cars were flipped on Tinker AFB and in front of the JC Penny store. Two buildings suffered roof damage on Tinker AFB.
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain caused tree damage. Snowfall of 5" in Midwest City.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
February 5, 2020	Winter Storm	N/A	N/A	2.5" of snow in Midwest City.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
July 11, 2020	Wind	N/A	N/A	Power lines reported downed in at least two locations in Midwest City. A gust to 64 mph was reported.
October 26-29, 2020	Ice Storm	4575-DR	Yes	Scattered power outages and near ½" of ice. Widespread tree damage.
December 13, 2020	Heavy Snow	N/A	N/A	4" of snow in Midwest City
December 15, 2020	Winter Storm	N/A	N/A	Generally, 3-4 inches of snowfall accumulation was reported across the county.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Numerous traffic accidents reported due to light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	4" of snow in Midwest City near Reno/Midwest Blvd.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	An additional 4" of snow.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
June 27, 2021	Flood	N/A	N/A	In Midwest City, multiple intersections closed with one water rescue performed. Some apartments evacuated due to water.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
September 2021	Drought	N/A	N/A	
October 14, 2021	Wind	N/A	N/A	70 mph gust reported near SE 15th & Sooner Rd. Power lines down and trees uprooted along SE 15th between Air Depot and Sooner Rd.
December 2021-April 2022	Drought	N/A	N/A	
February 2-3, 2022	Heavy Snow	N/A	N/A	4.5" at Reno/Midwest Blvd.
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain was reported across the county.
March 11, 2022	Winter Storm	N/A	N/A	2.4" of snow at Midwest City.
July 2022-May 2023-	Drought	N/A	N/A	
July 3-28, 2022	Excessive Heat	N/A	N/A	
July 28, 2022	Lightning	N/A	N/A	Lightning cause a significant house fire on Forest Oaks Dr. in Midwest City.
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
April 19, 2023	Hail	N/A	N/A	2" Hail reported just northeast of Tinker AFB.
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-16, 2024	Extreme Cold	N/A	N/A	Frozen pipes, water lines broken. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 6 residential, 2 commercial

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)

Wildfire History for Midwest City

Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires.

*Loss of eleven homes in 2009 not included in this dataset.

	Loss	Acres
2023	N/A	N/A
2022	\$1,500	11.5
2021	\$0	2.0
2020	\$0	11.1
2019	\$0	10.0
2018	\$0	44.0
2017	\$0	10.5
2016	\$11,000	20.0
2015	\$0	16.0
2014	\$0	19.0
2013	\$0	1.0
TOTAL LOSS	\$12,500	145.1

Source: Oklahoma State Fire Marshal's office



D.) CAPABILITY ASSESSMENT

This section identifies the following capabilities of the local jurisdiction:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	2020 IBC	No	As new IBCs are published	Building Advisory Board w/ City Mgmt.
Comprehensive / Master Plan	Y	Midwest City Comprehensive Plan – being updated 2023-2024	Yes	10 Years	Planning Dept. Comprehensive Planner
Zoning Management Ordinance	Y	Midwest City Zoning Ordinance – 2010	No	None	Planning Dept
Subdivision Management Ordinance	Y	Midwest City Zoning Ordinance – 2022	No	Annual	Planning Dept
Site Plan Review Requirements	Y	Midwest City Zoning Ordinance – 2022	No	Annual	Planning Dept
NFIP Flood Damage Prevention Ordinance	Y	Midwest City Floodplain Regulations – 2009	Yes	As NFIP data becomes available	Planning Dept
NFIP Elevation Certificates Maintained	Y	Since 1983	N/A	Continuous	Engineering Dept
Floodplain Management Plan	Y	Part of All Hazards Mitigation Plan – relevant portion last updated 2012	Yes	As NFIP data becomes available	Engineering Dept
Stormwater Management Plan / Ordinance	Y	Oklahoma County Storm Water Quality & Erosion Control Regulations – 2016	Yes	No Specific Cycle	City Staff and Emergency Manager
Stream Corridor Management or Protection Plan	N				
Erosion Management Ordinance	Y	Oklahoma County Storm Water Quality	No	No Specific Update Cycle	County Planning



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
		& Erosion Control Regulations – 20016			
Capital Improvements Plan	Y	C.I.P. Fund Committee	Yes	No Specific Cycle	City Staff/Economic Development
Open Space Plan	Y	Comprehensive Plan (above)	No	10 Years	Planning Dept. Comprehensive Planner
Economic Development Plan	Y	Comprehensive Plan (above)	Yes	10 Years	Economic Development Director
Emergency Response Plan	Y	Emergency Operations Plan 2023	Yes	Annual	Emergency Manager w/ Whole Community Planning Group
Post Disaster Recovery Plan / Ordinance	N				
Real Estate Disclosure Requirements	N				
Highway Management Plan	N				
COOP/COG Plan	N	Draft Plan 2023	No	In progress	City Staff and Emergency Manager
Other (Special Purpose Ordinances such as critical or sensitive areas)					

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, the Midwest City Emergency Operations Plan (EOP) incorporated a hazard analysis chart from the 2019 version of this Hazard Mitigation Plan.



D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Engineering Department – two engineers; three planners
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	One Chief Building Official; two building inspectors
Planners or engineers with an understanding of natural hazards	Y	Engineering Department – two engineers; three planners
NFIP Floodplain Administrator	Y	Engineering Department – planner and floodplain administrator; two CFMs
Surveyor(s)	N	
Personnel skilled or trained in “GIS” applications	Y	GIS Supervisor
Scientist(s) familiar with natural hazards in the County.	N	
Emergency Manager	Y	Emergency Management Director
Grant Writer(s)	Y	Grants Manager
Staff with expertise or training in benefit/cost analysis	Y	Emergency Manager, Grants and Planning staff

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for specific purposes	No
User fees for water, sewer, gas or electric service	No
Impact Fees for homebuyers or developers of new development/homes	Yes
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	Yes
Other	



D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	N/A	N/A
Public Protection (ISO)	1	Nov. 2017
Storm Ready	Yes	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Also, by employing experts in land management and construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.

Floodplain management abilities can be expanded on and improved additional training and cross-training of job duties, joining professional organizations and annual review of flood prone areas for potential mitigation solutions.

Midwest City has adopted NFIP floodplain management criteria and the most recent FIRM maps of 12/18/2009. After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the floodplain management regulations by following FEMA guidelines and best practices outlined in FEMA P-758. The city does not have specific regulations beyond FEMA requirements.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Replace and enlarge the existing culvert at SE 15th Street and Choctaw Creek Tributary 4 East Branch (just West of Hiwassee Road). Project will reduce road overtopping	Existing	Flood	Planned	City Engineering with ODOT	Reduced local flooding	High	BRIC, FMA, HMGP, EPA, Municipal capital outlet	Long	DOF (Dependent of Funding)
Soldier Creek Industrial Park – 7900 Block of NE 23rd Street. FEMA LOMR and CLOMR applications will be filed updating the flood area and model for the property	Existing	Flood	Planned	City Engineering	Improved floodplain delineation	Medium to High	BRIC, FMA, HMGP, Economic Development Authority Grant	Long	High
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and	New & Existing	NFIP Compliance	Ongoing	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low - Medium	Municipal general fund	Ongoing (no end)	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
flood insurance outreach to the community.									
<p>Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction:</p> <ul style="list-style-type: none"> • Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepage(s) referencing the HMP webpages. • Prepare and distribute informational letters to flood and other hazard vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties, and instructing them on how they can learn more and implement mitigation. • Use email notification systems and monthly newsletters (water bills) to better educate the public on flood insurance, the availability of mitigation grant funding, personal natural hazard risk reduction measures, and the household hazardous waste program. • Leverage strong public outreach resources and channels of the stormwater quality division. • Work with neighborhood associations, civic and business groups to disseminate information on flood insurance and the availability of mitigation grant funding. • Participate in regional public awareness and education initiatives through the LEPCs. 									
See above.	NA	Flood	Ongoing, mostly Springtime	Municipality with support from Planning Partners, OEM, FEMA	Low - Medium	Low - Medium	Municipal M&O fund	Short	High
Participate in the Community Rating System (CRS) to further manage flood risk and reduce flood insurance premiums for NFIP policyholders.	NA	NFIP Compliance	Planned	NFIP Floodplain Administrator with support from OEM, FEMA	Low	Low	Municipal M&O fund	Short	Medium
Continue to archive elevation certificates	NA	NFIP Compliance	Continuous	NFIP Floodplain Administrator	Low	Low	Municipal M&O fund	Ongoing (no end)	High
Purchase structures in the area of 7801 NE 10 th (Fairfax apartments) that are repeatedly flooded by heavy rains and convert the area to green space.	Existing	Flood	Planned	NFIP Coordinator with City Engineer	High	High	HMGP with municipal capital outlet	Long	Medium
Create mitigation		Dam Failure,	As events	Emergency	High	Low	Municipal	Long	Low



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
education pamphlets and distribute at booths during large public events and at public city venues.		Drought, Earthquake, Expansive Soils, Extreme Temperatures, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storms	occur, new pamphlets created 2024	Management			capital outlet		
Distribute All-Hazard Weather Radios to senior centers, and high-risk residents		Dam Failure, Drought, Earthquake, Extreme Temperatures, Flood, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storms	As needed	Emergency Management	High	Low	Municipal capital outlet	Short	Low
Require a check for expansive soils prior to building in the city and perform soil stabilization if expansive soils are found.		Expansive Soil	As construction projects are planned	City Engineer	High	Medium	Municipal general fund	Short	Medium
Add storm sirens to the deficient areas within the jurisdiction.		Wind (incl. Tornado)	Planned	Emergency Management	High	High	HMGP, Bond	Long	Medium
Build an underground drainage system to remediate flooding at Rose & Key Blvd railroad crossing.		Flooding	New	Public Works with Engineering & Construction	High	High	HMGP, FMA, BRIC, Municipal capital outlet	Short	Medium
Construct gabion baskets N of Reno Ave	Existing	Flooding	New	Public Works with	High	High	HMGP, BRIC, FMA,	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
on Soldier Creek to remediate flooding of pedestrian bridge and elevated utilities and potentially the animal shelter.				Engineering & Construction			Municipal Capital outlet		
Purchase and remove structures in the floodplain of Crutch Creek.	Existing	Flooding	New	Public Works with Engineering & Construction	High	High	BRIC, FMA, HMGP, Municipal capital outlet	Long	Medium
Replace antiquated generators at fire stations.	Existing	Winter Storm	New	Fire Dept	Medium	High	HMGP, Municipal capital outlet	Short	Medium
Install generators at several wastewater lift stations.	New & Existing	Flood	New	Public Works	Medium	High	HMGP, Municipal Capital outlet	Short	High
Vegetation clearing or removal out of utility easements.		Winter Storm	New	Public Works w/ OG&E	Medium	Medium	Municipal M&O budget w/ assistance from OG&E	Short	Medium
Install new underground drainage with drop inlets at the 300 block of Post Road to reduce or eliminate flooding of three residences.	Existing	Flood	New	NFIP Coordinator with City Engineer	High	High	HMGP, FMA, BRIC and/or Municipal capital outlet	Short	Medium
Provide a rebate program for citizens who are installing new FEMA P-361 safe rooms.	New & Existing	Wind (inc. Tornado)	New	Emergency Management	High	High	HMGP with citizen match	Short	High

Notes:
 *Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:
 Where actual project costs have been reasonably estimated:
 Low = < \$10,000
 Medium = \$10,000 to \$100,000



High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program

FMA = Flood Mitigation Assistance Grant Program

RFC = Repetitive Flood Claims Grant Program

SRL = Severe Repetitive Loss Grant Program

HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term = 5 years or greater. OG = On-going program.

DOF = Depending on funding.



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

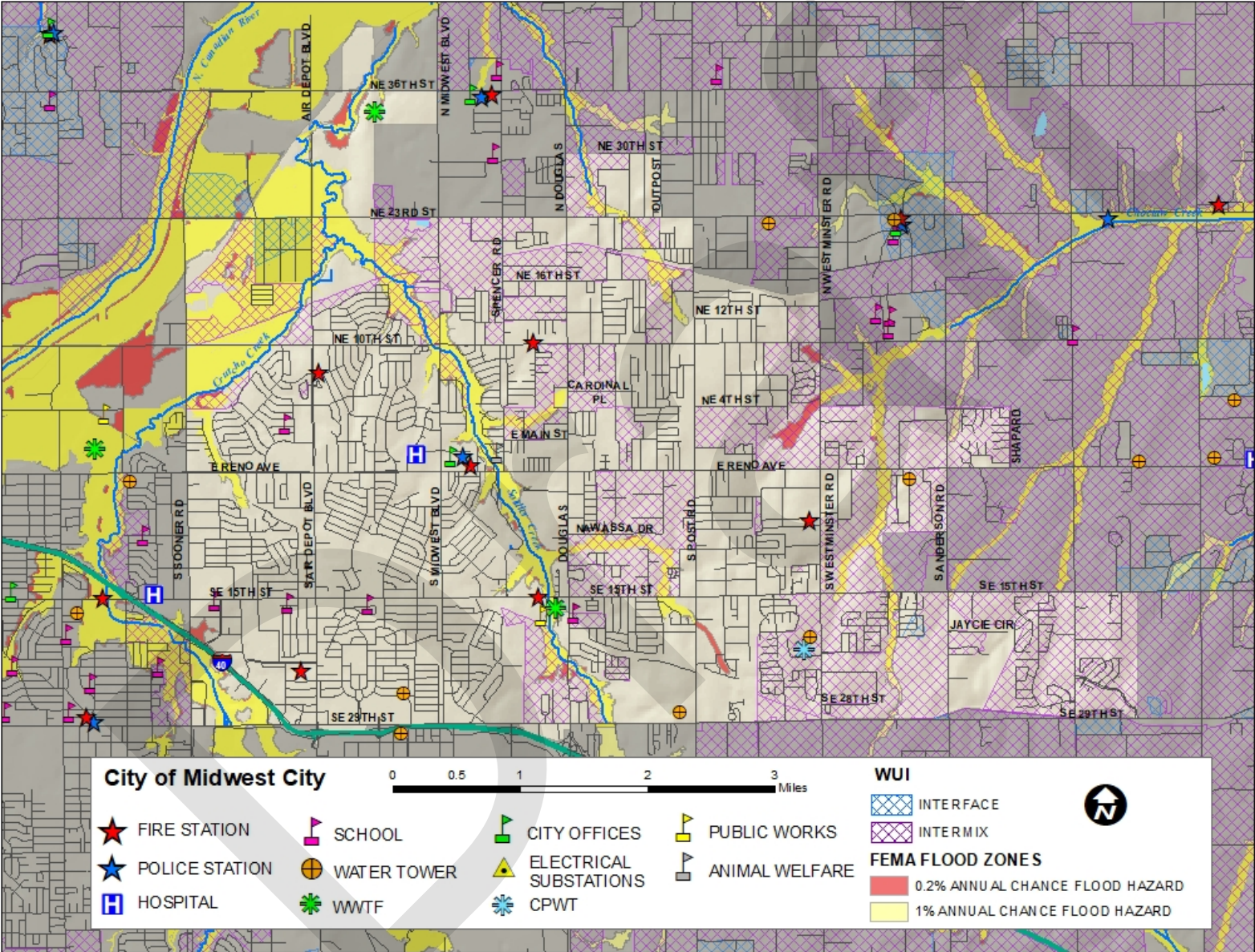
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of Midwest City to illustrate the probable areas impacted within the City of Midwest City. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Midwest City has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





9.11 CITY OF NICHOLS HILLS

This section presents the jurisdictional annex for the City of Nichols Hills.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Kevin Boydston, Fire Chief City of Nichols Hills Fire Department 6407 Avondale Drive, Nichols Hills, OK 73116 (405) 843-8526 kboydston@nicholshills.net	Randy Lawrence, Director Nichols Hills Public Works 1009 NW 75th Street, Nichols Hills, OK 73116 (405) 843-5222 pworks@nicholshills.net

B.) MUNICIPAL PROFILE

The City of Nichols Hills is located in western Oklahoma County. It is bordered to the east, south and west by Oklahoma City and to the north by the City of The Village. The City has a total land area of 2.5 square miles, all of it land. The City is governed by a mayor and three member City Council. The 2020 U.S. Census population for the City of Nichols Hills was 3,875 (+4% from 2010).

Known or Anticipated New Development

The following major residential/commercial development and/or major infrastructure development are currently known or anticipated in the City of Nichols Hills:

Property Name	Type Residential or Commercial	Number of Structures	Address	Known Hazard Zone(s)	Description/Status
The Glenbrook Park, LLC	Res.	14 Units	1500 Block Glenbrook		Ongoing
Washington Prime	Commercial	3 or more	1100 Block NW 63rd		Burned during construction, rebuilding in progress. New Commercial Structures
Cumberland Court	Res.	23 Units	1100 Block Cumberland		New Houses

Although there has been small areas of development within the City of Nichols Hills, there has not been a significant change to the hazard vulnerabilities for the city.

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.

The following table summarizes progress on the mitigation strategy identified by the City of Nichols Hills in the 2019 plan.



Completed 2019 Initiative	Comments
Along Grand Boulevard, the City has boxed in an additional 200+ feet of the Grand Canal to mitigate bank scouring when it overflows.	
Drainage Canal Improvements along Grand Blvd from Huntington Ave to Bedford	
Flood Control Drainage installed on west Grand 6700 Blk to 6800 Blk	
Add Generator to well 10 & 23	
Refurbish outdoor warning sirens	
Indoor information devices installed in City Hall, Police, & Public Works building.	

In addition, the City of Nichols Hills received a donated water well that will be connected to the municipal system by the end of 2023.

Abandoned Initiatives	Comments
Distribute mitigation information materials at schools and during Earth Day events	
Publish heat/cold prevention /mitigation newsletters in utility bills prior to extreme heat and cold	
Map expansive soil risk areas with greater detail	
Distribute All-Hazards Weather Radios to elderly and special needs citizens	

Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the City of Nichols Hills is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	No	
Drought	Yes	
Earthquake	Yes	
Expansive Soils	Yes	
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	No	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	



C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE CITY

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	
February 2014-July 2014	Drought	N/A	N/A	
July 19, 2014	Lightning			Multiple storms produced numerous cloud to ground lightning flashes. At least three homes were damaged or destroyed in Nichols Hills. Property damages was estimated to be \$2.80M
March 5, 2015	Extreme Cold	N/A	N/A	
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm. Widespread power outages and tree damage.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm with widespread power outages.
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	Very dry conditions. Slight drought started July 2016. A break occurred with abundant rain in April 2017.
January 7, 2017	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A	N/A	Over 1/10 th of an inch of ice.
July-August 2017	Drought	N/A	N/A	Typical summer ridging high pressure prevented rain across the region.
January 2018-April 2018	Drought	N/A	N/A	
June 7, 2018	Flood	N/A	N/A	Widespread flooding across the north Metro. Reports of flooding including NW 234 th and Rockwell, parts of The Village, Edmond and Nichols Hill stranding multiple cars and closing roadways. 2-2.5 inches of rain fell over 2-3 hours.
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
January 3, 2019	Ice Storm & Snow	N/A	N/A	Freezing rain caused some tree damage, followed by a couple of inches of snow.
April 30, 2019	Flood	N/A	N/A	Street flooding reported in the northside of the OKC metro area from Reno to NW 133 and from Western to Council (includes Nichols Hills).
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
February 5, 2020	Heavy Snow	N/A	N/A	Around 3" of snow.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	Scattered power outages. Nichols Hills had near .5" of ice where a large pine tree was uprooted.
December 13, 2020	Heavy Snow	N/A	N/A	Around 3.5" of snow.
December 15, 2020	Winter Storm	N/A	N/A	3" of snow.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	1/3" of ice followed by about 6" of snow.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Numerous traffic accidents reported due to light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	6.5" at a TV station near Nichols Hills.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Reports from across the county generally ranged from 4 to 5 ½ inches with a maximum of 5.6 inches reported 5 mi. ESE Edmond. 4.5" was reported in eastern Deer Creek (unincorporated), Choctaw had 4" and Warr Acres 3".
July 7, 2021-July 10, 2021	Excessive Heat	N/A	July 7, 2021-July 10, 2021	
July 25-September 4, 2021	Excessive Heat	N/A	July 25-September 4, 2021	
September 2021	Drought	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
February 2-3, 2022	Heavy Snow	N/A	N/A	Around 3.5" of snow.
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain was reported across the county.
March 11, 2022	Winter Storm	N/A	N/A	1" of snow at Nichols Hills..
July 2022-May 2023-	Drought	N/A	N/A	
July 3-28, 2022	Excessive Heat	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-16, 2024	Extreme Cold	N/A	N/A	Frozen pipes. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 2 residential

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)



D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan Mitigation Integrated into other plans	Update Cycle	Party(s) Responsible for updating document
Building Code	Y	IBC 2018, IRC: 09, D.C., M.C, NEC 2017			
Comprehensive / Master Plan	Y	Last four years	Yes	Annual	City Manager/Council
Zoning Management Ordinance	Y				
Subdivision Management Ordinance					
Site Plan Review Requirements	Y				
NFIP Flood Damage Prevention Ordinance	Y	Chapter 12			
NFIP Elevation Certificates Maintained	Y				
Floodplain Management Plan	Y		Yes	Irregular	Floodplain Manager
Stormwater Management Plan / Ordinance	Y		Yes	Annual	Public Works Director
Stream Corridor Management or Protection Plan					
Erosion Management Ordinance					
Capital Improvements Plan	Y	Annually budgeted	Yes	Annual	Dept. Heads, City Manager, & Engineering Committee
Open Space Plan					
Economic Development Plan					
Emergency Response Plan	Y	2022	No	Every 3	Emergency



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan Mitigation Integrated into other plans	Update Cycle	Party(s) Responsible for updating document
				Years	Management
Post Disaster Recovery Plan / Ordinance					
Real Estate Disclosure Requirements					
Highway Management Plan					
COOP/COG Plan					
Sustainability Plan	Y	N/A	Yes	3 Years	City Planner

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.

D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Contract planner and engineer
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	
Planners or engineers with an understanding of natural hazards	Y	
NFIP Floodplain Administrator	Y	Code Enforcement Officer (designated by City Council per City code)
Surveyor(s)	Y	Through engineering contractor
Personnel skilled or trained in "GIS" applications	Y	
Scientist(s) familiar with natural hazards in the County.	Y	
Emergency Manager	Y	Fire Chief
Grant Writer(s)	N	
Staff with expertise or training in benefit/cost analysis		



D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	Yes, annually budgeted
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	Yes, water/sewer
Impact Fees for homebuyers or developers of new development/homes	Yes
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	
Incur debt through private activity bonds	
Withhold public expenditures in hazard-prone areas	
Other	

D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	5	2/3/2018
Public Protection (ISO)	2	2023
Storm Ready	County	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Also, by employing experts in land management and construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.



Floodplain management abilities can be expanded on and improved through continuing education, involvement with professional organizations and annual review of flood prone areas for potential mitigation solutions.

Nichols Hills has adopted NFIP floodplain management criteria and the most recent FIRM map of 12/18/2009 (City code section 20-208). After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the floodplain management regulations by following FEMA guidelines and best practices outlined in FEMA P-758. The city does not have specific regulations beyond FEMA requirements.

Draft



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Replace ductile iron piping with PVC in potable water system as resources permit to reduce main breaks (est. nearly 20 miles still need retrofitting).	Existing	Expansive Soils	Planned	Public Works	Eliminate water main breaks due to shifting soils	High	GEO Bond	Long-term (for complete system retrofit)	Med – Low
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	NFIP Compliance	Ongoing	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low - Medium	Municipal General Fund	Ongoing, (no end)	High
Participate in the Community Rating System (CRS) to further manage flood risk and reduce flood insurance premiums for NFIP policyholders. This shall start with the submission to FEMA-DHS of a Letter of Intent to join CRS, followed by the completion and submission of an application to the program once the community's current compliance with the NFIP is established.	New & Existing	NFIP Compliance	Planned	NFIP Floodplain Administrator with support from OEM, FEMA	Low	Low	Municipal General Fund	Short	Medium
Archive elevation certificates	NA	NFIP Compliance	Ongoing	NFIP Floodplain Administrator	Low	Low	Municipal General Fund	Ongoing, (no end)	High
Build a retention pond at Grand and Sherwood to eliminate road flooding damage	NA	Flood	Anticipated completion near end of 2024	Public Works	High	High	Bonds, Donation	Short	Medium
Drill two new water wells to increase	New &	Drought	Planned	Public Works	More reliable	High	Bonds,	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
water supply	Existing		2025-2030		pressure		HMGP		
Adopt and enforce 2018 Building Codes, which include provisions for building to earthquake standards	New	Earthquake, Wind	Ongoing	Code Inspector	Reduce earthquake damage	Low	Municipal General Fund	Short	Medium
Post educational materials on the City of Nichols Hills website	NA	Extreme Temperatures	New	Fire Dept.	High (life safety)	Low	HMGP; Municipal General Fund	Short	Low
Add more generators to water wells (19 more)	New & Existing	Winter Storms, Lightning, Wind (incl. Tornado), Earthquake	Ongoing	Public Works		High	HMGP; GO Bonds	Long Term	Low

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.



Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program
FMA = Flood Mitigation Assistance Grant Program
RFC = Repetitive Flood Claims Grant Program
SRL = Severe Repetitive Loss Grant Program
HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term= 5 years or greater. OG = On-going program. DOF = Depending on funding.

Draft



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

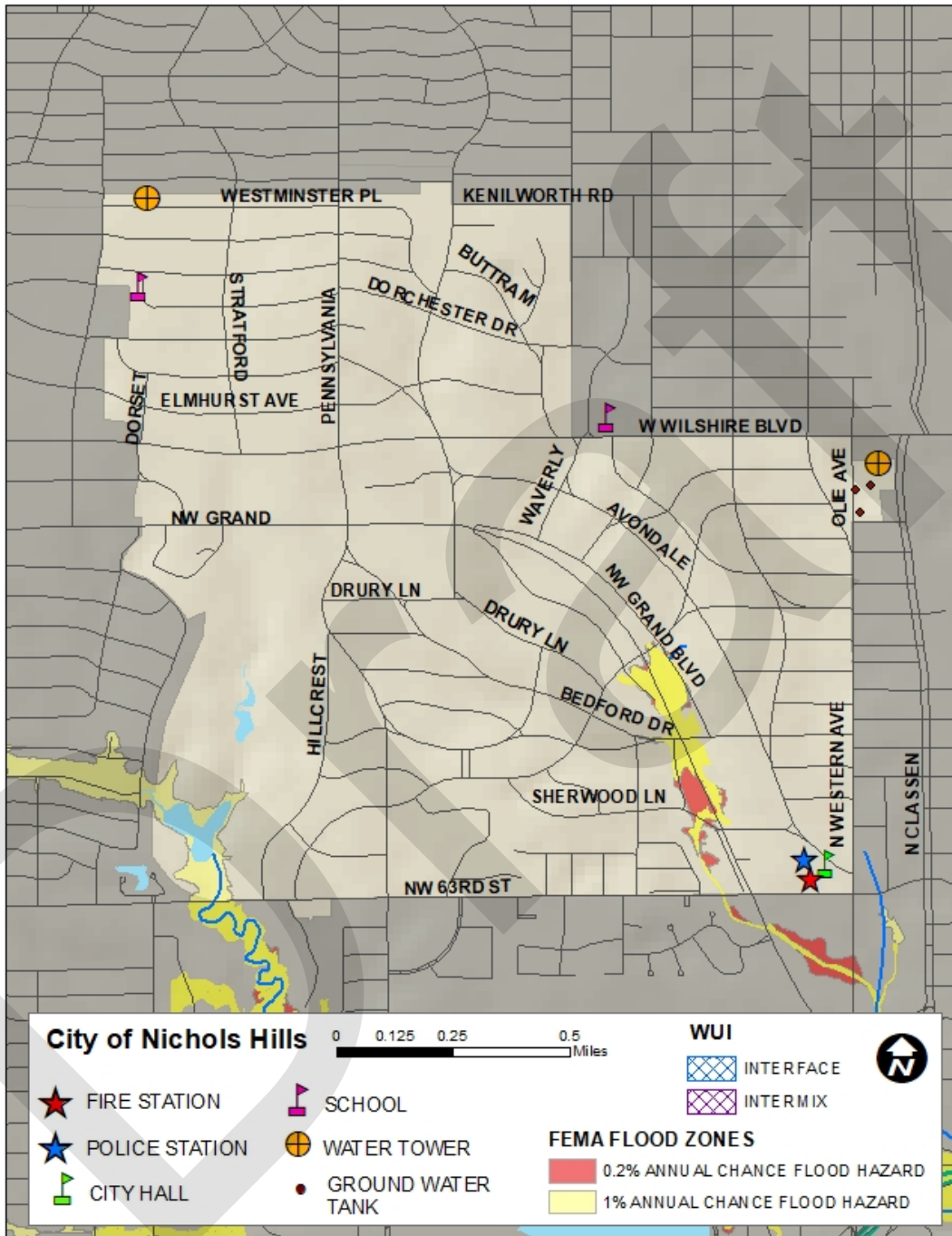
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of Nichols Hills to illustrate the probable areas impacted within the City of Nichols Hills. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Nichols Hills has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





9.12 CITY OF NICOMA PARK

This section presents the jurisdictional annex for the City of Nicoma Park.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Eric Flowers, Fire Chief P.O. Box 250, Nicoma Park, OK 73066 (405) 259-8821 npfirechief@nicompark.net	

B.) MUNICIPAL PROFILE

The City of Nicoma Park is located in western Oklahoma County. It is bordered to the north by Oklahoma City, to the south and east by the City of Choctaw, to the west by the City of Midwest City. The City of Nicoma Park has a total land area of 3.7 square miles, all of it land. The City is governed by a mayor and six member City Council. The 2020 U.S. Census population for the City of Nicoma Park was 2317 (-3% from 2010).

Low-lying areas in the City are subject to periodic flooding caused by overflow of Choctaw Creek and its tributaries. The most severe flooding occurs as a result of thunderstorms and intense rainfall. Most flooding occurs upstream from roadways that restrict the flow. (NFIP FIS – 2009) NE 23rd and Draper floods frequently onto the state highway, occasionally to six inches.

Growth/Development Trends

The following major residential/commercial development and major infrastructure development are currently known or anticipated in the City of Nicoma Park:						
Property Name	Type Residential or Commercial	Number of Structures	Address	Block and Lot	Known Hazard Zone	Description/Status
Sierra Villa	Residential	120-127	2700 N Westminster		Wildland Fire	Planned
Irwin Septic	Commercial	1	10220 NE 23 rd		Wildland Fire	In Progress

Past Mitigation Activity/Efforts

Each initiative from the 2013 plan was reviewed going forward into this 2019 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.

The following table summarizes progress on the mitigation strategy identified by the City of Nicoma Park in the 2013 plan.

Completed 2019 Initiative	Comments
Installed Lightning arrestors at Fire Station	Completed in 2023, part of a larger project with other facilities.
Created new drainage channels and widen culverts around 17 th & Avery Ave.	



Completed 2019 Initiative	Comments
Provided flood protection for Hiwassee lift station. Provided rip raff and sod to mitigate the flooding and redirect the small channel.	In conjunction with Oklahoma County.

Additionally, the below table identifies the initiatives that were abandoned:

Abandoned 2019 Initiatives	Comments
Retrofit Community Center to serve as a warming/cooling center, including oxygen and a small triage station.	Populations around the state tend to rely on neighbors and family.
Establish regular public notification system via website when drought conditions exist by using 3-tiered warning system from low to high risk, with a request to conserve water.	Limited viewership.
Utilize city website to provide public warning system to take during severe lightning storms.	Limited viewership and not timely enough.

Further details on mitigation activities completed or ongoing in the City include:

The addition of a large municipal water tower with new service lines and hydrants has reduced the wildfire risk in several areas of the city. In addition, the city has recently obtained a 5,000 gallon water tender to assist with wildfire suppression.

Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the City of Nicoma Park is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	No	
Drought	Yes	
Earthquake	Yes	
Expansive Soils	No	
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

According to the City of Nicoma Park, the following have been identified as specific hazards:

- Ice storm – damage to dwellings – accessory buildings and electrical lines and equipment
- Fires, drought, severe storms – hail, floods, tornado, straight-line winds, snow, ice storm
- Floods – business and residential damage



A flood risk exists around the 2000 Block of N. Westminster and around the 2600 block of N. Ives Way.

Some creek beds are silted in with debris and need cleanup from the 2500 Block of Nichols Drive west to NE 23rd St.

The city has two mobile home parks, one at 2900 N Westminster and the other located at 12713 NE 23rd. These are susceptible to high winds.

It is estimated that in Nicoma Park, 148 residents live within the 1% annual chance flood area (NFIP Special Flood Hazard Area). \$36,504,000 (12.2%) of the municipality's general building stock replacement cost value (structure and contents) is located within the 1% annual chance flood area. There are 2 NFIP policies in the community, 1 Repetitive Loss (RL) and 0 Severe Repetitive Loss (SRL) properties.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE CITY

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	
December 01, 2013	Earthquake	N/A	N/A	4.5 magnitude earthquake near Arcadia Lake; depth of 8.4 km.
February 2014-July 2014	Drought	N/A	N/A	
June 16, 2014	Earthquake	N/A	N/A	4.3 magnitude earthquake near Spencer; depth of 5.0 km.
June 18, 2014	Earthquake	N/A	N/A	4.1 magnitude earthquake near Spencer; depth 5.0 km
March 5, 2015	Extreme Cold	N/A	N/A	
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm.
August 11-13 2016	Excessive Heat	N/A	N/A	
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
January 13-15, 2017	Ice Storm	N/A		Heaviest ice amounts fell in the far west metro. .1" reported in Edmond near Covell/I-35, .15" reported in Warr Acres near NW 63 rd /MacArthur.
January 7, 2017	Extreme Cold	N/A	N/A	
July-August 2017	Drought	N/A	N/A	
January 2018-April 2018	Drought	N/A	N/A	
June 7, 2018	Flooding	N/A	N/A	Water entered garage of a residence in the 1900 block of Avery Ave.
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
July 14, 2018	Flooding	N/A	N/A	Flooding caused erosion to sewer main in the 2600 block of Ives Way.
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain caused some tree damage. Snowfall of around 3"
April 26, 2019	Wind	N/A	N/A	A thunderstorm produced scattered wind damage, with a power pole down at 23 rd & Draper.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
February 5, 2020	Heavy Snow	N/A	N/A	Around 3" of snow.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	Power outages with around ½" of ice.
December 13, 2020	Heavy Snow	N/A	N/A	Around 4" of snow.
December 15, 2020	Winter Storm	N/A	N/A	Around 2" of snow.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain of ¼" followed by around 7" of snow.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Around 4" of snow.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Around 4" of snow.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
September 2021	Drought	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	
February 2-3, 2022	Heavy Snow	N/A	N/A	Nicoma Park measured 4".
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain.
March 11, 2022	Winter Storm	N/A	N/A	2" of snow.
July 2022-May 2023	Drought	N/A	N/A	
July 3-28, 2022	Excessive Heat	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 17, 2023	Wind	N/A	N/A	Widespread reports of wind gusts around 60 mph. Numerous large tree limbs over 12" in diameter blown down.
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-17, 2024	Extreme Cold	N/A	N/A	Frozen pipes, water lines broken. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 1 commercial

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)

Wildfire History for Nicoma Park

Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires.

	Loss	Acres
2023	0	0.9
2022	0	1.6
2021	0	2.5
2020	\$0	5.0
2019	\$0	2.6
2018	N/A	N/A
2017	\$0	1.6
2016	\$0	0.2
2015	\$0	3.1
2014	\$20,500	108.0
2013	\$0	6.0
TOTAL LOSS	\$20,500	131.5

Source: Oklahoma State Fire Marshal's office



D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) LEGAL AND REGULATORY CAPABILITY

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update Cycle	Party(s) responsible for updating document
Building Code	Y	2018 International Building Code		As State Updates	N/A
Comprehensive / Master Plan	Y	June 2018	No	Bi-annual	City Clerk
Zoning Management Ordinance	Y	Ord. 1973 2.1		As needed	City Clerk
Subdivision Management Ordinance	Y	Ord. 1973		As needed	City Clerk
Site Plan Review Requirements	Y	2018 International Building Code		As needed	City Clerk
NFIP Flood Damage Prevention Ordinance	Y	Ord. 387 – November 3, 2009		As needed	Fire Chief/EM
NFIP Elevation Certificates Maintained	Y	Ord. 387 – November 3, 2009		As needed	Fire Chief/EM
Floodplain Management Plan	Y	Ord. 387 – November 3, 2009; repeated 233 – April 7, 1987	Yes	Annual	Fire Chief/EM
Stormwater Management Plan / Ordinance	Y	Ord. 373 – March 4, 2008		As needed	Fire Chief/EM
Stream Corridor Management or Protection Plan	N				
Erosion Management Ordinance	Y	Ord. 373 – March 4, 2008		As needed	Fire Chief/EM
Capital Improvements Plan	Y	Resolution Sept. 12, 2007 – May	Yes	As needed	ACOG, City Council, City Clerk, Dept.



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update Cycle	Party(s) responsible for updating document
		2007			Heads, Mayor,
Open Space Plan	N				
Economic Development Plan	N				
Emergency Response Plan	N				
Post Disaster Recovery Plan / Ordinance	N				
Real Estate Disclosure Requirements	N				
Highway Management Plan	N				
COOP/COG Plan	N				
Other (Special Purpose Ordinances such as critical or sensitive areas)					

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.

D.2) ADMINISTRATIVE AND TECHNICAL CAPABILITY

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	N	
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Building Inspector
Planners or engineers with an understanding of natural hazards	Y	Fire Chief/Emergency Manager
NFIP Floodplain Administrator	Y	Fire Chief/Emergency Manager
Surveyor(s)	N	
Personnel skilled or trained in "GIS" applications	N	



Scientist(s) familiar with natural hazards in the County.	N	
Emergency Manager	Y	Fire Chief
Grant Writer(s)	Y	Fire Chief/Emergency Manager
Staff with expertise or training in benefit/cost analysis	N	

D.3) FISCAL CAPABILITY

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	ACOG
Capital Improvements Project Funding	ACOG
Authority to Levy Taxes for specific purposes	No
User fees for water, sewer, gas or electric service	Sewer fees
Impact Fees for homebuyers or developers of new development/homes	No
Incur debt through general obligation bonds	No
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other	

D.4) COMMUNITY CLASSIFICATIONS

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	3,4	2004
Public Protection	4/6	2014
Storm Ready	County	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>



Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Also, by employing experts in construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.

Moreover, this jurisdiction participates in Wildland Automatic Response (or WAR – an automatic mutual aid agreement during high wildland hazard days). This ensures a greater response to wildland fires.

Floodplain management is somewhat limited by lack of staff. Currently the Fire Chief is responsible for floodplain management. Abilities may be expanded on and improved by training a key fire department volunteer in floodplain management.

Nicoma Park has adopted NFIP floodplain management criteria and the most recent FIRM maps of 12/18/2009. After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the floodplain management regulations by following the established FEMA guidelines outlined in FEMA P-758. The city does not have regulations beyond FEMA requirements. Substantial damage/substantial improvement is referenced in City ordinance 387, Sec. 42-48 paragraph 12 and 42-49.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Clean and widen the drainage channel between Ives Way and NE 23 rd	Existing	Flooding	New	Emergency Management	High	Medium	City Capital Funds	Short	Medium
Address overflow problems in and along city creeks. Request OK County D1 for assistance in clearing creeks of debris, silt and ensure water channels are open.	Existing	(Non mitigation maintenance)	As needed	Public Works with OK Co District 1	High	Medium	OK Co D1, City Capital Funds	Short	Medium
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements, floodplain identification and mapping, and flood outreach to the community.	New & Existing	NFIP Compliance	Ongoing	Municipal Engineer/NFIP Floodplain Administrator with support from OEM, ISO FEMA	High	Low - Medium	Local Budget	Ongoing (no end)	Medium
Educate public on water and soil conservation as well as climate conditions.		Drought	Planned	Emergency Management	High	Low to Medium	City M&O Funds	Short	Low
Monitor state, county and local drought conditions and prohibit any outdoor burning when conditions prohibit such activity.		Drought, Wildfire	As drought sets in	Fire Dept.	High	Low to Medium	City M&O Funds	Short	Low
Enact an ordinance for all future construction to require burial of utility lines. Lines may sway	New	Flood, Earthquake, Hail, Lightning,	Planned	Code Enforcement	High	Low to Medium	City M&O Funds	Short	Low



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
and come down in an earthquake, be taken down in a winter storm, poles burned in a wildfire, insulators destroyed by hail, equipment damaged by lightning, and be taken down by high wind or floods.		Wind (incl. Tornado), Wildfire, Winter Storm							
Adopt and enforce International Building Codes related to soil conditions.	New	Earthquake	Updated as new codes become available	Code Enforcement	High	Low to Medium	Local Budget	Short	Low
Educate public about the potential hazards associated with extreme temperature conditions via newsletters and social media.		Extreme Temp	Typically Summer & Winter	Emergency Management	High	Low to Medium	City M&O Funds	Short	Low
Using demographics, identify highest vulnerable group of citizens such as seniors and children and develop strategy to assist those with the highest need of either fans and or heaters.		Extreme Temp	Each Summer	City Planning with Fire Dept.	High	Low to Medium	City M&O Funds	Short	Low
Educate public through social media about the potential material and human damage from hail. Including insurance coverage for home, auto and crops.		Hail	Each Spring	Fire Dept.	High	Low to Medium	City M&O Funds	Short	High
Retrofit municipal facilities with lightning detection and arrestor systems.	Existing	Lightning	Planned	Public Works	High	Medium	City Capital Funds	Long-Term DOF	Medium
Educate public about the		Hail,	Planned	Code	High	Low to	FEMA	Short	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
potential material and human damage from hail, wind and lightning. Item 1. Insurance coverage for home, auto and crops against lightning, wind and hail. Item 2. Encourage adoption of lightning arresters for businesses and residences.		Lightning, Wind (incl. Tornado)		Enforcement with Fire Dept.		Medium	Grant programs and matching local funds.		
Locate safe areas or safe harbors from high winds and earthquakes in city facilities and retrofit facilities deemed as not having a safe area for municipal employees.	Existing	Earthquake, Wind (incl. Tornado)	Planned	Code Enforcement with Public Works	High	High	FEMA HMGP with City Capital Funds	Long	Low
Replace antiquated storm sirens		Wind (incl. Tornado)	Planned	Emergency Management	High	Medium	FEMA HMGP with City Capital Funds	Short	High
Educate public about the potential dangers of severe winter storms and develop an outreach program to assist citizens isolated or stranded without power during winter storms.		Winter Storms	Each Fall going into Winter	Emergency Management	High	Low to Medium	FEMA Grant programs and matching local funds	Short	Medium
Host a class at the community center to educate the public on making their home less vulnerable to wildfires.	Existing	Wildfire	Ongoing, Spring & Fall	Fire Department	High	Low	No cost – NFA provided materials	Short	Medium
Provide weather radios to citizens		Flood, Earthquake, Hail,	Planned	Fire Department	High	Medium	FEMA HMGP and City	Short	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
		Lightning, Wind (incl. Tornado), Wildfire, Winter Storm					Capital Funds		
Install a generator at the new City Water Tower	Existing	Earthquake, Lightning, Wind, Wildfire, Winter Storm	New	Fire Department	High	Medium	FEMA HMGP and City Capital Funds	Short	High
Install a generator at the City Maintenance building to be able to operate in emergency situations (i.e. winter storms)		Earthquake, Lightning, Wind, Wildfire, Winter Storm	New	Fire Department	High	Medium	FEMA HMGP and City Capital	Short	Medium

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.



Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program
FMA = Flood Mitigation Assistance Grant Program
RFC = Repetitive Flood Claims Grant Program
SRL = Severe Repetitive Loss Grant Program
HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term = 5 years or greater. OG = On-going program.
DOF = Depending on funding.

Draft



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

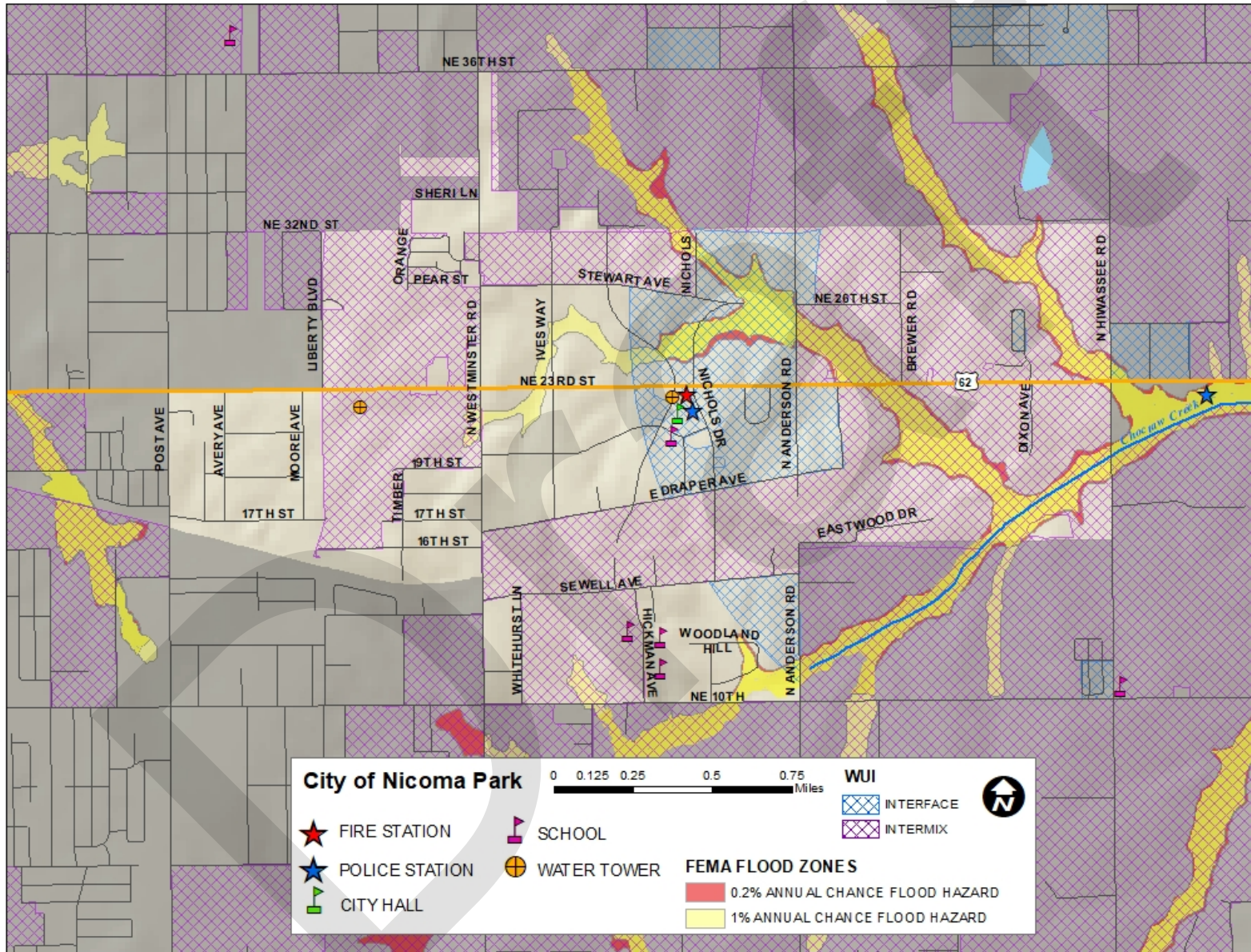
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of Nicoma Park to illustrate the probable areas impacted within the City of Nicoma Park. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Nicoma Park has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





9.13 CITY OF SPENCER

This section presents the jurisdictional annex for the City of Spencer.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Dale Griffith, Fire Chief 8310 NE 36 th St., Spencer, OK 73084 (405) 771-3621 spencerfdchief@sbcglobal.net	Chuck Blair, Emergency Management Director 4203 N. Coaltrane, Forest Park, OK 73121 (405) 823-2728 chuckblair801@gmail.com

B.) MUNICIPAL PROFILE

The City of Spencer is located in central Oklahoma County. The City is bordered to the north and west by Oklahoma City, to the south by the City of Midwest City, and to the east by the City of Nicoma Park. The City has a total land area of 5.3 square miles, all of it land. The City is governed by a mayor and four member City Council. The 2020 U.S. Census population for the City of Spencer was 3,972 (+2% from 2010).

Low-lying areas in the City are subject to periodic flooding caused by overflow from the North Canadian River, Crutch Creek, Silver Creek and Tributary 9. The most severe flooding typically occurs after thunderstorms with intense rainfall. Most flooding occurs upstream from roadways that restrict the flow. (FEMA NFIP FIS – 2009)

Growth/Development Trends

The City of Spencer has had only small growth over the past few years. Some growth is anticipated over the next few years.

New Development/Potential Development in the City of Spencer						
Property Name	Type Residential or Commercial	Number of Structures	Address	Block and Lot	Known Hazard Zone	Description/Status
SE Corner of NE 36 th / Midwest Blvd	Residential	Approx. 200	Variable		Wildland Urban Interface	Planned

Although there has been small areas of development within the City of Spencer, there has not been a significant change to the hazard vulnerabilities for the city.

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.

The following table summarizes progress on the mitigation strategy identified by the City of Spencer in the 2019 plan.



Abandoned 2019 Initiative Description	Comments
Purchase, or relocate structures located in hazard-prone areas	Flooding has been reduced; residents unlikely to desire to move and may not meet FEMA benefit-cost
Develop a location listing or map that identifies buildings and critical facilities within the Lake Overholser and Canton Lake inundation area (with a greater detail than Corps of Engineers maps)	Digital mapping of flood zones is available.
Develop detailed fault maps to determine areas most likely to be affected by earthquakes and at risk structures.	Not feasible / digital fault maps are available and online through OGS.
Develop a mitigation educational program and present it to farmers and ranchers explaining the need for crop insurance and how to make buildings more resistant to hail through improved roofing materials.	Minimal cropland exists in the jurisdiction.
Purchase and install lightning detection systems with alarms for city parks and public areas.	Smartphone apps provide this service.
Completed 2019 Initiative Description	Comments
Purchase and install generators for city police, fire departments and EOC facilities.	Power outage mitigation for multiple hazards.

Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the City of Spencer is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	Yes	Canton Lake, Overholser - See local hazard map end of section
Drought	Yes	
Earthquake	Yes	
Expansive Soils	No	NRCS Map shows no significant expansive soils in jurisdiction.
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	Yes	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

According to the City of Spencer, the following have been identified as specific hazards:

Approximately 8 to 10 homes flood in the Silver Creek area every time heavy amounts of rain occur. Some flood mitigation has occurred by improvements to a culvert, reducing the frequency of flooding.



C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE CITY

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	
May 31-June 1st, 2013	Severe Storms, Flooding	DR-4117	Yes	Nearby mesonet station reported a 2 day total of 6.73" of rain.
December 01, 2013	Earthquake	N/A	N/A	4.5 magnitude earthquake near Arcadia Lake; depth of 8.4 km.
February 2014-July 2014	Drought	N/A	N/A	
June 16, 2014	Earthquake	N/A	N/A	At a depth of 5.0km, this earthquake was felt throughout Oklahoma County and beyond. Reports of light to moderate shaking, with some very light damage were received. This quake originated in Spencer and was measured at 4.3
June 18, 2014	Earthquake	N/A	N/A	USGS reports this quake is at a 5.0km depth. Multiple reports throughout the county ranging from light to strong shaking. Some light damage was also reported. This quake originated in Spencer and was measured at 4.1
March 5, 2015	Extreme Cold	N/A	N/A	
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm.
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 7, 2017	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A	N/A	Glaze of ice
July-August 2017	Drought	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
January 2018-April 2018	Drought	N/A	N/A	
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain caused tree damage followed by around 3" of snow.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
February 5, 2020	Heavy Snow	N/A	N/A	Around 3" of snow.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	½" of ice caused tree damage and power outages
December 13, 2020	Heavy Snow	N/A	N/A	Around 4" of snow.
December 15, 2020	Winter Storm	N/A	N/A	Around 3" of snow.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	¼" of ice followed by around 6" of snow.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Numerous traffic accidents reported due to light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Around 5" of snow.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	Around 4" of snow.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
September 2021	Drought	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
February 2-3, 2022	Heavy Snow	N/A	N/A	Around 4.5" of snow
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain.
March 11, 2022	Winter Storm	N/A	N/A	About 1 ½" of snow.
July 3-28, 2022	Excessive Heat	N/A	N/A	
July 2022-May 2023	Drought	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-16, 2024	Extreme Temperatures	N/A	N/A	City of Spencer Community Center water line broke, flooding the entire building. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, felt but no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 3 residential

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Spencer Fire Department



Wildfire History for Spencer

Acres may include loss from wildland, grass, brush, crop, orchard and nursery fires.

	Loss	Acres
2023	\$0	0.0
2022	\$10,000	6.0
2021	\$0	0.0
2020	\$0	25.0
2019	\$0	0.0
2018	\$0	3.0
2017	\$0	0.0
2016	\$0	0.0
2015	\$0	8.0
2014	\$0	0.0
2013	\$0	0.0
2012	\$0	102.0
TOTAL LOSS	\$10,000	144.0

Source: Oklahoma State Fire Marshal's office, Spencer Fire Dept.

D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	2018 International Building Code	No	As the state adopts future revisions	City Council Adoption
Comprehensive / Master Plan					
Zoning Management Ordinance	Y		No	No cycle	Planning Committee
Subdivision Management Ordinance	Y		No	No cycle	Planning Committee
Site Plan Review	Y		No	No cycle	Planning Committee



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Requirements					
NFIP Flood Damage Prevention Ordinance (if you are in the NFIP, you must have this!)	Y		No	No cycle	Code Enforcement / Floodplain Administrator
NFIP Elevation Certificates Maintained	Y		No	As provided	Code Enforcement / Floodplain Administrator
Floodplain Management Plan	Y		Yes	No Update Scheduled	City Manager & Code Enforcements Officer
Stormwater Management Plan / Ordinance	N				
Stream Corridor Management or Protection Plan	N				
Erosion Management Ordinance	N				
Capital Improvements Plan	Y		No	Annual, Spring	City Manager
Open Space Plan	Y		No	No cycle	City Manager
Economic Development Plan	Y		Yes	No Update Scheduled	City Manager
Emergency Response Plan	Y	County plan used for jurisdiction	No	Annual	County Emergency Manager
Post Disaster Recovery Plan / Ordinance	N				
Real Estate Disclosure Requirements	N				
Highway Management Plan	N				
COOP/COG Plan	N				
Other (Special Purpose Ordinances such as critical or sensitive areas)	N				

Additionally, any change in ordinances happen at the behest of local government bodies, state legislation or court actions and are not a reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.



D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Planning Committee & City Engineer
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	City Engineer
Planners or engineers with an understanding of natural hazards	Y	City Engineer
NFIP Floodplain Administrator (if you are in the NFIP, you must have this person designated – often your code official)	Y	Code Enforcement
Surveyor(s)	N	
Personnel skilled or trained in “GIS” applications	N	
Scientist(s) familiar with natural hazards in the County.	N	
Emergency Manager	Y	Fire Department EM
Grant Writer(s)	N	
Staff with expertise or training in benefit/cost analysis	N	

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	Yes
Impact Fees for homebuyers or developers of new development/homes	No
Incur debt through general obligation bonds	No
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other	No



D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	TBD	TBD
Public Protection (ISO)	3	2021
Storm Ready	County	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Also, by employing experts in land management and construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction. Moreover, this jurisdiction participates in Wildland Automatic Response (or WAR – an automatic mutual aid agreement during high wildland hazard days). This ensures a greater response to wildland fires.

Floodplain management abilities could be improved through working with the county on mitigation solutions. The city has limited staffing with multiple responsibilities.

The City of Spencer has adopted NFIP floodplain management criteria and the most recent FIRM maps of 12/18/2009. After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the floodplain management regulations by coordinating with the County and following FEMA guidelines and best practices outlined in FEMA P-758. The city does not have specific regulations beyond FEMA requirements.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	NFIP Compliance	Continuous	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low - Medium	City M&O Budget	Ongoing (no end)	High
Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction: <ul style="list-style-type: none"> • Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepage(s) referencing the HMP webpages. • Prepare and distribute informational letters to flood and dam failure vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties, and instructing them on how they can learn more and implement mitigation. • Use email notification systems and newsletters to better educate the public on flood insurance, the availability of mitigation grant funding, and personal natural hazard risk reduction measures. • Work with civic and business groups to disseminate information on flood insurance and the availability of mitigation grant funding. 									
See above.	NA	Dam Failure, Flood	As meetings are scheduled	Municipality with support from Planning Partners, OEM, FEMA	Low - Medium	Low - Medium	City M&O Budget	Short	High
Archive elevation certificates	NA	NFIP Compliance	Continuous	NFIP Floodplain Administrator	Low	Low	City M&O Budget	Ongoing (no end)	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Enact a regulation to prevent structures from being built in swash zone areas and the Special Flood Hazard Area.	New	NFIP Compliance, Dam Failure, Flood	Planned	Municipal Engineer	High	Low	City M&O Budget	Short	Medium
Drill additional water wells ensuring that an adequate water supply is available.	Existing	Drought	Planned	Municipal Engineer	High	High	OWRB REAP Grant, City Capital Funds	Short	Medium
Conduct a public education campaign to inform the citizens how to conserve water and mitigate drought using Xeriscape.		Drought	Planned	Municipal Engineer	High	High	City M&O Budget	Short	High
Enact a regulation to require power lines to be buried in new housing developments.	New	Dam Failure, Earthquake, Flooding, Hail, Lightning, Wildfire, Wind (incl. Tornado), Winter Storm	Planned	Code Enforcement	High – insulators will not be destroyed by hail; lines not stretched during winter storms or taken down by swinging from an earthquake, lightning, flood, wildfires, or wind	High	City M&O Budget	Long	Medium
Provide public literature to high-risk populations on the dangers associated with extreme		Extreme Temperatures	Planned	Fire Department	High	Low	City M&O Budget	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
temperature events through distribution at public events and at public facilities.									
Plant trees in public areas around buildings and in parks to provide shade	Existing	Extreme Temperatures	Planned	Public Works	High	Low	OK Dept of Forestry, City M&O Budget	Short	Low
Widen and increase the drainage upstream from the repetitive loss properties, including installing tinorns and possibly riprap	New and Existing	Flood	Recurring as needed/DOF	Public Works	High	High	OWRB REAP Grant, HMGP, City Capital	Short, DOF	High
Replace bridge at Spencer Rd & Silver Creek to reduce flooding threat	New and Existing	Flood	Planned	Public Works	High	High	HMGP, City Capital	Long, DOF	Medium
Enact a building code requiring hail resistant materials for roofing and siding on all new homes.	New	Hail	Planned	Code Enforcement	High	Low	City M&O Budget	Short	Medium
Install lightning protection and suppression systems protecting radios, computers and other critical equipment at city owned facilities.	Existing	Lightning	Planned	Public Works	High	Medium	City Capital Funds	Short	Medium
Include lightning mitigation and safety brochures with monthly water bills	Existing	Lightning	Typically in Spring	Code Enforcement	High	Low	City Admin. General Fund	Short	Medium
Enact an ordinance to require the securing of mobile homes and other small structures helping reduce damage from high winds.	New and Existing	Wind (incl. Tornado)	Planned	Code Enforcement	High	Low	Code Enforcement General Fund	Short	High
Provide tie downs to	New and	Wind (incl.	Planned	Code	High	Low	HMGP, City	Short	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
secure mobile homes and other small structures from high winds	Existing	Tornado)		Enforcement			Capital		
Provide public education through pamphlets and business group meetings to inform individuals and companies how to mitigate against winter storms		Winter Storm	Typically in Fall	Fire Department	High	Low	City M&O funds	Short	High
Bolster drainage infrastructure on 36 th St between Midwest Blvd and Spencer Rd to alleviate growing flooding issues that affects access to public safety facilities.	Existing	Flooding	New	Public Works	High	Medium	HMGP, City Capital, County Capital	Short	High
Upgrade exiting tornado sirens and add additional sirens in areas not currently covered.	Existing	Wind (incl. Tornado)	Planned	EM	High	Medium	HMGP, City Budget	Short	High

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000



High => \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program

FMA = Flood Mitigation Assistance Grant Program

RFC = Repetitive Flood Claims Grant Program

SRL = Severe Repetitive Loss Grant Program

HMGP = Hazard Mitigation Grant Program

OWRB REAP = Oklahoma Water Resources Board, Rural Economic Action Plan

USDA REAP = U.S. Dept. of Ag Rural Energy for America Program

Timeline:

Short = 1 to 5 years. Long Term= 5 years or greater. OG = On-going program.

DOF = Depending on funding.



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

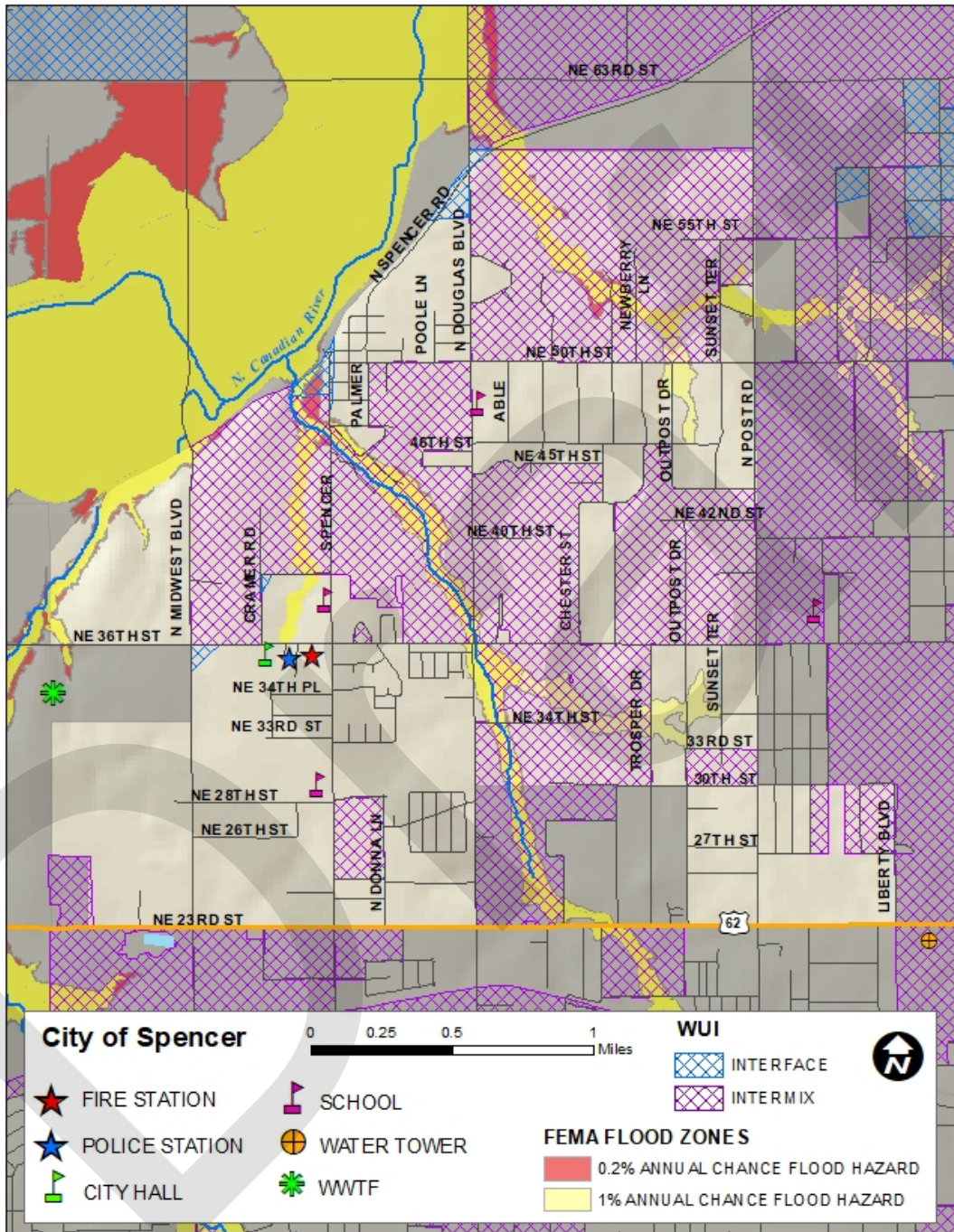
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of Spencer to illustrate the probable areas impacted within the City of Spencer. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Spencer has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





9.14 CITY OF THE VILLAGE

This section presents the jurisdictional annex for the City of The Village.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Brent Hodges, Emergency Manager 2201 W. Britton Road, The Village, OK 73120 (405) 749-2056 bhodges@thevillageok.gov	Ken Nelson, Building Inspector 2304 Manchester Drive, The Village, OK 73120 (405) 751-8861 knelson@thevillageok.gov

B.) MUNICIPAL PROFILE

The City of The Village is located in western Oklahoma County. It is bordered to the north, east and west by Oklahoma City and to the south by the City of Nichols Hills. The City has a total land area of 2.5 square miles, all of it land. The City is governed by a mayor and five member City Council. The 2020 U.S. Census population for the City of The Village was 9,565 (+7% from 2010).

Growth/Development Trends

Most of the current growth is redevelopment of existing areas. Older structures are being replaced with new buildings. Although there has been small areas of development within the City of The Village, there has not been a significant change to the hazard vulnerabilities for the city.

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section. The city has completed several initiatives from the 2019 plan, and reduced flooding has been observed.

In addition, the city has replaced all but one of the storm sirens in the past few years with battery-backup sirens. The final siren replacement is scheduled for 2024. The City's 9-1-1 center has been completely remodeled with new dispatcher stations and updated technology.

Hazard Vulnerabilities Identified

Abandoned Initiatives from 2019 plan	Comments
Address shortfalls in public sheltering capacity by starting a city safe room rebate program.	The State has a Safe Room Program.
Adopt IBC 2012 building code with earthquake guidance	Newer IBC has been adopted; earthquakes have become less frequent
Enact a regulation to require a check for expansive soils prior to building a city building and perform soil stabilization if expansive soils are found.	No plans to go beyond State requirements.
Completed Initiatives from 2019 plan	Comments
Generator installed at the Fire Station	Completed in 2022.
Drainage improved just west of May at the Lutheran Church. In addition, the city improved drainage along Gladstone Terrace from Carlton Way to Village Drive.	Completed in 2022-2023



Hazard profiling, Section 5.3, has identified that the City of The Village is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	No	
Drought	Yes	
Earthquake	Yes	
Expansive Soils	Yes	
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	No	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

According to the City of The Village, the following have been identified as specific hazards:

- Potential for flood damage exists within the City along the Chisholm Creek channel from Barclay Road downstream to Hefner Road. The potential for the greatest flood damage exists for the homes bordering Village Drive from Gladstone Terrace to Finley Drive and within the housing development along the floodplains from Finley Drive to Cavanaugh. (FEMA NFIP FIS – 2009)

Vulnerability assessment modeling has identified the following flood vulnerabilities (see Flood Hazard Profile in Section 5.3.6):

Critical Facilities Located in the DFIRM Flood Boundaries and Estimated Potential Damage from the 100- and 500-Year MRP Events

Name	Municipality	Type	Exposure		Potential Loss			
			100-Yr	500-Yr	100-Yr Structure Damage %	100-Yr Content Damage %	500-Yr Structure Damage %	500-Yr Content Damage %
Village Police Dept	The Village (C)	Police	X	X	9.7	18.6	11.3	43.5

Source: FEMA, 2009

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE CITY

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012- April 2013	Drought	N/A	N/A	2011-2012 was the fourth driest two-year period on record and left water storage at reservoirs at an all-time low. Oklahoma City implemented mandatory outdoor water rationing starting July 31, 2012 including cities that buy water from OKC. This includes Deer Creek Rural Water District (unincorporated



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
				county), Edmond, The Village and Warr Acres. January 17, 2013 odd/evening outdoor watering was re-implemented and by spring became a permanent program. August 4, 2012 fire near Luther consumed almost 60 homes and other structures.
February 2014-July 2014	Drought	N/A	N/A	
March 5, 2015	Extreme Cold	N/A	N/A	
May 5-10, 2015	Flood	DR-4222	Yes	A series of organized significant thunderstorms and flooding event happened during this time frame. Multiple tornados were reported during this event. Over this time, a total of 11.61" rain reported. One fatality was reported during this time due to storm activity. Multiple stranded vehicles required high water rescue. Southern parts of Oklahoma County saw the greatest rainfall. The Village experienced flooded roadways.
November 27-28, 2015	Winter Storm	DR-4247	Yes	Ice storm. Widespread tree damage and power outages.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm. Widespread tree damage.
August 11-13 2016	Excessive Heat	N/A	N/A	
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 7, 2017	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A		Around 1/10 th of an inch of freezing rain.
July-August 2017	Drought	N/A	N/A	
January 2018-April 2018	Drought	N/A	N/A	
June 7, 2018	Flood	N/A	N/A	Widespread flooding across the north Metro. Reports of flooding including NW 234 th and Rockwell, parts of The Village, Edmond and Nichols Hill stranding multiple cars and closing roadways. 2-2.5 inches of rain fell over 2-3 hours.
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
January 3, 2019	Ice Storm & Heavy Snow	N/A	N/A	Freezing rain caused some tree damage. Snowfall of around an inch.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
March 23, 2019	Hail	N/A	N/A	Golf ball size hail was reported east of Hefner & May Ave (The Village). Damage estimate not provided.
April 30, 2019	Flood	N/A	N/A	Street flooding reported in the northside of the OKC metro area from Reno to NW 133 and from Western to Council (includes The Village).
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
February 5, 2020	Heavy Snow	N/A	N/A	Around 3" of snow.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
October 26-29, 2020	Ice Storm	4575-DR	Yes	Tree damage and a power pole snapped in The Village. Numerous power outages. Over 0.4" of ice.
December 13, 2020	Heavy Snow	N/A	N/A	Around 4" of snow.
December 15, 2020	Winter Storm	N/A	N/A	Around 3" of snow.
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	Over ¼" of freezing rain followed by around 6" of snow.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Numerous traffic accidents reported due to light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	6" of snow.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	An additional 3" of snow.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
September 2021	Drought	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	
February 2-3, 2022	Heavy Snow	N/A	N/A	Around 3" of additional snow.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing).
March 11, 2022	Winter Storm	N/A	N/A	1" of snow.
July 2022-May 2023	Drought	N/A	N/A	
July 3-28, 2022	Excessive Heat	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-16, 2024	Extreme Cold	N/A	N/A	Frozen pipes. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 1 residential

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)

D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability



- Administrative and technical capability
- Fiscal capability
- Community classification.

D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	2018 IBC		As State Updates	City Council
Comprehensive / Master Plan					
Zoning Management Ordinance	Y			As needed	City Council
Subdivision Management Ordinance					
Site Plan Review Requirements	Y			As needed	Planning/Zoning Dept
NFIP Flood Damage Prevention Ordinance	Y	Chapter 9		As needed	Floodplain Manager
NFIP Elevation Certificates Maintained	Y				Floodplain Manager
Floodplain Management Plan	Y		Yes	Annual	City Manager, City Council, and Floodplain Manager
Stormwater Management Plan / Ordinance	Y		Yes	Annual	City Manager, City Council, and Stormwater Inspector
Stream Corridor Management or Protection Plan	Y		Yes	Annual	City Manager, City Council, and Stormwater Inspector
Erosion Management Ordinance	Y				Floodplain Manager
Capital Improvements Plan	Y		No	No Scheduled Update	City Manager and City Council
Open Space Plan					
Economic Development Plan	Y		No	No Scheduled Update	City Manager and City Council
Emergency Response Plan	Y		No	No Scheduled Update	City Manager, City Council, and Emergency Manager



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Post Disaster Recovery Plan / Ordinance					
Real Estate Disclosure Requirements					
Highway Management Plan					
COOP/COG Plan					
Other (Special Purpose Ordinances such as critical or sensitive areas)					

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not a reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.

D.2) Administrative and Technical Capability



Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Contract Engineer
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Contract Engineer
Planners or engineers with an understanding of natural hazards		
NFIP Floodplain Administrator	Y	Floodplain Manager
Surveyor(s)	N	
Personnel skilled or trained in "GIS" applications	N	
Scientist(s) familiar with natural hazards in the County.	N	
Emergency Manager	Y	Fire Department EM
Grant Writer(s)	N	
Staff with expertise or training in benefit/cost analysis	N	

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	Yes
Impact Fees for homebuyers or developers of new development/homes	Yes
Incur debt through general obligation bonds	No
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	
Other	



D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	4	2021
Fire Public Protection	4	2017
Storm Ready	County	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Also, by employing experts in land management and construction practices, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.

Floodplain management abilities can be expanded on and improved through continuing education, involvement with professional organizations and annual review of flood prone areas for potential mitigation solutions.

The Village has adopted NFIP floodplain management criteria and the most recent FIRM maps of 12/18/2009. After a flood event, the jurisdiction implements the substantial improvement/substantial damage provision of the floodplain management regulations by following FEMA guidelines and best practices outlined in FEMA P-758. The city does not have specific regulations beyond FEMA requirements.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Install permanent generator at DPW building. Generators can be used to power items after an earthquake shakes lines down, rolling blackouts during extreme temps, outages caused by floods, lightning, hail destroying power insulators, wind and ice taking down lines in winter storms.	Existing	Earthquake, Extreme Temps, Flood, Hail, Lightning, Wind (incl. Tornado), Winter Storm	Planned	City EM, City DPW; working with State OEM/FEMA	High (protection of critical facilities and maintenance of emergency services)	Medium - High	FEMA Mitigation and/or Emergency Management grants; Municipal Capital Funds	Short	High
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	NFIP Compliance	Ongoing/Continuous	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low - Medium	Municipal General Fund	Ongoing (no end)	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
<p>Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction:</p> <ul style="list-style-type: none"> • Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepage(s) referencing the HMP webpages. • Prepare and distribute informational letters to flood vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties, and instructing them on how they can learn more and implement mitigation. • Use email notification systems and newsletters to better educate the public on flood insurance, the availability of mitigation grant funding, and personal natural hazard risk reduction measures. • Work with neighborhood associations, civic and business groups to disseminate information on flood insurance and the availability of mitigation grant funding. • Participate in regional public awareness and education initiatives through the LEPCs. 									
See above.	N/A	Flood	Ongoing, Monthly	Municipality with support from Planning Partners, OEM, FEMA	Low - Medium	Low - Medium	Municipal General Fund; HMGP	Short	High
Archive elevation certificates	N/A	NFIP Compliance	Ongoing/Continuous	NFIP Floodplain Administrator	Low	Low	Municipal General Fund	On-going (no end)	High
Conduct a public education campaign through newsletters in utility bills and website to inform residents how to mitigate against drought (using Xeriscape, low flow faucets), expansive soils (soil replacement), extreme temps (how to prevent frostbite, signs of heat exhaustion/stroke), hail (hail resistant roofing), lightning (using surge protectors), and winter storms (including the dangers of carbon monoxide). In addition, the City Hall has a public information "tower" with	N/A	Drought, Expansive Soils, Extreme Temps, Hail, Lightning, Winter Storm	Updated as materials become available	City Manager, Floodplain Manager, Emergency Manager	High	Low	Municipal General Fund	Short	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
brochures on floodplain education.									
Establish water conservation regulations to enact during times of drought to align with OKC policy.	N/A	Drought	As droughts occur	City Manager	High	Low	Municipal General Fund	Short	Medium

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program

FMA = Flood Mitigation Assistance Grant Program

RFC = Repetitive Flood Claims Grant Program

SRL = Severe Repetitive Loss Grant Program

HMGP = Hazard Mitigation Grant Program



Timeline:

Short = 1 to 5 years. Long Term= 5 years or greater. OG = On-going program.
DOF = Depending on funding.

Draft



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

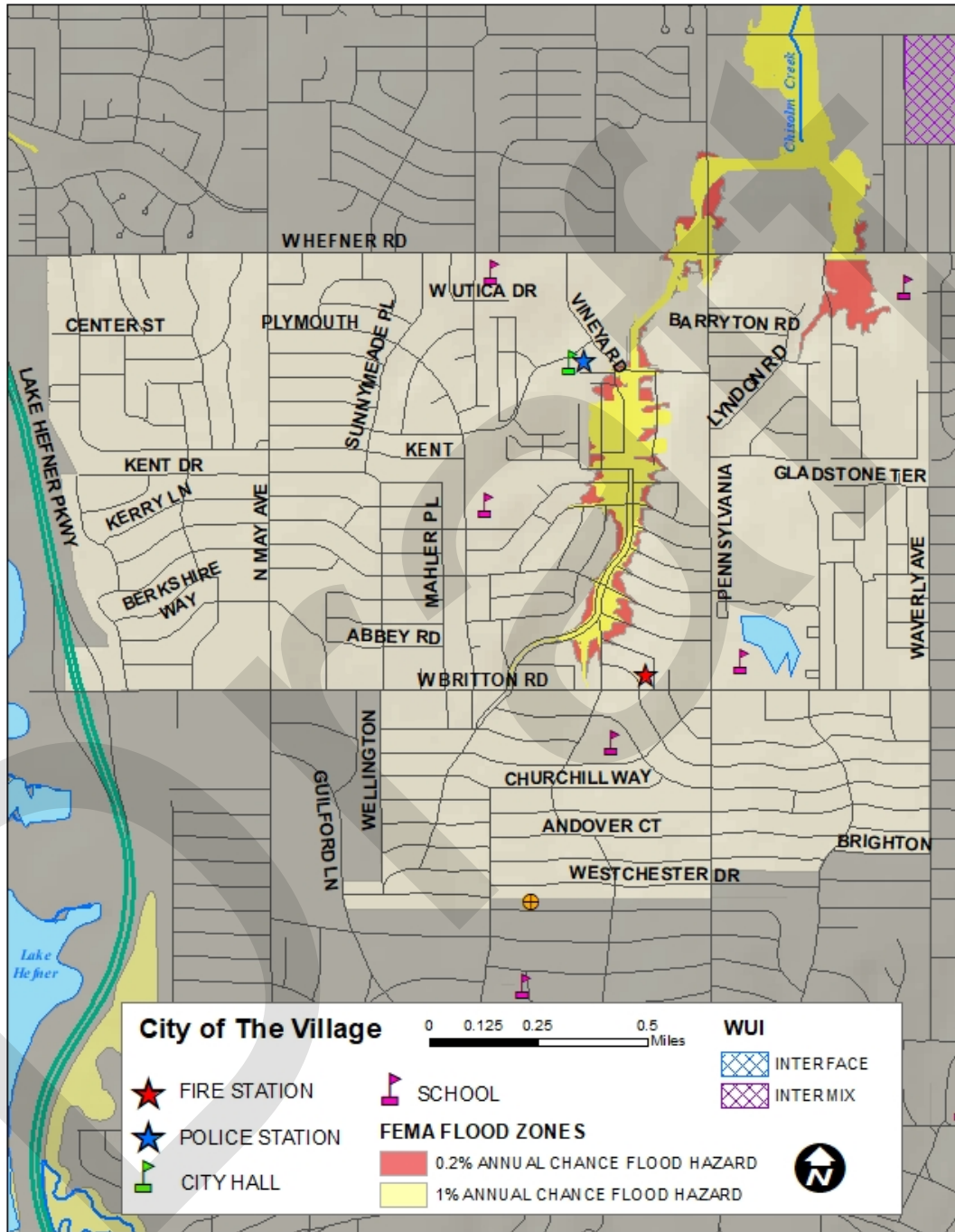
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of The Village to illustrate the probable areas impacted within the City of The Village. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of The Village has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





9.15 CITY OF WARR ACRES

This section presents the jurisdictional annex for the City of Warr Acres.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Stephen Coy, Fire Chief 5940 NW 49 th , Warr Acres, OK 73120 (405) 789-5912 scoy@fire.warr-acres-ok.gov	Mike Turman, Public Works Director 6045 NW 50 th St., Warr Acres, OK 73120 (405) 470-7713 publicworks@warracres-ok.gov

B.) MUNICIPAL PROFILE

The City of Warr Acres is located in southern Oklahoma County. It is bordered to the north, east and south by Oklahoma City and to the west by the Town of Bethany. It is generally bounded by Wilshire Boulevard on the north, Mueller Avenue on the west, Thirty-Third Street on the south, and Meridian Avenue on the east. State Highway 3 (Northwest Expressway) and U.S. Highway 66 (Northwest Thirty-ninth Street Expressway) pass through the community. The Putnam City School District serves some parts of Oklahoma City and almost all of Warr Acres, although some residents live in the Oklahoma City School District.

The City has a total land area of 2.8 square miles, all of it land. The City is governed by a mayor and eight member city council. The 2020 U.S. Census population for the City was 10,451 (+4% from 2010).

Past Mitigation Activity/Efforts

Each initiative from the 2019 plan was reviewed going forward into this 2024 plan. Any initiatives that were completed or abandoned are stated below, while any new or ongoing initiatives will be found under the Proposed Hazard Mitigation Initiatives header of this section.

The following table summarizes progress on the mitigation strategy identified by the City of Warr Acres in the 2019 plan.

Completed Projects	Comments
Backup power at City Hall (Secondary EOC)	
Built a saferoom for 27-30 adults (city employees) at City Hall, fire station, and police station	
39 th and MacArthur – supported ODOT project to rebuild MacArthur, which addressed drainage issues at this location	

Further details on mitigation activities completed or ongoing in the City include:

- OG&E has been upgrading service with new poles and wires to reduce power outages
- There are an estimated 150 private residential safe rooms in the City.
- In 2016 the city implemented an emergency notification/voice broadcasting system to alert all residents and businesses of tornado warnings and other significant events.
- The City recently reiterated their policies on audible tornado warnings – what, when and why



- The City built a First Responder/Fire Training facility and hosted a military Vigilant Guard exercise, as well as State urban search and rescue responders.
- The City distributed weather radios for high risk public, nursing home, and all schools and daycares in Warr Acres.
- Fire extinguisher classes for Putnam City employees and Nursing home employees, the City Center employees and volunteers, Valley Hope employees, and Warr Acres City Hall employees.
- Instituted necessary programs and measures to reduce the City ISO rating to a 2.
- Updated/enhanced/ and maintaining mutual aid agreements with neighboring communities for continuity of operations.
- Installed window film on Fire Department to reduce hail damage and reduce extreme temperatures.
- Created and distributed mitigation education pamphlets and at booths during large public events and at public city venues.

The following projects were completed since the 2019 revision of the plan:

- Storm siren upgraded at 5930 NW 49th street/ 4801 Reeves location
- Updated dam plans with Twin Lakes HOA and worked with Oklahoma Water Resource Board (OWRB) to add new data and information to dam plans and potential impacts to surrounding area
- Dispersing biological and chemical mosquito larvicide annually – funded by City/County Health

Deleted Projects	Comments
Create mitigation education pamphlets and distribute at booths during large public events and at public city venues.	Previously completed.

Hazard Vulnerabilities Identified

Hazard profiling, Section 5.3, has identified that the City of Warr Acres is vulnerable to the following hazards of concern:

Hazard	Local Vulnerability	Comments
Dam Failure	Yes	Twin Lakes East and West
Drought	Yes	
Earthquake	Yes	
Expansive Soils	Yes	
Extreme Temperatures	Yes	
Flooding	Yes	See local hazard map end of section
Hail	Yes	
Lightning	Yes	
Wildfire	No	See local hazard map end of section
Wind (incl. tornado)	Yes	
Severe Winter Storm	Yes	

Low-lying areas in the City are subject to periodic flooding caused by overflow of Spring Creek. The most severe flooding occurs as a result of thunderstorms and intense rainfall. Most flooding occurs upstream from roadway and ponds that restrict the flow (FEMA NFIP FIS - 2009)



According to the City of Warr Acres, the following have been identified as specific hazards:

The City has an area in the southern portion of the City that has very poor drainage. Several times a year, the City has several R-1 homes that flood. The most significant area is N. Hammond and NW 34th Street and portions of Hammond both north and south of the intersection. There are also several localized areas that experience flooding in high intensity rainfall events.

Warr Acres considers their overall risk for wildfire as near zero as they have no significant areas of WUI.

Growth/Development Trends

The following major residential/commercial development and major infrastructure development are currently known or anticipated in the City of Warr Acres:

New Development/Potential Development in the City of Warr Acres						
Property Name	Type Residential or Commercial	Number of Structures	Address	Block and Lot	Known Hazard Zone	Description/Status
Cherokee Crossings II	Residential	16-32	6900-7100 La Belle	Many	Not in NFIP floodplain. All utilities are being undergrounded, reducing the risk of power outages.	Under development
Putnam City Public Schools Centennial Complex	Commercial	1-3	5550 NW 40 th St		Not in NFIP floodplain.	Planned

The City of Warr Acres previously passed a bond election providing money for widening MacArthur Blvd that will mitigate some of the flooding problems.

Additional homes are being constructed in the NE corner of the City of Warr Acres, adding to overall population. Town Center overlay in and around the area of NW 50th and MacArthur is adding density to area and changing some residential lots to commercial and allows for mixed use development.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE CITY

This information is repeated from the main plan to establish a history relevant to the jurisdiction.

Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
July 2012-April 2013	Drought	N/A	N/A	2011-2012 was the fourth driest two-year period on record and left water storage at reservoirs at an all-time low. Oklahoma City implemented mandatory outdoor water rationing starting July 31, 2012 including cities that buy water from OKC. This includes Warr Acres. January 17, 2013 odd/evening outdoor watering was re-implemented and by spring became a



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
				permanent program.
February 2014-July 2014	Drought	N/A	N/A	
March 5, 2015	Extreme Cold	N/A	N/A	
May 5-10, 2015	Flood	DR-4222	Yes	A series of organized significant thunderstorms and flooding event happened during this time frame. Multiple tornados were reported during this event. Over this time, a total of 11.61" rain reported. One fatality was reported during this time due to storm activity. Multiple stranded vehicles required high water rescue. Southern parts of Oklahoma County saw the greatest rainfall. Warr Acres experienced flooded roadways.
Nov 27-29, 2015	Severe Winter Storm	DR-4247	N/A	Nearly all Warr Acres businesses and homes affected with power outages and significant debris, including mainly downed trees or limbs.
December 27-28, 2015	Winter Storm	DR-4256	No	Ice storm.
August 11-13 2016	Excessive Heat	N/A	N/A	
September 3, 2016	Earthquake	N/A	N/A	5.8 magnitude earthquake at Pawnee; depth of 5.4 km
December 18, 2016	Extreme Cold	N/A	N/A	
December 2016 - April 2017	Drought	N/A	N/A	
January 7, 2017	Extreme Cold	N/A	N/A	
January 13-15, 2017	Ice Storm	N/A		Heaviest ice amounts fell in the far west metro. 15" reported in Warr Acres near NW 63 rd /MacArthur.
July-August 2017	Drought	N/A	N/A	
January 2018-April 2018	Drought	N/A	N/A	
June 27, 2018 – July 25, 2018	Excessive Heat	N/A	N/A	
January 3, 2019	Winter Storm			Some freezing rain followed by around an inch of snow.
April 30, 2019	Flood	N/A	N/A	Street flooding reported in the northside of the OKC metro area from Reno to NW 133 and from Western to Council (includes



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
				Warr Acres).
May 18, 2019	Flood	N/A	N/A	Water reported almost up to windows of a vehicle in Warr Acres near NW 58 th and MacArthur.
June 27, 2019 – August 6, 2019	Excessive Heat	N/A	N/A	
August 26, 2019	Wind	N/A	N/A	A large tree was uprooted near Putnam City HS in Warr Acres. Wiley Post Airport gusted to 69 mph.
February 5, 2020	Heavy Snow	N/A	N/A	4" in Warr Acres.
June 30, 2020 – July 19, 2020	Excessive Heat	N/A	N/A	
August 31, 2020	Flood	N/A	N/A	Several vehicles stranded in high water at NW 39 th /MacArthur in Warr Acres.
October 26-29, 2020	Ice Storm	4575-DR	Yes	Power outages and tree damage from 1/2" of ice.
December 13, 2020	Heavy Snow	N/A	N/A	Around 4" of snow.
December 15, 2020	Winter Storm	N/A	N/A	Around 3" of snow.
September 2021	Drought	N/A	N/A	
December 31, 2020-January 1, 2021	Ice Storm & Heavy Snow	N/A	N/A	Wiley Post airport nearby reported 0.34" of ice, which was followed by over 7" of snow.
February 8, 2021	Winter Storm	3555-EM 4587-DR	Yes	Traffic accidents reported due to light icing on bridges.
February 14, 2021	Heavy Snow	3555-EM 4587-DR	Yes	6" north of Wiley Post airport near Warr Acres.
February 14 – 16, 2021	Extreme Cold	N/A	N/A	
February 16-17, 2021	Heavy Snow	3555-EM 4587-DR	Yes	3" in Warr Acres.
July 7, 2021-July 10, 2021	Excessive Heat	N/A	N/A	
July 25-September 4, 2021	Excessive Heat	N/A	N/A	
December 2021-April 2022	Drought	N/A	N/A	
February 2-3, 2022	Winter Storm	N/A	N/A	Around 3" of snow.



Dates of Event	Event Type	FEMA Declaration Number	County Designated?	Local Damages and Losses
February 23, 2022	Winter Storm	N/A	N/A	Up to an inch of sleet accumulation with a glaze of freezing rain.
March 11, 2022	Winter Storm	N/A	N/A	Around 2" of snow
July 2022-May 2023-	Drought	N/A	N/A	
July 3-28, 2022	Excessive Heat	N/A	N/A	
August 2-16, 2022	Excessive Heat	N/A	N/A	
September 17-21, 2022	Excessive Heat	N/A	N/A	
December 22-24, 2022	Extreme Cold	N/A	N/A	
June 28-July 4, 2023	Excessive Heat	N/A	N/A	
July 12-20, 2023	Excessive Heat	N/A	N/A	
July 25-August 4, 2023	Excessive Heat	N/A	N/A	
August 17-26, 2023	Excessive Heat	N/A	N/A	
January 12-16, 2024	Extreme Cold	N/A	N/A	Frozen pipes, water lines broken. Temperatures around 0F on the 14 th & 15 th .
January 12, 2024	Earthquake	N/A	N/A	4.3 in far east Edmond; felt but no significant damage reported.
January 13, 2024	Earthquake	N/A	N/A	4.1 in far east Edmond; felt but no significant damage reported.
February 2, 2024	Earthquake	N/A	N/A	5.1 near Prague, no significant damage reported.

Number of FEMA Identified Repetitive Flood Loss Properties: 0

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: Oklahoma Water Resources Board (OWRB)

D.) CAPABILITY ASSESSMENT

This section identifies the following mitigation capabilities within Unincorporated Oklahoma County:

- Legal and regulatory capability
- Administrative and technical capability



- Fiscal capability
- Community classification.
- D.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Building Code	Y	IBC 2018 / Ord. 1221 § 3, 2022			
Comprehensive / Master Plan	Y	Warr Acres Comprehensive / Master Plan map	Yes	Annual review, as needed	Planning Commission
Zoning Management Ordinance	Y	Warr Acres Zoning in Title 19 / Ord. 1017§ 1, 2006			
Subdivision Management Ordinance	Y	Title 19 / Ord. 1017§ 1, 2006			
Site Plan Review Requirements	Y	Title 19 / Ord. 1017§ 1, 2006			
NFIP Flood Damage Prevention Ordinance (if you are in the NFIP, you must have this!)	Y	Title 16:20:180, updated 2009			
NFIP Elevation Certificates Maintained	Y	Title 16:20:180, updated 2009			
Floodplain Management Plan	Y	Title 16, Chapter 16.20	Yes	As needed	City Inspector w/ Floodplain Manager and Public Works Dir.
Stormwater Management Plan / Ordinance	Y	Title 13 and MS-4 / Ord. 1076§ 1, 2009	No		Public Works Dir.
Stream Corridor Management or Protection Plan	Y	National Flood Prevention NFIP form maps	No		Public Works Dir. with City Inspector
Erosion Management Ordinance	Y	Title 13 and MS-4 / Ord. 1076§ 1, 2009			
Capital Improvements Plan	Y	Mayor has a five- year plan	Yes	Annual	Mayor with City Council
Open Space Plan	N				
Economic Development Plan	Y	City has Economic Development Authority	No	Monthly	Mayor with City Council
Emergency Response Plan	Y	City has an Emergency Operations Plan	Yes	Annual	Fire Chief/EM



Regulatory Tools (Codes, Ordinances., Plans)	Do you have this? (Y or N)	Code Citation (Section, Paragraph, Page Number, Date of adoption)	HM Plan integration into plan	Update cycle	Party(s) responsible for updating document
Post Disaster Recovery Plan / Ordinance	N				
Real Estate Disclosure Requirements	N				
Highway Management Plan	Y	Five-year highway plan by each county commissioner district	No	5 Years / As needed	Public Works Director w/ Mayor
COOP/COG Plan	Y	City is a member of the Association of Central Oklahoma Governments (ACOG)	No	Monthly / As needed	Mayor w/ committee
Other (Special Purpose Ordinances such as critical or sensitive areas)	N				

Additionally, any change in ordinances happens at the behest of local government bodies, state legislation or court actions and are not on a scheduled reoccurring basis.

Incorporation of this Plan into Other Planning Mechanisms

During this planning cycle, no new information from the 2019 mitigation strategy was incorporated into other planning mechanisms.

D.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Warr Acres City Planner & City Engineer
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Warr Acres City Engineer / Smith Roberts Baldischwiler Engineering
Planners or engineers with an understanding of natural hazards	Y	Warr Acres Public Works Director / Engineer
NFIP Floodplain Administrator	Y	Warr Acres Public Works Director
Surveyor(s)	N/Y	Subcontracted to/ Smith Roberts Baldischwiler Engineering (City Engineering firm)
Personnel skilled or trained in "GIS" applications	Y	Warr Acres City Engineer / Smith Roberts



Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/ Position
		Baldischwiler Engineering and LM Ross I.T. specialist
Scientist(s) familiar with natural hazards in the County.	N	
Emergency Manager	Y	Warr Acres Fire Chief
Grant Writer(s)	Y	Warr Acres City contract position
Staff with expertise or training in benefit/cost analysis	N	

D.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
Community Development Block Grants (CDBG)	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	Yes
Impact Fees for homebuyers or developers of new development/homes	Don't Know
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	Don't Know
Other	

D.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	NP	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	4	TBD
Public Protection	2	TBD
Storm Ready	County	3/4/2024
Firewise	NP	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To Be Determined

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule



- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

Expanding on and Improving Existing Policies and Programs

By adopting updated codes, including fire, building and NFIP ordinances this jurisdiction will continue to improve their mitigation approach. Also, by employing experts in land management and construction practices, in coordination with planners and engineers with understanding of natural hazards, the overall stratagem will continue to advance.

In addition, by participating in multi-jurisdictional training and radio interoperability, public safety agencies bolster their response capabilities. This, along with reinforcement from Annual Equipment Agreements with Oklahoma County, ensures continued improvement within the jurisdiction.

Floodplain management

The City of Warr Acres adopted Ordinance 1079 in 2009, (Chapter 16.20 Flood Damage Prevention) established a floodplain manager with powers to enforce the appropriate sections of 44 CFR and established an additional one foot of freeboard requirement above the standard required one foot of freeboard.

Warr Acres has adopted NFIP floodplain management criteria and the most recent FIRM maps of 12/18/2009.

As of 2023, the City of Warr Acres does not have any structures built in any of the Special Flood Hazard Areas or Floodway Areas in Zone AE as shown on the Warr Acres FIRM Maps 40109C0165H and 40109C0145H. Any new construction is reviewed by the designated floodplain manager for the City of Warr Acres by ordinance using these maps to confirm compliance with the cities and Federal floodplain regulations before any Building Permits are issued. This is also applicable after an event for cases where substantial damage is evident and substantial improvement is needed. Floodplain management abilities can be expanded on and improved through continued involvement with professional organizations and continued situational awareness with upstream and downstream jurisdictions.



E.) PROPOSED HAZARD MITIGATION INITIATIVES

Note some of the identified mitigation initiatives in Table F are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities. Details have been updated for this 2024 plan including revisions of priorities and estimated timelines for completion.

Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Install a bigger drainage system at the intersection of NW 34 th and Hammond. This intersection consistently floods during average-heavy rainfall. (2016 SRB Study).	Existing	Flood	Anticipated Completion 2030 – may include coordination with City of Bethany	Public Works working with Bethany	Some 20 residential structures flood here	\$3,000,000 (2016)	Federal mitigation grant funding with local match/ with Bethany	Long	High
Acquisition of property in flood prone areas	New	Flooding, Dam failure – because of annual flooding problems	Anticipated completion in 2040	Municipality/Public Works	Medium	High	Federal mitigation grant funding with local match	Long	Medium
Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community.	New & Existing	NFIP Compliance	Annual	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from OEM, ISO FEMA	High	Low - Medium	General City budget	Ongoing (no end)	High



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
<p>Conduct and facilitate community and public education and outreach for residents and businesses to support personal hazard preparedness and mitigation, including information on flood and other hazard insurance, the availability of mitigation grant funding, and personal natural hazard risk reduction measures. Specific methods for public outreach and education shall include:</p> <ul style="list-style-type: none"> • Provide and maintain links to the HMP website, and regularly post notices on the City homepage(s) referencing the HMP website; • Information flyers in utility bills; • Information via the Bethany Tribune; • Work with neighborhood associations, civic and business groups to disseminate information on flood and other hazard insurance and the availability of mitigation grant funding; • Participate in regional public awareness and education initiatives through the LEPCs. 									
See above.	NA	Flood	Annual	Municipality with support from Planning Partners, OEM, FEMA	Low - Medium	Low - Medium	Municipal Budget; HMA programs with local or county match	Short	High
Archive elevation certificates	NA	NFIP Compliance	Annual	NFIP Floodplain Administrator	Low	Low	City Budget	Ongoing (no end)	High
Offer low flow faucet adapters or change out toilets to small reservoir capacity	New	Drought	Planned	Municipality with OKC Water Dept	Low	Medium	Federal mitigation grant funding with building owner	Long	Low
Create/enhance/maintain mutual aid agreements with neighboring communities for continuity of operations.	New & Existing	Non Mitigation	Annual	Municipality with support from Surrounding municipalities and County	Low	Low	General City budget	Ongoing (no end)	High
Install window film on city buildings	Existing	Extreme Temperatures, Hail	Anticipated by 2025	Civil Defense	Medium	Medium	HMGP, City budget	Short	Medium
Install a steel gable roof on a city building that has been replaced twice due to hail damage	Existing	Hail	Anticipated by 2030	Civil Defense	Medium	Medium	HMGP	Short	Medium



Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority
Install covered parking to protect city vehicles from hail and extreme heat damage at Fire station		Extreme Temperatures, Hail	Anticipated in 2024	Civil Defense	Medium-High	Medium	HMGP	Short	Medium
Conduct All-Hazard mitigation classes through town hall meetings		Dam Failure, Drought, Earthquake, Expansive Soils, Extreme Temperatures, Flood, Hail, Lightning, Wind (incl. Tornado), Winter Storms	Annual	Civil Defense	High	Low	General City budget	Short	High
Distribute All-Hazard Weather Radios to senior centers, and high-risk residents		Dam Failure, Drought, Earthquake, Extreme Temperatures, Flood, Hail, Lightning, Wind (incl. Tornado), Winter Storms	Anticipated completion by 2028	Civil Defense	High	Low	HMGP/ General City budget	Short	High
Enact a regulation to require a check for expansive soils prior to building a city building and perform soil stabilization if expansive soils are found.		Expansive Soil	Anticipated in 2024	Public Works	High	Medium	City Budget	Short	Medium

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.

Costs:

Where actual project costs have been reasonably estimated:

Low = < \$10,000



Medium = \$10,000 to \$100,000

High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.

Medium = Could budget for under existing work-plan, but would require a reappropriation of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.

High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA’s benefit calculation methodology) has been evaluated against the project costs, and is presented as:

Low = < \$10,000

Medium = \$10,000 to \$100,000

High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

Low = Long term benefits of the project are difficult to quantify in the short term.

Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.

High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

PDM = Pre-Disaster Mitigation Grant Program

FMA = Flood Mitigation Assistance Grant Program

RFC = Repetitive Flood Claims Grant Program

SRL = Severe Repetitive Loss Grant Program

HMGP = Hazard Mitigation Grant Program

Timeline:

Short = 1 to 5 years. Long Term= 5 years or greater. OG = On-going program.

DOF = Depending on funding.



Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

F.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

None at this time.

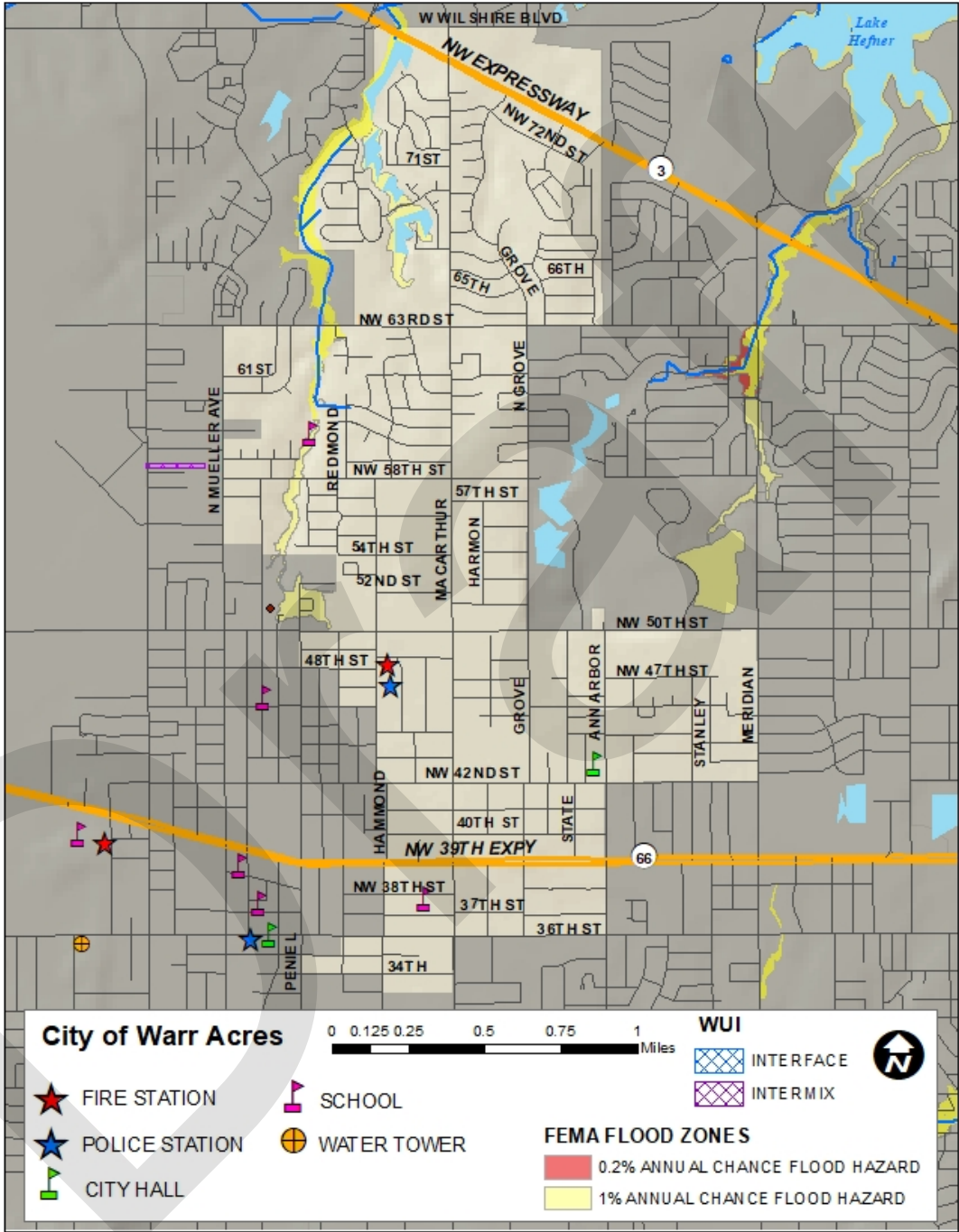
G.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the City of Warr Acres to illustrate the probable areas impacted within the City of Warr Acres. This map is based on the best available data at the time of the preparation of this Plan and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Warr Acres has significant exposure.

H.) ADDITIONAL COMMENTS

No additional comments at this time.





ACOG	Association of Central Oklahoma Governments
ASFPM	Association of State Floodplain Managers
BCA	Benefit Cost Analysis
BFE	Base Flood Elevation
BRIC	Building Resilient Infrastructure and Communities Program
CDC	Center of Disease Control
CFR	Code of Federal Regulations
CREC	Central Rural Electric Cooperative
CRREL	Cold Regions Research and Engineering Laboratory
CRS	Community Rating System
DEM	Digital Elevation Model
DFIRMs	Digital Flood Insurance Rate Maps
DIs	Damage Indicators
DHS	Department of Homeland Security
DMA 2000	Disaster Mitigation Act of 2000
DOD	Degrees of Damage
EFS	Enhanced Fujita Scale
EMS	Emergency Medical Services
EOC	Emergency Operations Center
DPW	Department of Public Works
DR	Disaster Declarations
EM	Emergency Management
EMS	Emergency Management Services
EOC	Emergency Operation Center
EOP	Emergency Operation Plan
FAA	Federal Aviation Administration
FD	Fire Department
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
FMA	Flood Mitigation Assistance program
FY	Fiscal Year
GIS	Geographic Information System
HAZUS	Hazards U.S.



HAZUS-MH	Hazards U.S. Multi-Hazard
HAZMAT	Hazardous Materials
HMGP	Hazard Mitigation Grant Program
HMP	Hazard Mitigation Plan
HUC	Hydrologic Unit Code
IT	Information Technology
Mi	Mile
Mph	Miles per Hour
MRP	Mean Return Period
N/A	Not Applicable
NA	Not Available
NCDC	National Climate Data Center
NFIP	National Flood Insurance Program
NHC	National Hurricane Center
NID	National Inventory of Dams
NIMS	National Incident Management System
NLCD	National Land Cover Dataset
NOAA	National Oceanic and Atmospheric Administration
NPDP	National Performance of Dams Program
NRCS	Natural Resource Conservation Service
NSSL	National Severe Storms Library
NVRC	Northern Virginia Regional Commission
NWS	National Weather Service
ODOT	Oklahoma Department of Transportation
OEM	Oklahoma Emergency Management
OEC	Oklahoma Electric Cooperative
OG&E	Oklahoma Gas & Electric
OKC	Oklahoma City
OK CO EM	Oklahoma County Emergency Management
OKWB	Oklahoma Water Board
ONG	Oklahoma Natural Gas
OTA	Oklahoma Turnpike Authority
%	Percent
%g	Percent Acceleration Force of Gravity



PD	Police Department
PDM	Pre-Disaster Mitigation Program
PGA	Peak Ground Acceleration
Pop.	Population
RLP	Repetitive Loss of Property
SHELDUS	Spatial Hazard Events and Losses Database for United States
SPC	Storm Prediction Center
Sq. Mi.	Square mile
SRL	Severe Repetitive Loss
TBD	To Be Determined
TSTM	Thunderstorm
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USDOT	U.S. Department of Transportation
USD	U.S. Dollar
USGS	U.S. Geological Survey
WCI	Wind Chill Index
WCT	Wind Chill Temperatures
WWTP	Wastewater Treatment Plant





**Public Works
Administration**
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

To: Honorable Mayor and Council

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

Date: March 25th, 2025

Subject: Discussion, consideration, and possible action of the acceptance of maintenance bonds from Arrow Contracting & Utilities, LLC in the amount of \$11,621.70 and \$14,297.10 respectively.

The one year maintenance bonds from Arrow Contracting & Utilities, LLC are for the public water improvements and public sanitary sewer line improvements constructed for the Eagle Landing Addition, located off S.E. 15th Street and Lynn Fry Boulevard.

Patrick Menefee, P.E.,
City Engineer
Attachment

DEVELOPMENT - PAVING, WATER MAINS, STORM AND SANITARY SEWERS

CBB0069200

MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS that we, Arrow Contracting & Utilities, LLC,
as Principal, and National American 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 Eleven Thousand Six Hundred Twenty One & 70/100 dollars
(\$ 11,621.70), such sum being not less than ten percent (10%) of the total contract price to
construct or install Public Waterline to Serve Eagle Landing (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 1400 Post LLC, dated the 8th day of
April, 2024, 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 19th day of June, 2024.

Arrow Contracting & Utilities, LLC

Principal

By [Signature]

ATTEST:

[Signature]
Secretary

National American Insurance Company

Surety

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

ATTEST:

[Signature]
Secretary Becky Killman, Witness

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

NATIONAL AMERICAN INSURANCE COMPANY
CHANDLER, OKLAHOMA
POWER OF ATTORNEY

NUMBER: CBB0069199

DUPLICATES SHALL HAVE THE SAME FORCE AND EFFECT AS AN ORIGINAL ONLY WHEN ISSUED IN CONJUNCTION WITH THE ORIGINAL.

KNOW ALL MEN BY THESE PRESENTS: That the National American Insurance Company, a corporation duly organized under the laws of the State of Oklahoma, having its principal office in the city of Chandler, Oklahoma, pursuant to the following resolution, adopted by the Board of Directors of the said Company on the 8th day of July, 1987, to wit:

"Resolved, that any officer of the Company shall have authority to make, execute and deliver a Power of Attorney constituting as Attorney-in-fact, such persons, firms, or corporations as may be selected from time to time.

Resolved that nothing in this Power of Attorney shall be construed as a grant of authority to the attorney(s)-in fact to sign, execute, acknowledge, deliver or otherwise issue a policy or policies of insurance on behalf of National American Insurance Company.

Be It Further Resolved, that the signature of any officer and the Seal of the Company may be affixed to any such Power of Attorney or any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such powers so executed and certified by facsimile signature and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond and documents relating to such bonds to which it is attached."

National American Insurance Company does hereby make, constitute and appoint

Travis E. Brown; Mark A. Nowell; Kyle Bradford; Deborah L. Raper; Stephen M. Poleman; J. Kelly Deer;
Vaughn Graham, Jr.; Jamie M. Burris; Vaughn P. Graham; Dwight A. Pilgrim; Shelli R. Samsel,
Bobby Young, Gary Liles, Randy Webb, Aaron Woolsey, Carey Kennemer
Joshua David Bryan, Kristin Lewis, Vicki Wilson

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred in its name, places and stead, to sign, execute, acknowledge and deliver in its behalf, and its act and deed, as follows:

To bind the company for bonds, not to exceed \$4,000,000.00 for any single bond. And to bind National American Insurance Company thereby as fully and to the same extent as if such bonds and documents relating to such bonds were, signed by the duly authorized officer of the National American Insurance Company, and all the acts of said Attorney(s) pursuant to the authority herein given, are hereby ratified and confirmed.

IN WITNESS WHEREOF, the National American Insurance Company has caused these presents to be signed by any officer of the Company and its Corporate Seal to be hereto affixed.



NATIONAL AMERICAN INSURANCE COMPANY

W. Brent LaGere

W. Brent LaGere, Chairman & Chief Executive Officer

STATE OF OKLAHOMA)
COUNTY OF LINCOLN) SS:

On this 21st day of March, A.D. 2022, before me personally came W. Brent LaGere, to me known, who being by me duly sworn, did depose and say; that he resides in the County of Lincoln, State of Oklahoma; that he is the Chairman and Chief Executive Officer of the National American Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name, thereto by like order.



Crystal Earp

Notary Public
My Commission Expires August 27, 2025
Commission #13007877

STATE OF OKLAHOMA)
COUNTY OF LINCOLN) SS:

I, the undersigned, Secretary of the National American Insurance Company, an Oklahoma Corporation, DO HEREBY CERTIFY that the foregoing and attached POWER OF ATTORNEY remains in full force.

Signed and Sealed at the City of Chandler.

Dated the 19th day of June, 2024



R. Patrick Gilmore

R. Patrick Gilmore, Secretary

DEVELOPMENT - PAVING, WATER MAINS, STORM AND SANITARY SEWERS

CBB0069199

MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS that we, Arrow Contracting & Utilities, LLC,
as Principal, and National American 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 Fourteen Thousand Two Hundred Ninety Seven & 10/100 dollars
(\$ 14,297.10), such sum being not less than ten percent (10%) of the total contract price to
construct or install Public Sanitary Sewer Line to Serve Eagle Landing (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 1400 Post LLC, dated the 8th day of
April, 2024, 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 19th day of June, 2024.

ATTEST:

Secretary

ATTEST:

Secretary

Becky Killman, Witness

Arrow Contracting & Utilities, LLC

Principal

By

National American Insurance Company

Surety

By

Shelli R. Samsel, 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

NATIONAL AMERICAN INSURANCE COMPANY
CHANDLER, OKLAHOMA
POWER OF ATTORNEY

NUMBER: CBB0069200

DUPLICATES SHALL HAVE THE SAME FORCE AND EFFECT AS AN ORIGINAL ONLY WHEN ISSUED IN CONJUNCTION WITH THE ORIGINAL.

KNOW ALL MEN BY THESE PRESENTS: That the National American Insurance Company, a corporation duly organized under the laws of the State of Oklahoma, having its principal office in the city of Chandler, Oklahoma, pursuant to the following resolution, adopted by the Board of Directors of the said Company on the 8th day of July, 1987, to wit:

"Resolved, that any officer of the Company shall have authority to make, execute and deliver a Power of Attorney constituting as Attorney-in-fact, such persons, firms, or corporations as may be selected from time to time.

Resolved that nothing in this Power of Attorney shall be construed as a grant of authority to the attorney(s)-in fact to sign, execute, acknowledge, deliver or otherwise issue a policy or policies of insurance on behalf of National American Insurance Company.

Be It Further Resolved, that the signature of any officer and the Seal of the Company may be affixed to any such Power of Attorney or any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such powers so executed and certified by facsimile signature and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond and documents relating to such bonds to which it is attached."

National American Insurance Company does hereby make, constitute and appoint

Travis E. Brown; Mark A. Nowell; Kyle Bradford; Deborah L. Raper; Stephen M. Poleman; J. Kelly Deer;
Vaughn Graham, Jr.; Jamie M. Burris; Vaughn P. Graham; Dwight A. Pilgrim; Shelli R. Samsel,
Bobby Young, Gary Liles, Randy Webb, Aaron Woolsey, Carey Kennemer
Joshua David Bryan, Kristin Lewis, Vicki Wilson

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred in its name, places and stead, to sign, execute, acknowledge and deliver in its behalf, and its act and deed, as follows:

To bind the company for bonds, not to exceed \$4,000,000.00 for any single bond. And to bind National American Insurance Company thereby as fully and to the same extent as if such bonds and documents relating to such bonds were, signed by the duly authorized officer of the National American Insurance Company, and all the acts of said Attorney(s) pursuant to the authority herein given, are hereby ratified and confirmed.

IN WITNESS WHEREOF, the National American Insurance Company has caused these presents to be signed by any officer of the Company and its Corporate Seal to be hereto affixed.



NATIONAL AMERICAN INSURANCE COMPANY

W. Brent LaGere

W. Brent LaGere, Chairman & Chief Executive Officer

STATE OF OKLAHOMA)
COUNTY OF LINCOLN) SS:

On this 21st day of March, A.D. 2022, before me personally came W. Brent LaGere, to me known, who being by me duly sworn, did depose and say; that he resides in the County of Lincoln, State of Oklahoma; that he is the Chairman and Chief Executive Officer of the National American Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name, thereto by like order.



Crystal Earp

Notary Public
My Commission Expires August 27, 2025
Commission #13007877

STATE OF OKLAHOMA)
COUNTY OF LINCOLN) SS:

I, the undersigned, Secretary of the National American Insurance Company, an Oklahoma Corporation, DO HEREBY CERTIFY that the foregoing and attached POWER OF ATTORNEY remains in full force.

Signed and Sealed at the City of Chandler.

Dated the 19th day of June, 2024



R. Patrick Gilmore

R. Patrick Gilmore, Secretary



**Public Works
Administration**
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

To: Honorable Mayor and Council

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

Date: March 25th, 2025

Subject: Discussion, consideration, and possible action of the acceptance of maintenance bonds from Turning Point Industries, Inc. in the amount of \$24,415.00 respectively.

The five year maintenance bonds from Turning Point Industries, Inc. are for the public paving and storm improvements constructed for the Eagle Landing Addition, located off S.E. 15th Street and Lynn Fry Boulevard.

Patrick Menefee, P.E.,
City Engineer
Attachment

DEVELOPMENT - PAVING, WATER MAINS, STORM AND SANITARY SEWERS

MAINTENANCE BOND

#CBB0063050

KNOW ALL BY THESE PRESENTS that we, Turning Point Industries, Inc., as Principal, and National American Insurance Company, 1010 Manvel Ave., Chandler, OK 74834, 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 Twenty Four Thousand Four Hundred Fifteen & No/100 dollars (\$ 24,415.00), such sum being not less than ten percent (10%) of the total contract price to construct or install Paving & Storm Sewer To Serve Eagle Landing, SE 15th St & Lynn Fry Boulevard (the "Improvement"), for a period of Five (5) 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 1400 Post, LLC, dated the 8th day of April, 20 24, 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 15th day of July, 20 24.

ATTEST: [Signature]
Secretary

Turning Point Industries, Inc.
Principal
By [Signature]

ATTEST: [Signature]
~~Secretary~~ Witness

National American Insurance Company
Surety
By [Signature]
Lisa Sherman - 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

NATIONAL AMERICAN INSURANCE COMPANY
CHANDLER, OKLAHOMA
POWER OF ATTORNEY

Number: CBB0063050

DUPLICATES SHALL HAVE THE SAME FORCE AND EFFECT AS AN ORIGINAL ONLY WHEN ISSUED IN CONJUNCTION WITH THE ORIGINAL.

KNOW ALL MEN BY THESE PRESENTS: That the National American Insurance Company, a corporation duly organized under the laws of the State of Oklahoma, having its principal office in the city of Chandler, Oklahoma, pursuant to the following resolution, adopted by the Board of Directors of the said Company on the 8th day of July, 1987, to wit:

"Resolved, that any officer of the Company shall have authority to make, execute and deliver a Power of Attorney constituting as Attorney-in-fact, such persons, firms, or corporations as may be selected from time to time.

Resolved that nothing in this Power of Attorney shall be construed as a grant of authority to the attorney(s)-in fact to sign, execute, acknowledge, deliver or otherwise issue a policy or policies of insurance on behalf of National American Insurance Company.

Be It Further Resolved, that the signature of any officer and the Seal of the Company may be affixed to any such Power of Attorney or any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such powers so executed and certified by facsimile signature and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond and documents relating to such bonds to which it is attached."

National American Insurance Company does hereby make, constitute and appoint

W.M. McNeill; Cody McNeill; Todd Triplett; Lisa Sherman; John L. Birsner;
Kyle D. Reser; Susanne Cusimano, John D. Rogers

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred in its name, places and stead, to sign, execute, acknowledge and deliver in its behalf, and its act and deed, as follows:

To bind the company for bonds, not to exceed \$4,000,000.00 for any single bond. And to bind National American Insurance Company thereby as fully and to the same extent as if such bonds and documents relating to such bonds were, signed by the duly authorized officer of the National American Insurance Company, and all the acts of said Attorney(s) pursuant to the authority herein given, are hereby ratified and confirmed.

IN WITNESS WHEREOF, the National American Insurance Company has caused these presents to be signed by any officer of the Company and its Corporate Seal to be hereto affixed.



NATIONAL AMERICAN INSURANCE COMPANY

W. Brent LaGere

W. Brent LaGere, Chairman & Chief Executive Officer

STATE OF OKLAHOMA)
COUNTY OF LINCOLN) SS:

On this 21st day of March, A.D. 2022, before me personally came W. Brent LaGere, to me known, who being by me duly sworn, did depose and say; that he resides in the County of Lincoln, State of Oklahoma; that he is the Chairman and Chief Executive Officer of the National American Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name, thereto by like order.



Crystal Exp

Notary Public
My Commission Expires August 27, 2025
Commission #13007877

STATE OF OKLAHOMA)
COUNTY OF LINCOLN) SS:

I, the undersigned, Secretary of the National American Insurance Company, an Oklahoma Corporation, DO HEREBY CERTIFY that the foregoing and attached POWER OF ATTORNEY remains in full force.

Signed and Sealed at the City of Chandler.

Dated the 15th day of July, 2024



R. Patrick Gilmore

R. Patrick Gilmore, Secretary



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/15/2024

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 Insurance Agency of Mid America Inc 10009 S. Penn. Building E P. O. Box 890300 Oklahoma City OK 73189	CONTACT NAME: Emily Newcomb PHONE (A/C, No, Ext): (405) 691-0016 E-MAIL ADDRESS: enewcomb@midamericainc.com	FAX (A/C, No): (405) 691-0415
	INSURER(S) AFFORDING COVERAGE	
INSURED Turning Point Industries, Inc. P.O. Box 1805 Blanchard OK 73010	INSURER A: CNA Insurance Companies	NAIC #
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 2024 **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 <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER			7064016164	03/01/2024	03/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 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	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			7064016147	03/01/2024	03/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Uncombined single limit \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			7064016150	03/01/2024	03/01/2025	EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 \$
A	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 N	N/A	7064016178	03/01/2024	03/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER 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: Paving & Storm Sewer to serve Eagle Landing, Midwest City, OK. Coverage is subject to the insuring agreements, conditions & exclusions in the policy forms.

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 
--	--

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**Public Works
Administration**
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

To: Honorable Mayor and Council

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

Date: March 25th, 2025

Subject: Discussion, consideration, and possible action of the approval of Change Order 3 for the 2018 Bond Asphalt Phase 4 project with Silver Star Construction Co., Inc. in the decreased amount of \$5,725.62 respectively.

The following agreement makes some adjustments to the quantities and items in the detailed bid. The Change Order allows a reduction in the quantities needed to complete the project. These adjustments result in lowering the total project cost by \$5,725.62. The total amount of the contract decreases from \$4,005,785.21 to \$4,000,059.59. This will close out the Bond Project.

Patrick Menefee, P.E.,
City Engineer
Attachment

February 27, 2025

City of Midwest City
Patrick Menefee
8730 S.E. 15th St
Midwest City, OK 73110

Re: **Contract Reconciliation & Change Order No. 3**
G.O. Bond Street Rehabilitation Asphalt Phase IV

I. SCOPE

Change Order No.3 includes a reconciliation of all items and quantities that were not necessary for completion of the project. It also includes the addition of Geotextile fabric to E. MidAmerica and N. Rickenbacher, as well as necessary quantities for completion of project itemized in WO 11. The provisions of this Change Order are set aside in the Professional Services Agreement (“Agreement”) between the City and Silver Star Construction Company, Inc. (“Contractor”); Section 1. Independent Contractor, paragraph b).

II. JUSTIFICATION

Change Order No. 3 reconciles all items to final quantities. Change Order No. 3 also includes items which are required to complete requested work based on change of scope, quantity changes and field decisions. The Bid Items reflected in the Change Order No. 3 are consistent with the format and descriptions which are included in the “Detailed Bid Form” which is an attachment to the Agreement.

III. Reconciliation

Change Order No. 3 Contract Reconciliation

Item No.	Description	Unit	Unit Price	Plan Quantity	Field Quantity	Quantity Decreased	Amended Cost
CO3.B1	Unclassified Excavation	CY	\$49.30	1,253.00	635.45	(617.55)	(\$30,445.22)
CO3.B2	Unclassified Borrow	CY	\$69.85	667.00	0	(667.00)	(\$46,589.95)
CO3.B3	Aggregate Base Type A	CY	\$122.90	314.00	336.47	22.47	\$2,761.56
CO3.B4	Stabilized Subgrade	SY	\$6.50	25,516.00	0	(5,000.00) *	(\$32,500.00)
CO3.CO1.1	SHOULDER WORK (ONSITE MATERIAL)	LF	\$1.50	17,500	8772	(8,728.00)	(\$13,092.00)

CO3.CO1.2	SUBGRADE METHOD B	SY	\$3.25	20,500	12,102.22	(8,397.78)	(\$27,292.78)
CO3.B6	NT Tack Material	GAL	\$2.75	20,913.00	20,241.36	(671.64)	(\$1,847.02)
CO3.B7	Superpave Type S3 (PG 64-22 OK)	TON	\$101.25	8,170.00	1,270.13	(6,899.87)	(\$698,611.83)
CO3.B8	Superpave Type S4 (PG 64-22 OK)	TON	\$118.25	1,202.00	597.9	(604.10)	(\$71,434.83)
CO3.B9	Superpave Type S4 (PG 64-22 OK)	TON	\$108.50	8,874.00	14,113.04	5,239.04	\$568,435.85
CO3.B10	Superpave Type S3 (Patch) (PG 64-22 OK)	TON	\$138.85	755.00	574.19	(180.81)	(\$25,105.46)
CO3.B13	Superpave Type S5 (PG 64-22 OK)	TON	\$120.40	1,728.00	623.59	(1,104.41)	(\$132,970.96)
CO3.B14	Cold Milling Pavement	SY	\$6.05	54,647.00	85864.62	31,217.62	\$188,866.60
CO3.B15	6" Dowell Jointed PCC Pavement	SY	\$238.50	41.00	215.46	174.46	\$41,608.71
CO3.B16	1'-8" Combined Curb and Gutter (6" Barrier)	LF	\$102.00	123.00	0	(123.00)	(\$12,546.00)
CO3.B20	Meter Box Adjust to Grade	EA	\$965.00	1.00	0	(1.00)	(\$965.00)
CO3.B21	18" R.C. Pipe Class III	LF	\$161.25	20.00	0	(20.00)	(\$3,225.00)
CO3.B22	24" R.C. Pipe Class III	LF	\$190.00	20.00	0	(20.00)	(\$3,800.00)
CO3.B23	18" Prefab Culvert End Sec., Round	EA	\$1,612.00	1.00	0	(1.00)	(\$1,612.00)
CO3.B24	24" Prefab Culvert End Sec., Round	EA	\$2,150.00	1.00	0	(1.00)	(\$2,150.00)
CO3.B26	Removal of Concrete Pavement	SY	\$28.00	41.00	113.87	72.87	\$2,040.36
CO3.B27	Removal of Asphalt Pavement	SY	\$4.35	74,042.00	421.39	(1,411.66) *	(\$6,140.72)
CO3.B28	Removal of Paved Driveway	SY	\$73.20	9.00	0	(9.00)	(\$658.80)
CO3.B29	Removal of Existing Pipe	LF	\$57.35	39.00	0	(39.00)	(\$2,236.65)
CO3.B30	Traffic Strip (Plastic) (4" Wide)	LF	\$2.25	42,915.00	5011	(37,904.00)	(\$85,284.00)
CO3.B31	Traffic Strip (Plastic) (24" Wide)	LF	\$21.50	182.00	321	139.00	\$2,988.50
CO3.B32	Construction Traffic Control (1 Lane of 2)	EA	\$1,693.00	55.00	46.79	(8.21)	(\$13,894.45)
CO3.B33	Construction Staking Level II (Typical)	LS	\$11,286.70	1.00	.82	(0.18)	(\$2,031.77)
CO3.CO2.1	6" P.C.C. Pavement	SY	\$118.00	5351.03	7760.14	2409.11	\$284,274.98
CO3.CO2.2	6" Concrete Driveway	SY	\$86.00	71.08	228.14	157.06	\$13,507.16
CO3.CO2.3	Removal of Concrete Pavement	SY	\$20.00	3254.72	5349.74	2095.25	\$41,905.00
CO3.CO2.4	5' SIDEWALK	SY	\$86.00	454.04	746.29	292.24	\$25,132.64
CO3.CO2.5	STD ADA RAMP	EA	\$1,250.00	8	9	1	\$1,250.00
CO3.CO2.6	BACKFILL/TOP SOIL	CY	\$50.00	100	37.58	(62.42)	(3,121.00)
CO3.CO2.7	SOD 18" WIDE (UNIT PRICE)	SY	\$1.50	1000	1333.33	333.35	\$500.03
CO3.CO2.8	Concrete Curb (6" Barrier-Integral)	LF	\$21.00	2488.84	3557.71	1068.87	\$22,446.27
CO3.CO2.9	Removal of Curb and Gutter	LF	\$17.00	116	262	146	\$2,482.00
CO3.CO2.10	Removal of Asphalt Pavement	SY	\$14.25	2370.15	3104.88	734.73	\$10,469.90
CO3.1	Geotextile Fabric	SY	\$2.25	0	1404.56	1404.56	\$3,160.26

*Remaining quantities removed from previous change order

Total Change Order No.3 (\$5,725.62)

IV. COST SUMMARY

Original Contract Amount	\$3,875,953.25	
Change Order No. 1	\$92,875.00	2.4%
Amendment No. 1	(\$136,042.00)	-3.5%
Change Order No. 2	\$172,998.96	4.46%
Change Order No. 3	(5,725.62)	.15%
Final Total Contract Amount	\$4,000,059.59	

Change Order No. 3 represents a decrease of \$5,725.62 or 0.147% to the original contract price. The final contract amount is \$4,000,059.59 or 3.2% increase of the original contract amount.

The above and foregoing is hereby accepted this ____ day of _____, 20__; and the undersigned agrees to perform the work at the price indicated.

ATTEST:

Witness

Silver Star Construction Co, Inc

The prices shown for Amendment No. 3 were established by competitive bidding in the original contract and not subject to the Oklahoma Competitive Bidding Act.

Smith Roberts Baldischwiler, LLC

Approval is recommended this ____ day of _____, 20__.

APPROVED by the Council and signed by the Mayor of the City of Midwest City this ____ day of _____, 20__.

ATTEST:

City Clerk

Mayor



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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Allen Stephenson, Information Technology Director

DATE: March 25, 2025

SUBJECT: Discussion, consideration, and possible action of 1) declaring various computer equipment and other miscellaneous items of City property as obsolete, defective, or replaced; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary

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

CPU		
Inventory #	Manufacturer	Serial Number
	Sonicwall NSA5650	2CB8ED173E80
	Sonicwall NSA5650	2CB8ED07E000
	Sonicwall TZ500	18B169E7BAE4
2902	Dell Inspiron N7010	BFGFDN1
	Cisco SG300-28P	DNI1619020Q
	Cisco SG300-28P	DNI18050169
	Cisco SG300-28P	DNI180501QY
	Cisco SG300-28P	DNI174901FZ
	Cisco SG300-28P	DNI180501R7
	Cisco SG300-28P	DNI1805016A
	Cisco SG300-28P	DNI162207TH
	Cisco SG300-52P	PSZ20171LEJ
	Cisco SG300-52P	PSZ18431EJK
	Cisco SG300-52P	PSZ20391J79
1699	Windows Surface Pro	39583742653
MISCELLANEOUS		
Quantity	Hardware Type	Serial Number
1	box of power cables	



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

2	box of radio handmics	
1	box of radio power supplies	
3	box of misc radio equip	
1	box of antenna mounting clamps	
2	large secure lock boxes	
1	box of working radios models nx-900,TK-7180	
1	Verizon Jetpack Mifi 4G LTE	9.90003E+14
1	Nano Station	
1	ACM Card Reader	
1	Dell Monitor	CN-0FJ44J-74445-4C8-455M
1	Dell Monitor	CD-04D9T1-QDC00-12N-4JBL-A14
1	Dell Monitor	CN-0NDMRP-74261-366-15AU
1	Surface Docking Station	
1	APC UPS	
1	Dell Monitor	CN-0U828K-74445-021-BXDS
1	Box of Misc Radio Equipment	
1	2007 Ford Expedition	VIN # 1FMFU16537LA63069



DISCUSSION ITEMS





The City Of Midwest City Neighborhood Services Department

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

Date: March 25, 2025

To: Honorable Mayor and City Council

From: Mike S. Stroh, Neighborhood Services Director

Subject: Public hearing with discussion and consideration, and possible action to approve a resolution declaring the structure(s) located at **820 Askew Dr.** a dilapidated building(s) as defined in Midwest City Ordinance “Section” 9-3 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site.

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

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

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

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

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

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

Code Enforcement staff inspected the property, and found:

1. There have been nine Notices that have been posted on this property since 12/8/2022.
2. The home is open and unsecure to allow vagrants and unlawful activities. Also due to damage, this house is a public safety concern.
3. The last utilities were active on 6/21/2021.
4. This house has a Notice and Order for Vacant and Dilapidated since 12/8/2022 with no corrections of Violations being corrected as of 3/7/2025.
5. There is \$3,597.41 in Liens and taxes on this house as of 3/7/2025.

6. There have been seven Police Department calls on this house.

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

Mike S. Stroh

Mike S. Stroh, Neighborhood Services Director

RESOLUTION NO. 2025-_____

A RESOLUTION DECLARING THE STRUCTURE LOCATED AT 820 ASKEW DR. A DILAPIDATED BUILDING AS DEFINED BY SECTION 9-3 OF THE MUNICIPAL CODE; AND SETTING DATES TO DEMOLISH AND REMOVE THE STRUCTURE FROM THE SITE

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

WHEREAS, the City Council of the City of Midwest City, after proper notice to the property owner, conducted a public hearing regarding the structure located at **820 Askew Dr** ; and

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

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

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

That the property located at **820 Askew Dr.** is a public nuisance for the neighborhood and community.

That the property owner must begin to repair or demolish and remove the structure from the site located at **820 Askew Dr.** within 10 days of the date of this resolution and have the repairs or demolition completed within 30 days of the date of this resolution. If the property owner fails to repair or demolish and remove the structure within 30 days of the date of this resolution, the City Council hereby directs the city manager to remove and abate the public nuisance and charge the abatement to the owner of the property.

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

CITY OF MIDWEST CITY, OKLAHOMA

ATTEST:

MATTHEW D. DUKES II, Mayor

SARA HANCOCK, City Clerk

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

DON MAISCH, City Attorney



05-Mar-2025 14:21:4
Brian Wood #70



05-Mar-2025 14:23:5
Brian Wood #70



05-Mar-2025 14:24:30
Brian Wood #70



05-Mar-2025 14:24:1
Brian Wood #70



05-Mar-2025 14:23:11
Brian Wood #70



05-Mar-2025 14:23:1
Brian Wood #70



05-Mar-2025 14:22:4
Brian Wood #70

To: Honorable Mayor and Council
From: Matt Summers, Community Development Director
Date: March 25, 2025

Subject: (PC-2204) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”), to Simplified Planned Unit Development (“SPUD”) for the property described as a tract of land located in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Two (2) West, I.M., Block Four (4), Lots One (1) through Six (6) in Midtown Office Park Section II, Midwest City, Oklahoma County, Oklahoma, located at 1644-1650-1656-1662-1668-1674 Midtown Place, Midwest City, Oklahoma.

Executive Summary: The Applicant, Mr. Jeff Johnson, is requesting to rezone the subject property to a Simplified Planned Unit Development (“SPUD”) with an underlying zoning of High-Density Residential District (“R-HD”).

The subject property is currently undeveloped, but a part of the Midtown Office Park, which consists of office, retail, and multi-family residential developments. The Applicant is looking to build multi-family residential units, similar to the adjacent lot in 1641, 1647, 1653, 1659, 1665, & 1671 Midtown Place.

If approved, the Applicant can proceed with pulling all necessary building permits through the Engineering and Construction Services Department. All applicable code requirements shall be observed.



Both state and local notification requirements were met. Staff received one phone call inquiring about what the development would be, but no comments in support or opposition to this case.

The Applicant was present at the Planning Commission meeting and addressed the Commission. At the public hearing before the Planning Commission, there were no comments from the public in support or opposition to this application. The Planning Commission recommended unanimous approval subject to staff’s comments.

Action is at the discretion of the Council.

Dates of Hearing:

Planning Commission- March 04, 2025

City Council- March 25, 2025

Pre-Development Meeting Date: November 26, 2024

Site Plan Review Meeting Date: January 29, 2025

Council Ward: Ward 2, Pat Byrne

Owner: JLou Properties LLC

Applicant: Jeff Johnson

Proposed Use: Multi-Family Residential

Size: The subject property contains an area of 1.36 acres more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail

North- Office/Retail

South- Commercial

East- Office/Retail

West- Public/Semi-Public

Zoning Districts:

Area of Request- Planned Unit Development (“PUD”)

North- Planned Unit Development (“PUD”)

South- Simplified Planned Unit Development (“SPUD”); Planned Unit Development (“PUD”)

East- Planned Unit Development (“PUD”)

West- Simplified Planned Unit Development (“SPUD”)

Land Use:

Area of Request- Vacant

North- Commercial

South- Multi-Family Residence; Vacant

East- Commercial

West- Multi-Family Residence

Municipal Code Citation:

2.26. – SPUD, Simplified Planned Unit Development

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

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

The SPUD is subject to special review procedures within 7.4 SPUD Application and Review (Page 179) and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.26.2. *Intent and Purpose.* The intent and purpose of the simplified planned unit development provisions are to ensure:

- (A) Innovative development. Encourage innovative development and protect the health, safety and welfare of the community;

- (B) Efficient use of land. Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems;
- (C) Appropriate limitations and compatibility. Maintain appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

History:

1. (PC-1287) A PUD was approved for this area in May 1996.
2. (PC-1708) A Revised PUD was approved in February 2010.
3. (PC-1795) The preliminary plat of Midtown Office Park was approved in October of 2013.
4. (PC-1796) As work had not begun on the development since the approval of the PUD in February 2010, the PUD expired, and a revised PUD was approved in October of 2013.
5. (PC-1979) The final Plat of Midtown Office Park Section I was approved in November of 2013.
6. (PC-1982) The Preliminary Plat of Section II was approved in November of 2018.
7. (PC-2040) The final plat for the Midtown Office Park Section II was approved in March of 2020.

Next Steps:

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

Staff Comments-

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

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line running along the east side of Midtown Place. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There's a public sewer main bordering the proposed parcel, an eight (8) inch line running along the east side of the proposed parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from Midtown Place. Midtown Place is a private local road providing access to the proposed parcel. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

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

Fire Marshal's Comments:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2018 International Building Code (IBC), and the National Fire Codes.

Fire extinguishers are required to be installed in accordance with Section 906 of the International Fire Code, as well as NFPA 10.

Hydrants shall be located within all other areas, including but not limited to, mercantile, business, educational, assembly, detention and correctional, health care, storage, industrial and multifamily dwellings, the maximum spacing shall be no more than four hundred (400) feet.

Address shall be identified on the front side of the facility in contrasting colors and shall be legible from the public access road. IFC Section 505.

Fire / panic hardware is required on all egress doors that are not main entrance doors.

A fire lane is required in accordance with IFC Section 503 and the Midwest City Ordinances Section 15-15. A fire lane shall mean any thoroughfare twenty (20) feet or more in width and approved and accepted by the appropriate fire official as a fire lane. Fire lanes shall be interchangeable with the term "street" for the purpose of this Code, provided, the entire width of a fire lane on the same site may be used to determine horizontal separation between two (2) or more structures. Fire lane to be a 6" continuous red stripe with "Fire Lane – No Parking" in 4" white lettering spaced every 60'-0" O.C. Face of curbs shall be painted when applicable and the fire lane shall begin at the street access / egress point of the road and wrap around into the parking lot.

Fire Alarm and Fire Suppression plans (including but not limited to hood suppression systems) shall be submitted to the Midwest City Fire Marshal's Office for review as applicable.

Paint striping is required on the floors in front of all electrical panels indicating "No Storage" areas (as applicable). (IFC 605.3)

Knox Box 3200 series lock box keyed for Midwest City Fire Department is required to be installed adjacent to the main entrance to each commercial facility (building) and at the riser room exterior access door as applicable. (IFC 506)

This code analysis has been provided with the current information provided from the Applicant. This list is not an all-inclusive list of compliance due to the limited information available at the time of this report. A full review can be completed once a comprehensive floor plan/life safety analysis is provided by the architect/designer of record.

Public Works' Comments:

Line Maintenance:

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (“ODEQ”) and Midwest City prior to Line Maintenance approval of building permit(s).
- Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22. Clearance around fire hydrants shall be installed per Midwest City Municipal Code Sections 12-20 and 43-54(b).
- Ordinance No. 3552 shall be observed regarding separate water meters where applicable.
- Water meter(s) shall be installed in “green belt” per Midwest City Municipal Code Section 43-54.
- No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility.
- No street trees shall be planted closer than ten (10) feet from any fireplug per Section 42-9 of Midwest City Municipal Code.

Sanitary Sewer

- Sanitary sewer is available to the property; however, an extension may be required. The Applicant shall be responsible for communicating the anticipated daily sewer discharge and impact to POTW.
- Sewer main extension/relocation plans shall be approved by the Oklahoma Department of Environmental Quality and City of Midwest City prior to Line Maintenance approval of building permit(s).
- Sewer manhole clearance shall meet Midwest City Municipal Code Section 43-106(b).
- No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility.

Planning Division:

Staff met with the Applicant on November 26, 2024, for a pre-application meeting, and on January 29, 2025, for a site plan review.

The subject property is currently undeveloped, and the Applicant is proposing four (4) multi-family structures, similar to the development in the adjacent lot west of the subject property. Parking standards and exterior materials will be similar to those used on previous phases of the development.

Staff believes that the proposal satisfies the requirements of a SPUD:

Innovative development. The proposed multi-family development is innovative way to develop the vacant lot, and staff believes it will be an asset to the area. The style of units proposed and their integration into the commercial setting represents an innovative adaptive mixed-use development.

Efficient use of land. The proposal is an efficient use of the land, facilitating an economic arrangement of buildings that optimizes the space.

Appropriate limitations and compatibility. This development is compatible with the existing uses in the area, placing a high-density residential development in proximity to commercial and office/retail uses.

If the rezoning application is approved, anything not addressed in the SPUD Design Statement shall observe the development regulations for R-HD, High Density Residential District as found in Appendix A of the Midwest City Municipal Code.

Parking

- 1.25 spaces per dwelling unit shall be required

Landscaping

- Eleven (11) trees and thirty-four (34) shrubs shall be placed within the limits of the SPUD. All other required landscaping shall be permitted to be placed outside the limits of the SPUD boundary within adjacent platted common areas.

Screening

- Site-proof screening shall not be required

Signage

- One free-standing monument sign shall be permitted at the entrance into the development off of Midtown Place. Said sign shall have a maximum height of eight (8) feet and a maximum of one hundred (100) square feet.

If the rezone is approved, the Applicant may proceed with pulling all necessary building permits through the Engineering and Construction Services Department, and all applicable code requirements shall be observed.

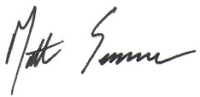
Action Required:

Approve or reject the ordinance to redistrict from Planned Unit Development (“PUD”) to Simplified Planned Unit Development (“SPUD”), for the property noted herein, subject to staff comments as found in the March 25, 2025 agenda packet and made part of PC-2204 file.

Suggested Motions:

“To approve the ordinance redistricting the property noted herein to the Simplified Planned Unit Development zoning district subject to Staff Comments found in the March 25, 2025, City Council agenda packet and made a part of the PC-2204 file.”

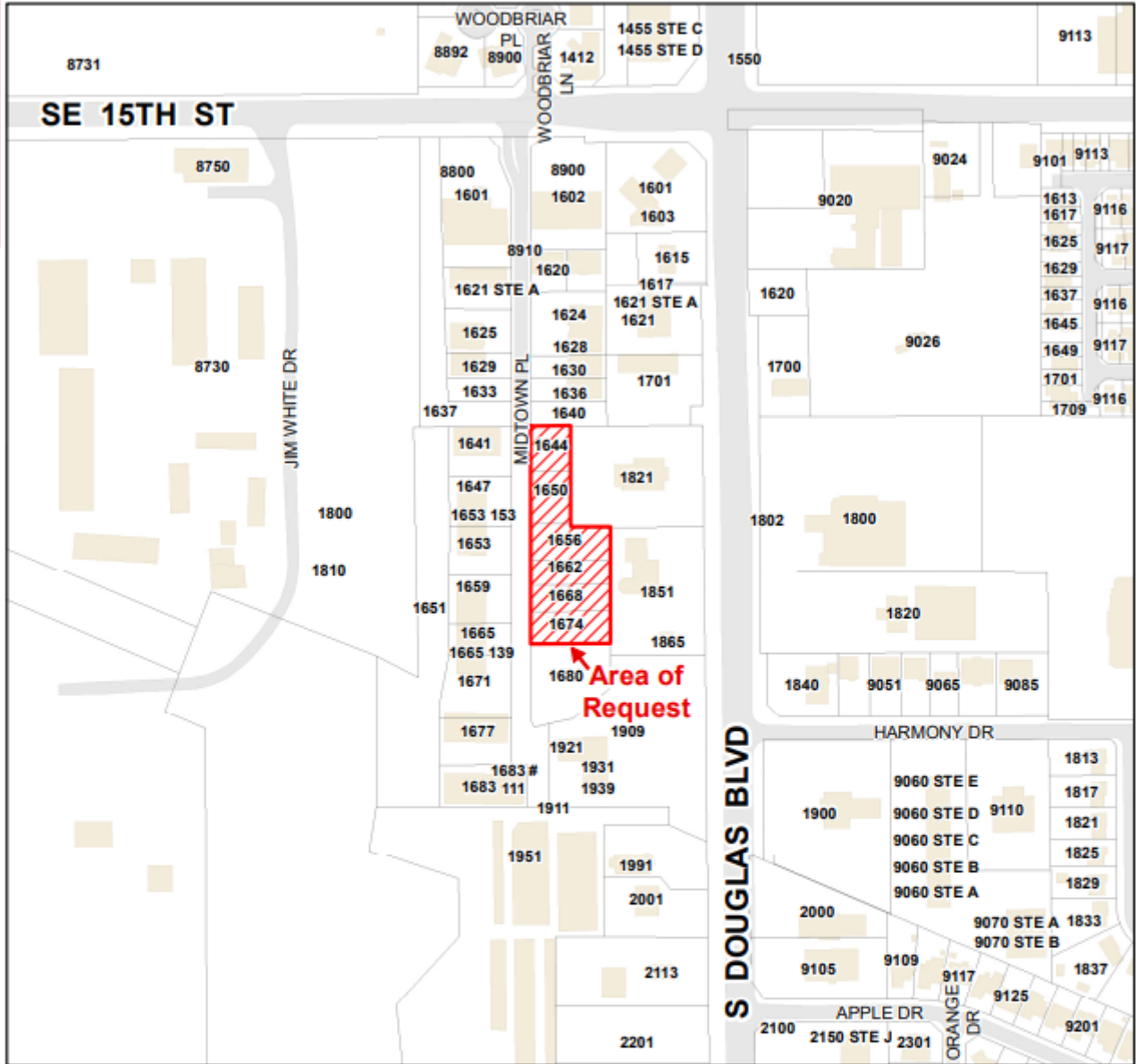
Please feel free to contact the Planner I’s office at (405) 739-1265 with any questions.



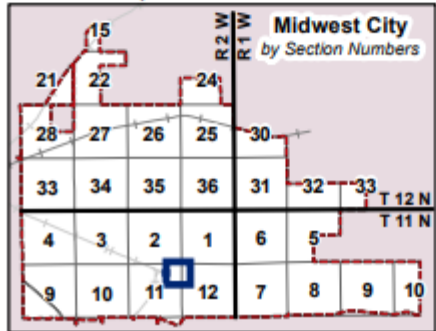
Matt Summers, AICP
Community Development Director



GIS- Information Technology/ Planning & Zoning



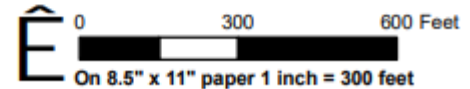
Locator Map



General Map Legend

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

**GENERAL MAP FOR
PC-2204
(NE/4, Sec 11, T11N, R2W)**



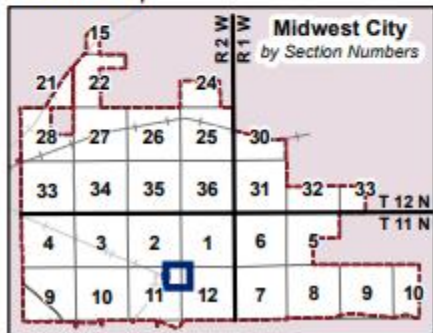
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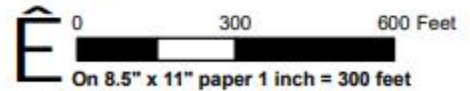
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Locator Map



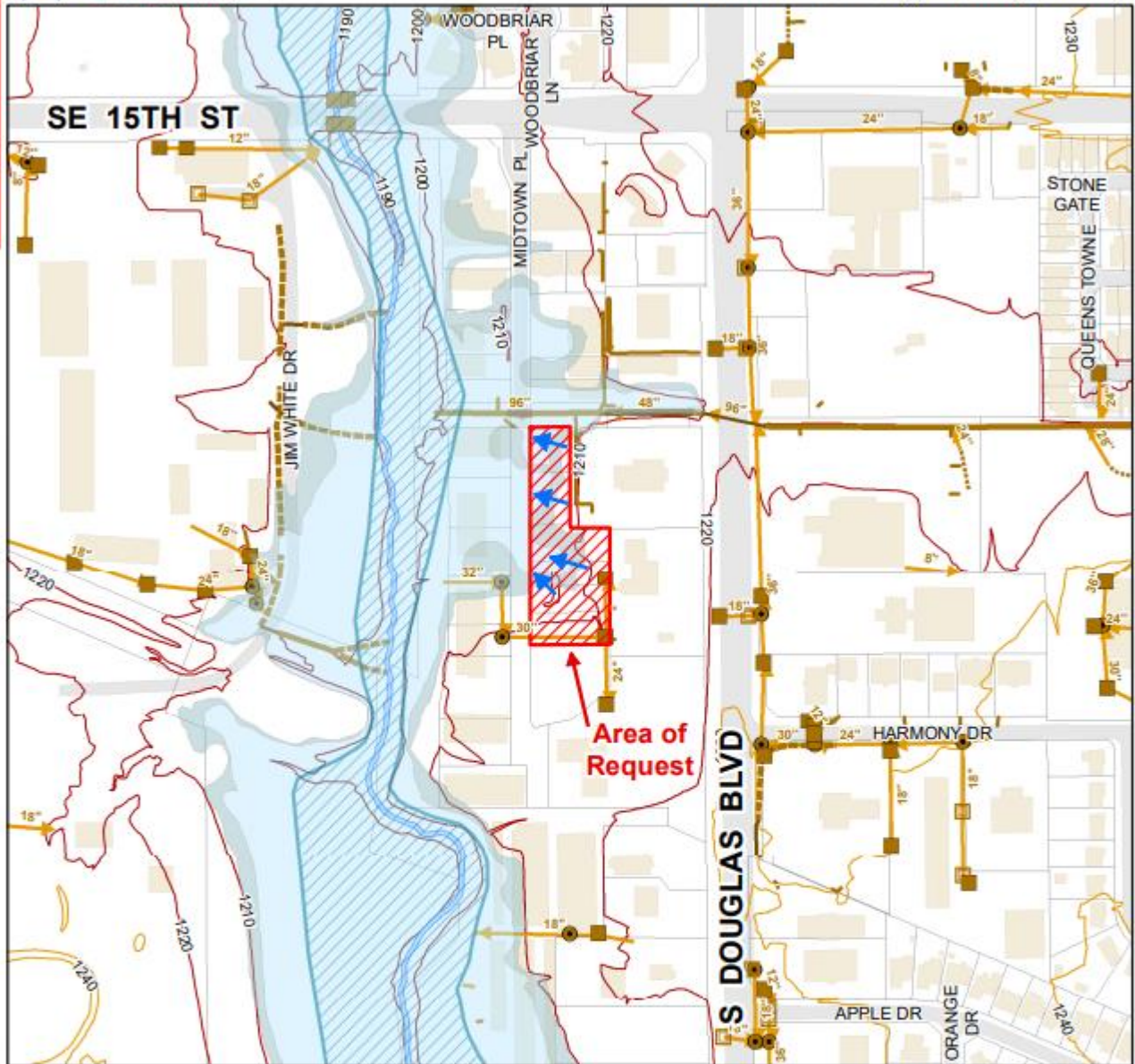
**12/2024 NEARMAP AERIAL VIEW FOR
PC-2204
(NE/4, Sec 11, T11N, R2W)**



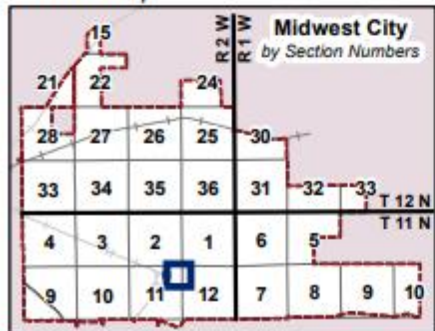
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Locator Map



- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway

DRAINAGE LOCATION MAP FOR PC-2204

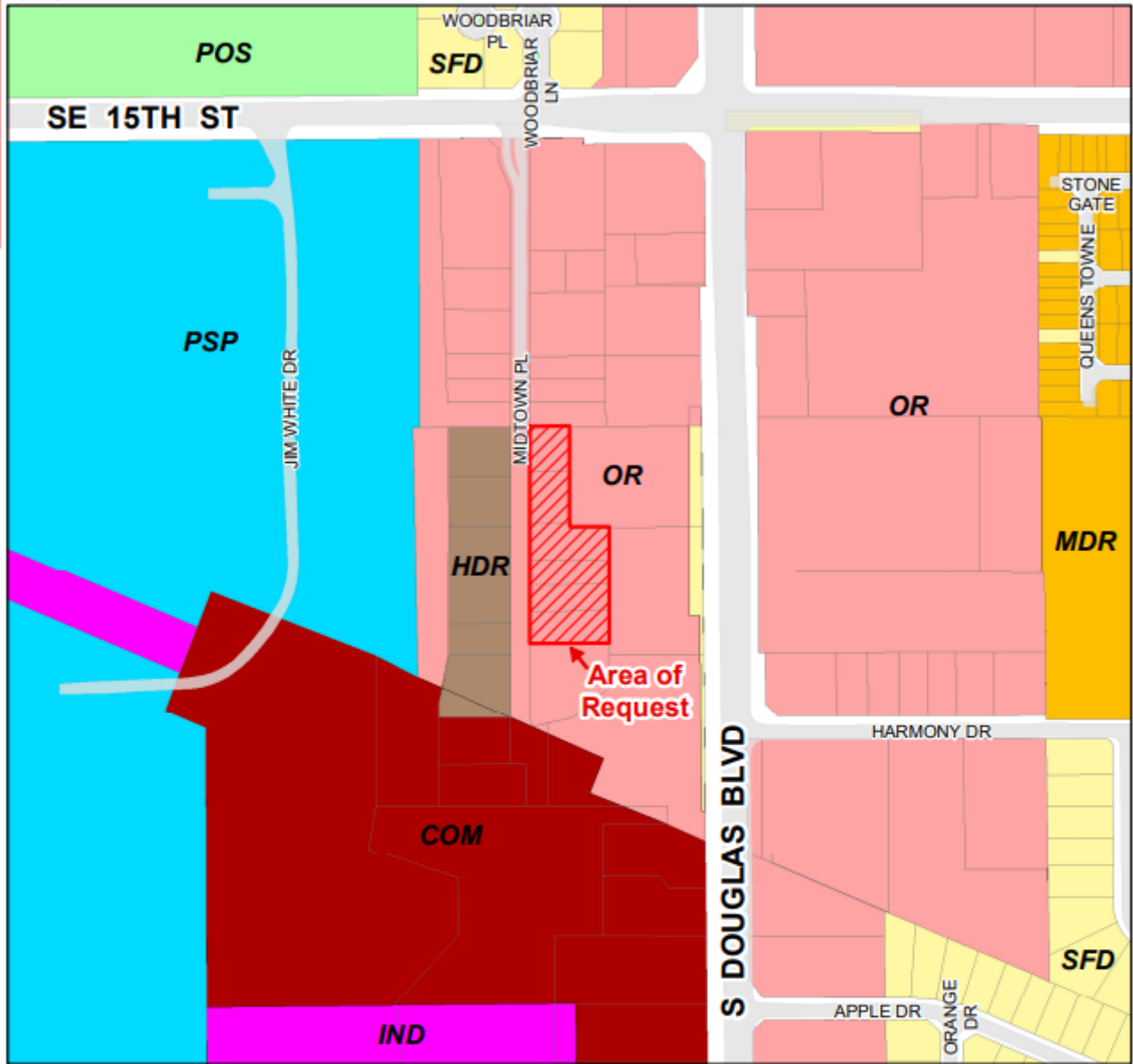
(NE/4, Sec 11, T11N, R2W)

0 300 600 Feet
On 8.5" x 11" paper 1 inch = 300 feet

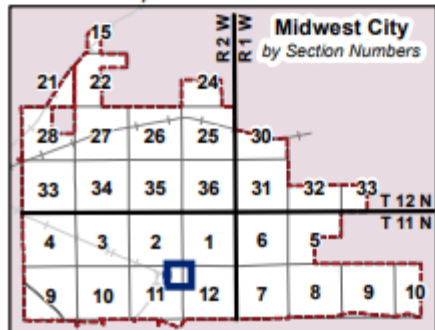
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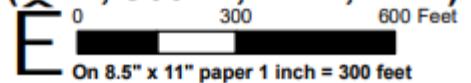
Locator Map



Future Land Use Legend

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

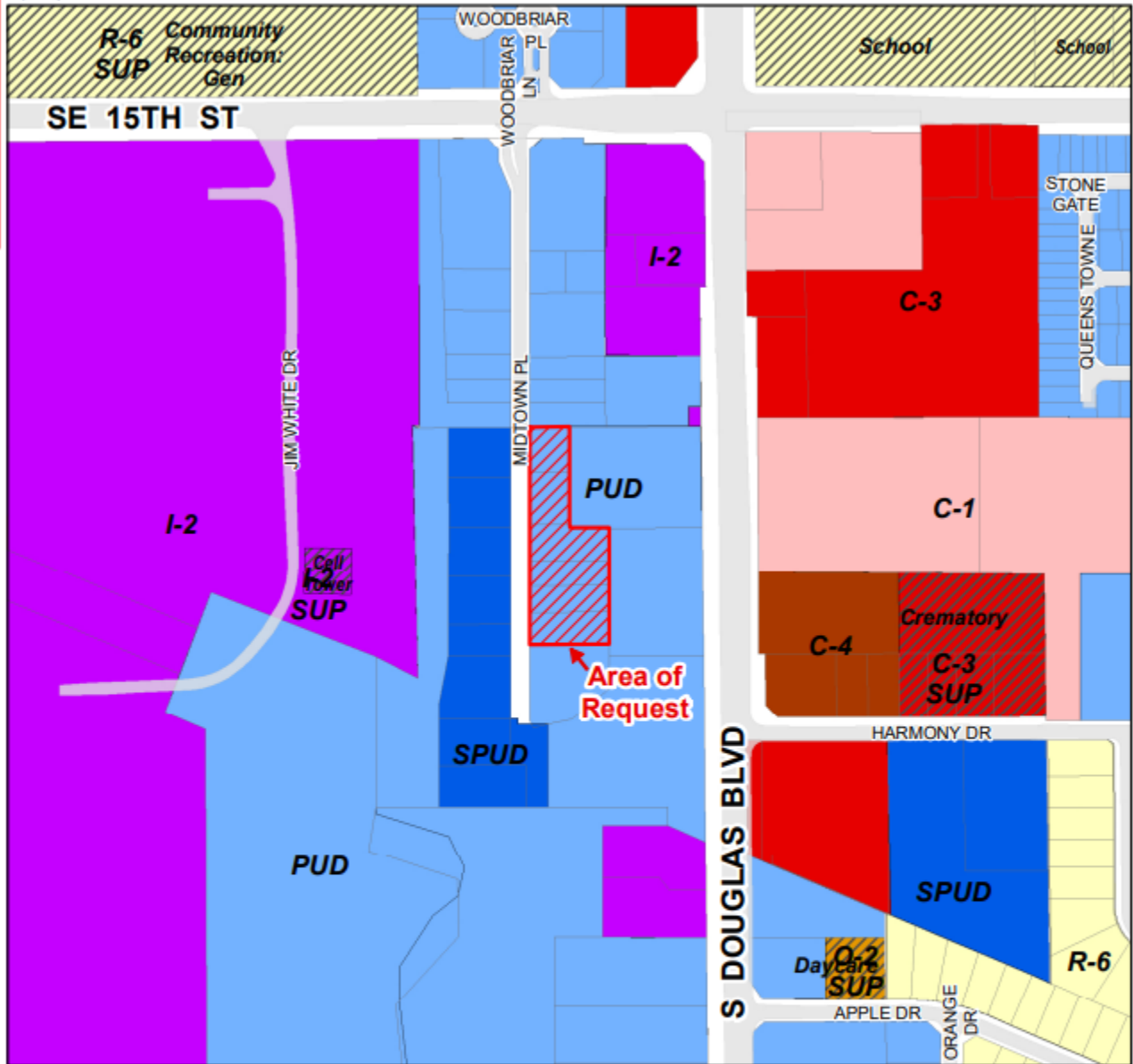
FUTURE LAND USE MAP FOR PC-2204 (NE/4, Sec 11, T11N, R2W)



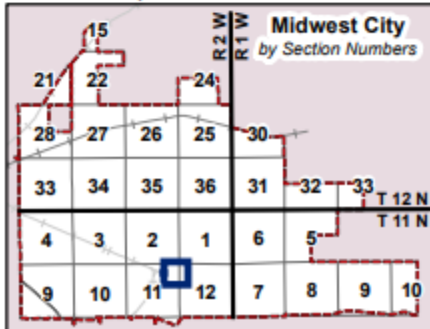
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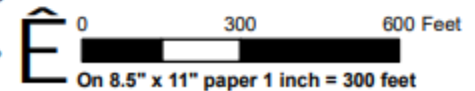
Locator Map



Current Zoning Legend

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

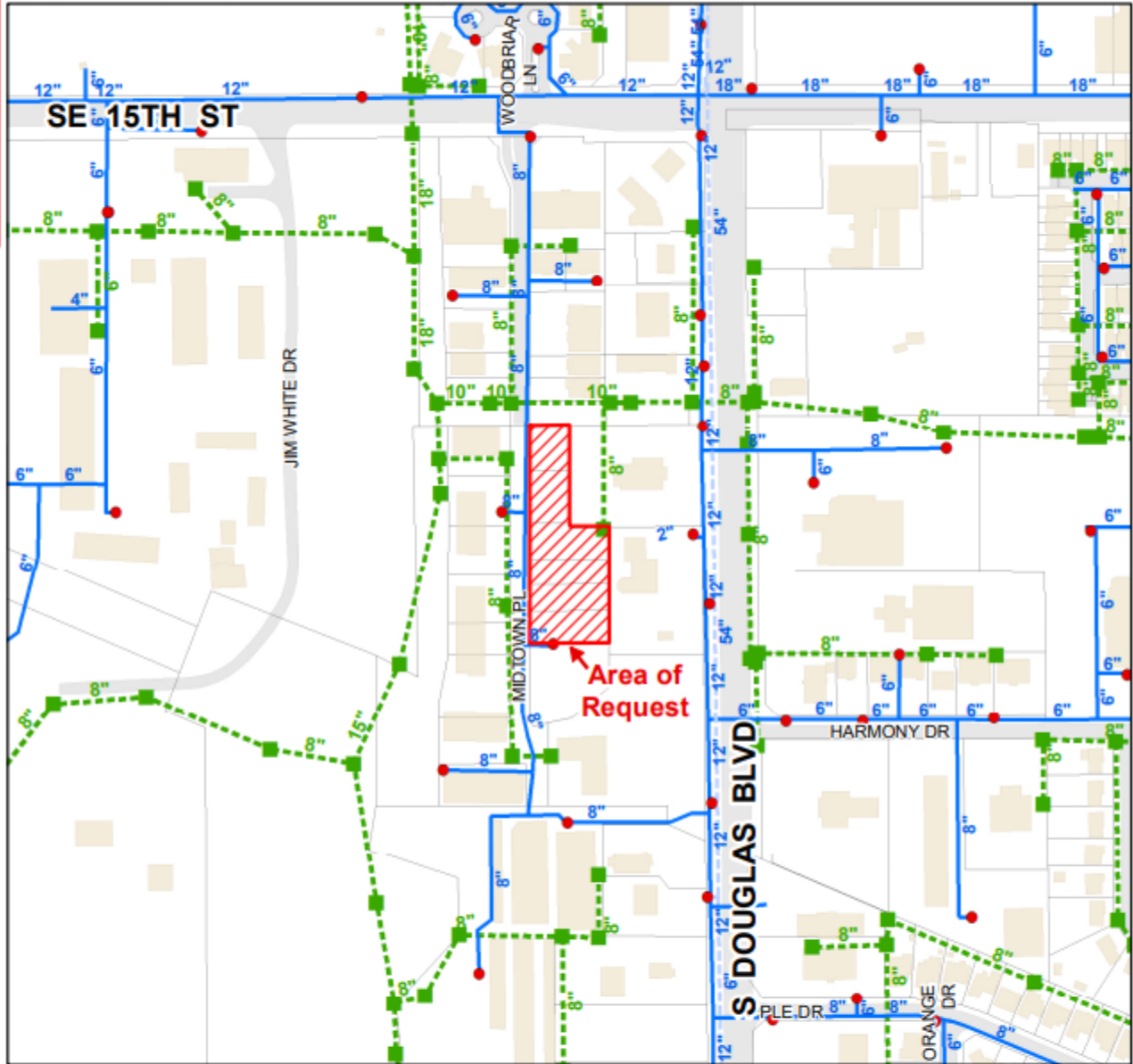
**ZONING MAP FOR
PC-2204
(NE/4, Sec 11, T11N, R2W)**



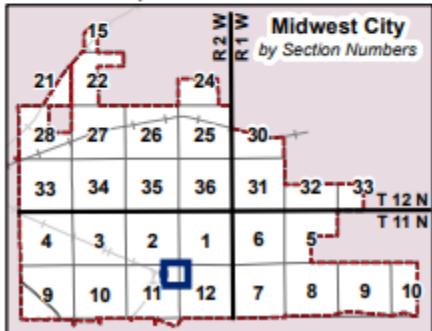
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GIS- Information Technology/ Planning & Zoning



Locator Map



Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2204**

(NE/4, Sec 11, T11N, R2W)

0 300 600 Feet

On 8.5" x 11" paper 1 inch = 300 feet

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1 **PC-2204**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE FROM PUD, PLANNED UNIT DEVELOPMENT**
5 **TO SPUD, SIMPLIFIED PLANNED UNIT DEVELOPMENT, AND DIRECTING**
6 **AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE RE-**
7 **CLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT; AND PROVIDING**
8 **FOR REPEALER AND SEVERABILITY**

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

10 **ORDINANCE**

11 SECTION 1. That the zoning district of the following described property is hereby reclassified
12 from PUD, Planned Unit Development to SPUD, Simplified Planned Unit Development subject
13 to the conditions contained in the PC-2204 file, and that the official Zoning District Map shall be
14 amended to reflect the reclassification of the property’s zoning district as specified in this ordi-
15 nance:

16 For the property described as a tract of land located in the Northeast Quarter (NE/4) of
17 Section Eleven (11), Township Eleven (11) North, Range Two (2) West, I.M., Block
18 Four (4), Lots One (1) through Six (6) in Midtown Office Park Section II, Midwest City,
19 Oklahoma County, Oklahoma, located at 1644-1650-1656-1662-1668-1674 Midtown
20 Place, Midwest City, Oklahoma.

21 SECTION 2. That the SPUD master plan is adopted for the property described by the legal de-
22 scription in Section 1. The master plan is included in this ordinance as Exhibit A. Any modifica-
23 tions, revisions, or expirations of the SPUD master plan will be handled in accordance with Ap-
24 pendix A of the Midwest City Municipal Code.

25 SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict herewith are
26 hereby repealed.

27 SECTION 4. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
28 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
29 tions of the ordinance.

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

32 THE CITY OF MIDWEST CITY, OKLA-
33 HOMA

34 ATTEST:

35 _____
36 MATTHEW D. DUKES II, Mayor

37 _____
38 SARA HANCOCK, City Clerk

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

40 _____
41 DONALD MAISCH, City Attorney

To: Honorable Mayor and Council
From: Matt Summers, Community Development Director
Date: March 25, 2025

Subject: (PC-2208) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Eagle Landing for the property described as a tract of land lying in the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Executive Summary: The Applicant, Mr. Joel Bryant of Bentwood Investments, is requesting approval of the Final Plat of Eagle Landing.

This final plat includes sixteen (16) residential lots, two (2) commercial lots, and one (1) common area with a total of 4.53 acres.

Staff performed their standard review of the final plat. All Zoning and Engineering requirements have been met.

Blocks One (1), Two (2), and Three (3) shall observe all development regulations outlined in R-6, Single-Family Detached Residential District; Block Four (4) is already developed with the C-1, Restricted Commercial District development regulations.

Staff notes there is a Limits of No Access at the lots abutting Lynn Fry Blvd. No drives or gates will be permitted along the rear of those properties.

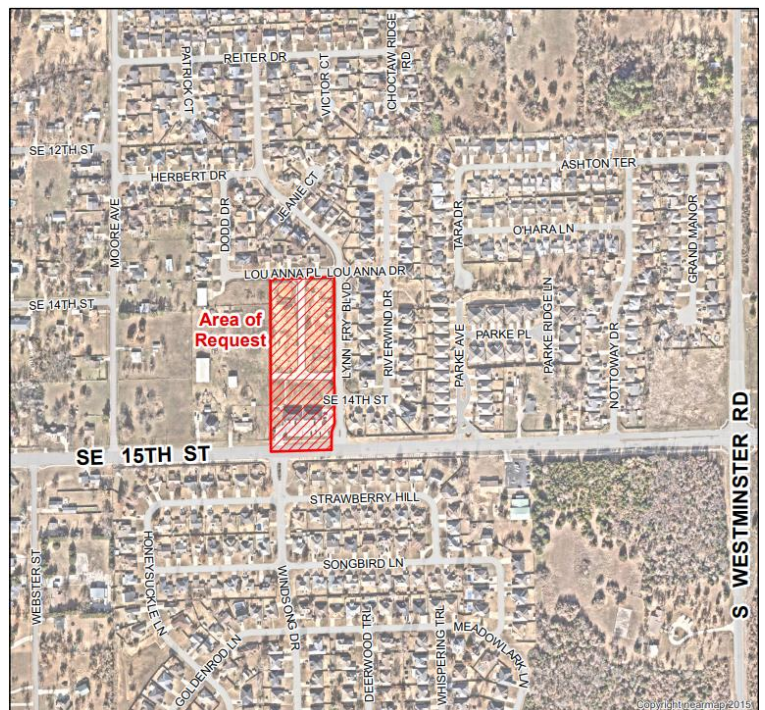
Prior to any occupancy in the residential tracts, sight-proof screening shall be erected between the commercial and residential properties and shall be the responsibility of the commercial properties to install and maintain.

Development is subject to formal site plan review when building permits are pulled.

The Applicant satisfied the park land dedication requirements by paying agreed upon fee-in-lieu upon application of final plat.

The City Attorney reviewed the Declaration of Covenants, Conditions, and Restrictions and gave his approval after applicant submitted requested revisions.

Both state and local notification requirements were met. At the time of this writing, staff has not received any calls or emails in favor or opposition of this proposal.



The Applicant was present at the Planning Commission Meeting and addressed the Commission. At the public hearing before the Planning Commission, there were no comments from the public in support or opposition of this application.

Planning Commission unanimously recommended approval of this item.

Action is at the discretion of the Council

Dates of Hearing:

Planning Commission- March 4, 2025

City Council- March 25, 2025

Date of Pre-Application Meeting: January 23, 2025

Date of Site Plan Review Team Meeting: January 29, 2025

Council Ward: Ward 6, Rick Favors

Owner: Joel Bryant (1400 Post, LLC)

Applicant: Joel Bryant (1400 Post, LLC)

Size: Contains an area of 4.53 acres MOL

Zoning Districts:

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

North- R-6, Single-Family Detached Residential District

South- C-1, Restricted Commercial District

East- PUD, Planned Unit Development

West- R-6, Single-Family Detached Residential District

Land Use:

Area of Request- Vacant; Office Park

North- Willow Ridge Estates

South- Windsong Addition

East- Riverwind Estates

West- Leavitt's SE 15th St. Acres

Municipal Code Citation:

Sec. 38-19 – Final Plat

Sec. 38-19.1. Purpose.

The purpose of a final plat is to ensure:

- (a) *Consistency with standards.* That the proposed subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities;
- (b) *Provide for public improvements.* That public improvements to serve the subdivision or development have been installed and accepted by the city or that provision for such installation has been made; and
- (c) *Other requirements and conditions.* That all other requirements and conditions have been satisfied or provided for to allow the final plat to be recorded.

History:

1. (PC-2066) In January 2021, Council approved the rezone of the southern portion of the property of approximately 0.81 acres MOL, to C-1, Restricted Commercial District, while the northern portion remain R-6, Single-Family Detached Residential District.
2. October 17, 2023 the Park Land Review Committee met regarding this property and approved a fee-in-lieu instead of park land dedication.
3. (PC-2153) In December 2023, Council approved the Preliminary Plat of Eagle Landing.
4. (PC-2208) Planning Commission recommended approval of this item March of 2025.

Next Steps:

If Council approves this rezone, the applicant will need to file the plat with all required signatures with Oklahoma County, then provide the City a copy of the filed plat (digital). After filed copy is received, new construction building permits can be pulled.

Staff Comments-

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

Engineering Staff Comments:

Note: This application is for the final plat of the **Eagle Landing Addition** development located along Lynn Fry Boulevard and Lou Anna Place.

Public Improvements

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

Sec. 38-30.1. Completion prior to final plat approval and recordation.

(a) Construction required prior to final plat approval and recordation. Completion of all required public improvements, in accordance with the approved preliminary plat and the approved construction plans, shall occur prior to final plat approval and recordation.

(b) Final plat shall not be accepted. A final plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of all required public improvements.

Upon application of final plat, this office reviewed all the public improvements for compliance with the subdivision regulations.

Water

Water line improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed.

Sanitary Sewer

Sanitary Sewer improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed.

Stormwater

Stormwater improvements were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed.

Street

The new roadway improvements were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed.

Sidewalk

The sidewalks were permitted through this office. The sidewalk has been approved but the developer will install it during the home building process. An Irrevocable Letter of Credit has been submitted. Construction of the sidewalk at the time of this summary it has not been completed.

Easements

Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the final plat. These dedications are reflected on the final plat.

Lighting

Public street lighting has been ordered but has not been installed in the development. The developer will be responsible for installing any lighting in the development.

Signage

Public signage has been installed in the development

Record Drawings, Lien Release, and Bonding

Record drawings have been submitted to the city and filed accordingly. Bonds were provided for all the public infrastructure and lien releases have been received.

Fire Marshal's Comments:

Fire recommends approval of this final plat. No outstanding items to note for plat.

Public Works' Comments:

Line Maintenance

Water

- Water meter(s) shall be installed in "green belt" per Midwest City Municipal Code Section 43-54.
*Two-foot horizontal green belt buffer zone and vertical clearance zone of five feet.

Sewer

- Sanitary sewer is available to the property. The applicant shall be responsible for communicating the anticipated daily sewer discharge.
- Backflow preventers shall be installed 3" above final grade.

Landscaping

Protection of Utilities.

- No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility.

Distance from fireplugs.

- No street trees shall be planted closer than ten (10) feet from any fireplug per Section 42-9 of Midwest City Municipal Code.

**Please note, these requirements do not supersede landscape requirements per Zoning Regulations. If landscaping is to be removed due to encroachment of required utilities protection buffer and/or fireplug distance requirements, new landscaping plan shall be submitted to Planning & Zoning for approval.*

Streets

- It shall be the responsibility of the developer to purchase and install speed limit signs and/or any other informational sign relating to the subdivision.

Planning Division:

Staff met with the applicant January 23, 2025 for a pre-application meeting.

This final plat includes sixteen (16) residential lots, two (2) commercial lots, and one (1) common area with a total of 4.53 acres.

Blocks One (1), Two (2), and Three (3) shall observe the development regulations outlined in the R-6, Single-Family Detached Residential District, including, but not limited to:

○ **Exterior Construction and Design Requirements-**

1. All single and two-family homes shall have one hundred (100) percent masonry materials on the sides of ground floors (facades) facing a public street.
 - a. Exceptions: Masonry requirements do not apply above the plate line or trim work, such as gables and soffits. The masonry coverage calculation does not include doors, windows, window box-outs, eaves, or bay windows that do not extend to the foundation.
2. All single, two-family, and multifamily developments shall consist of eighty-five (85) percent masonry materials.
3. Prohibited: Concrete masonry units, concrete panel construction, vinyl siding, wood engineered or manufactured wood, medium density fiberboard, particle board, or Masonite shall be prohibited in the construction of residential units.
4. Approved masonry materials for residential construction include: brick, rock, stone, stucco, cementitious fiberboard and other materials as approved by staff.

○ **Landscaping-**

1. *Tree by lot requirements.* Each single-family lot shall have two (2) large shade trees placed in front of the front building line with a minimum two and one-half (2½) caliper, measured at twelve (12) inches above ground, and a minimum six (6) feet in height at the time of planting.
 - a. The caliper of trees with multiple trunks, such as Crape Myrtle, shall be calculated by measuring all trunks. The combined measurement of the largest trunk plus half the total of all other trunks shall be the caliper of a multiple trunk tree.

2. *Tree selection.* Trees shall be selected from the approved list in Section 42-5 of the Municipal Code of Midwest City.

Block Four (4) is already developed with the C-1, Restricted Commercial District development regulations. ***However, prior to any occupancy in the residential tracts, sight-proof screening shall be erected between the commercial and residential properties and shall be the responsibility of the commercial properties.***

Development is subject to formal site plan review when building permits are pulled.

The Applicant satisfied the park land dedication requirements by paying agreed upon fee-in-lieu.

The City Attorney reviewed the Declaration of Covenants, Conditions, and Restrictions and gave his approval after applicant submitted requested revisions.

Action is at the discretion of the Council.

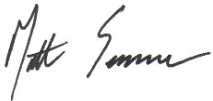
Action Required:

Approve or reject the Final Plat of Eagle Landing for the property noted herein, subject to staff comments as found in the March 25, 2025, Council agenda packet and made part of the PC-2208 file.

Suggested Motion:

“To approve the Final Plat of Eagle Landing for the property noted herein, subject to staff comments found in the March 25, 2025, Council agenda packet and made part of the PC-2208 file.”

Please feel free to contact the Current Planning Manager’s office at (405) 739-1223 with any questions.

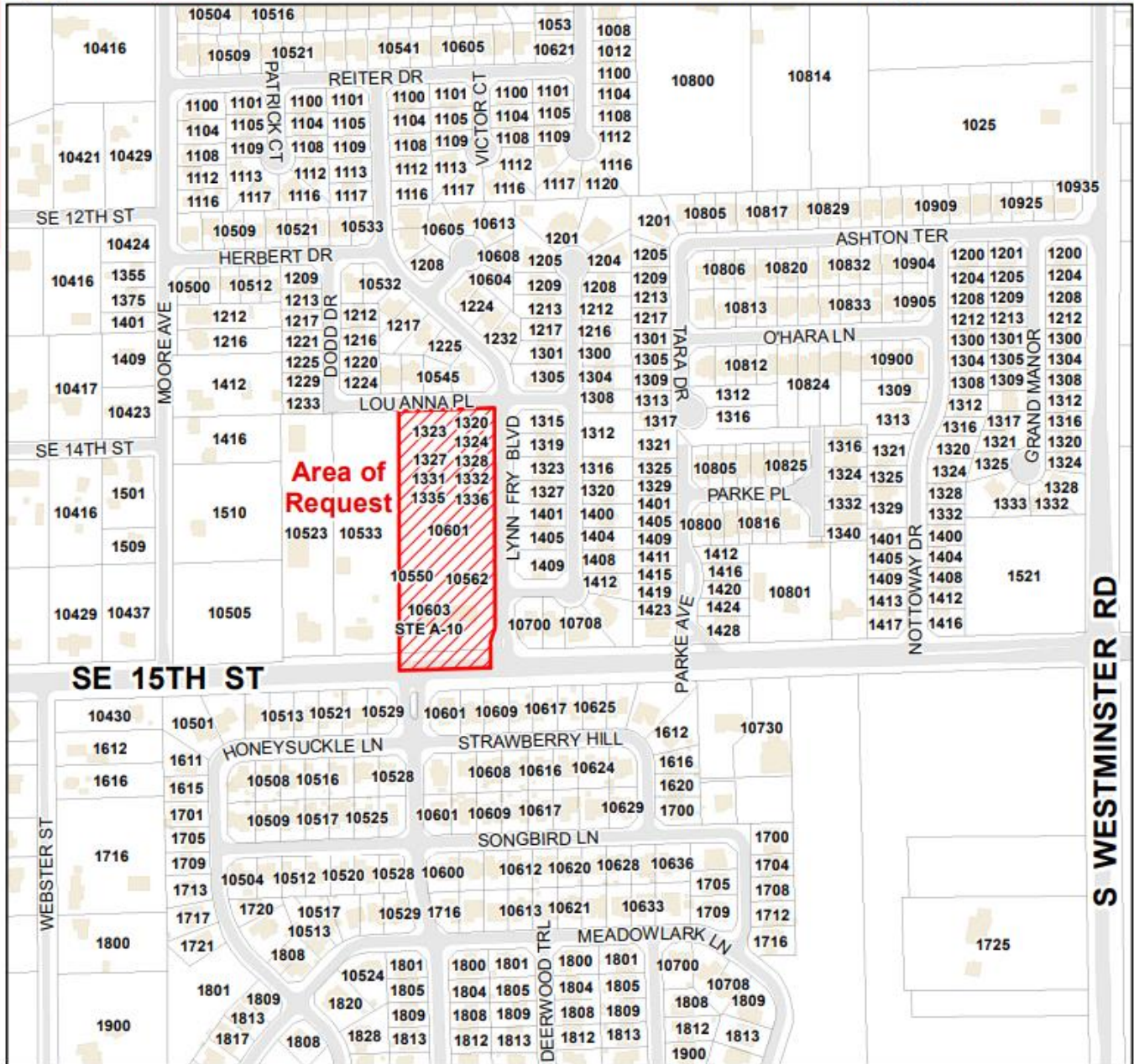


Matt Summers, AICP
Community Development Director

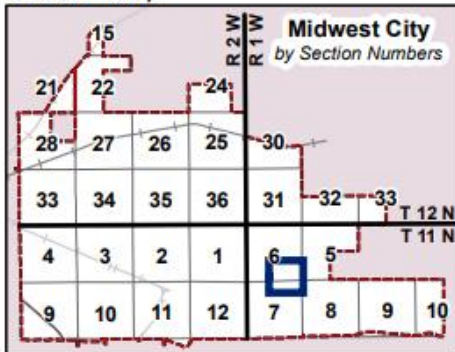
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GIS- Information Technology/ Planning & Zoning



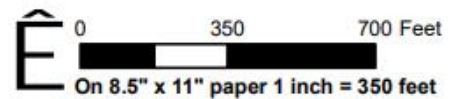
Locator Map



General Map Legend

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

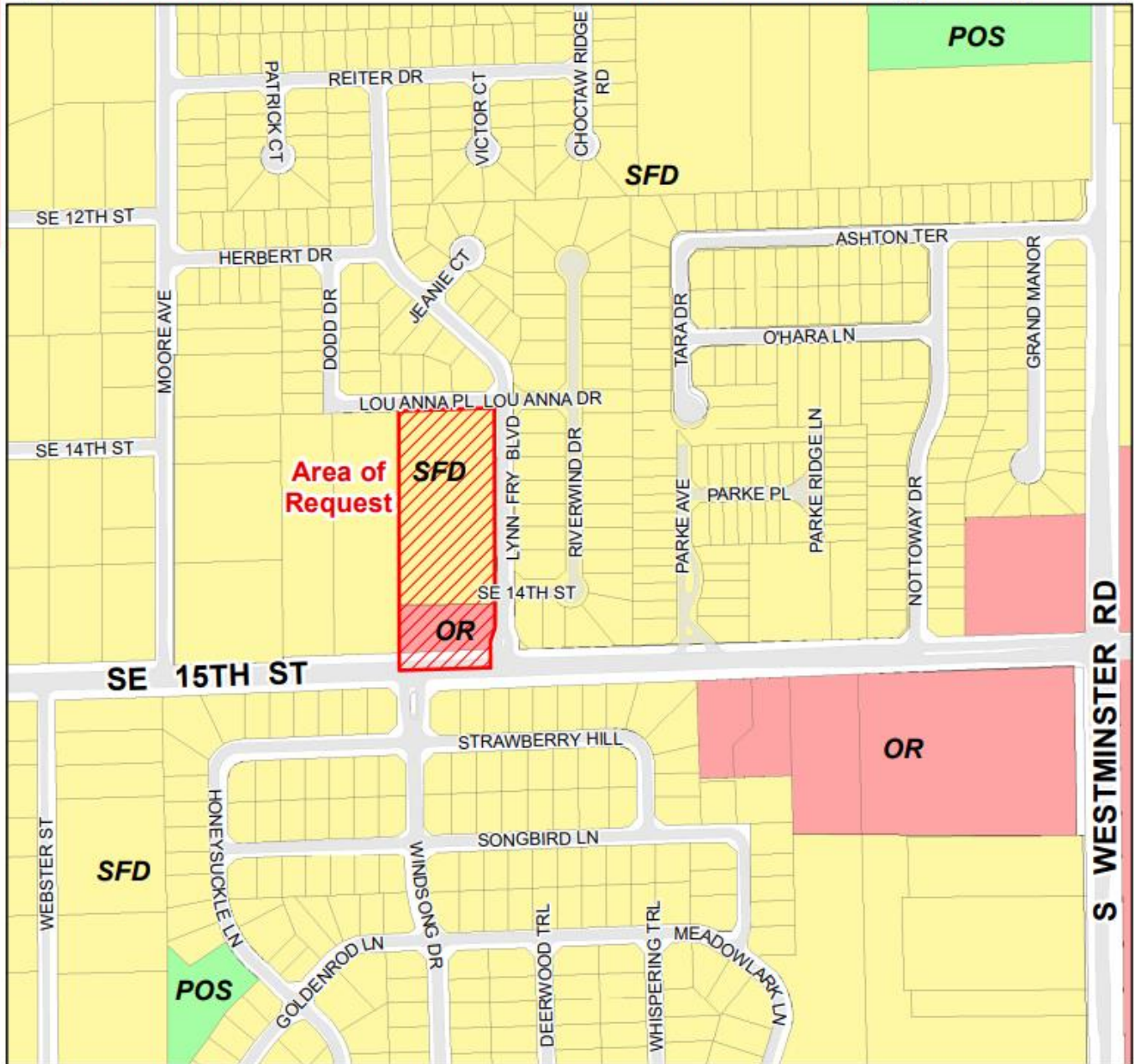
**GENERAL MAP FOR
PC-2208
(SE/4, Sec 6, T11N, R1W)**



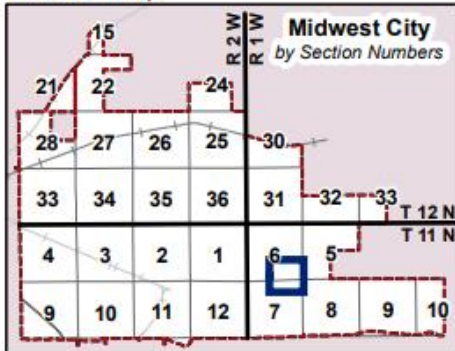
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Locator Map



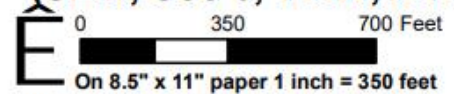
Future Land Use Legend

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

FUTURE LAND USE

**MAP FOR
PC-2208**

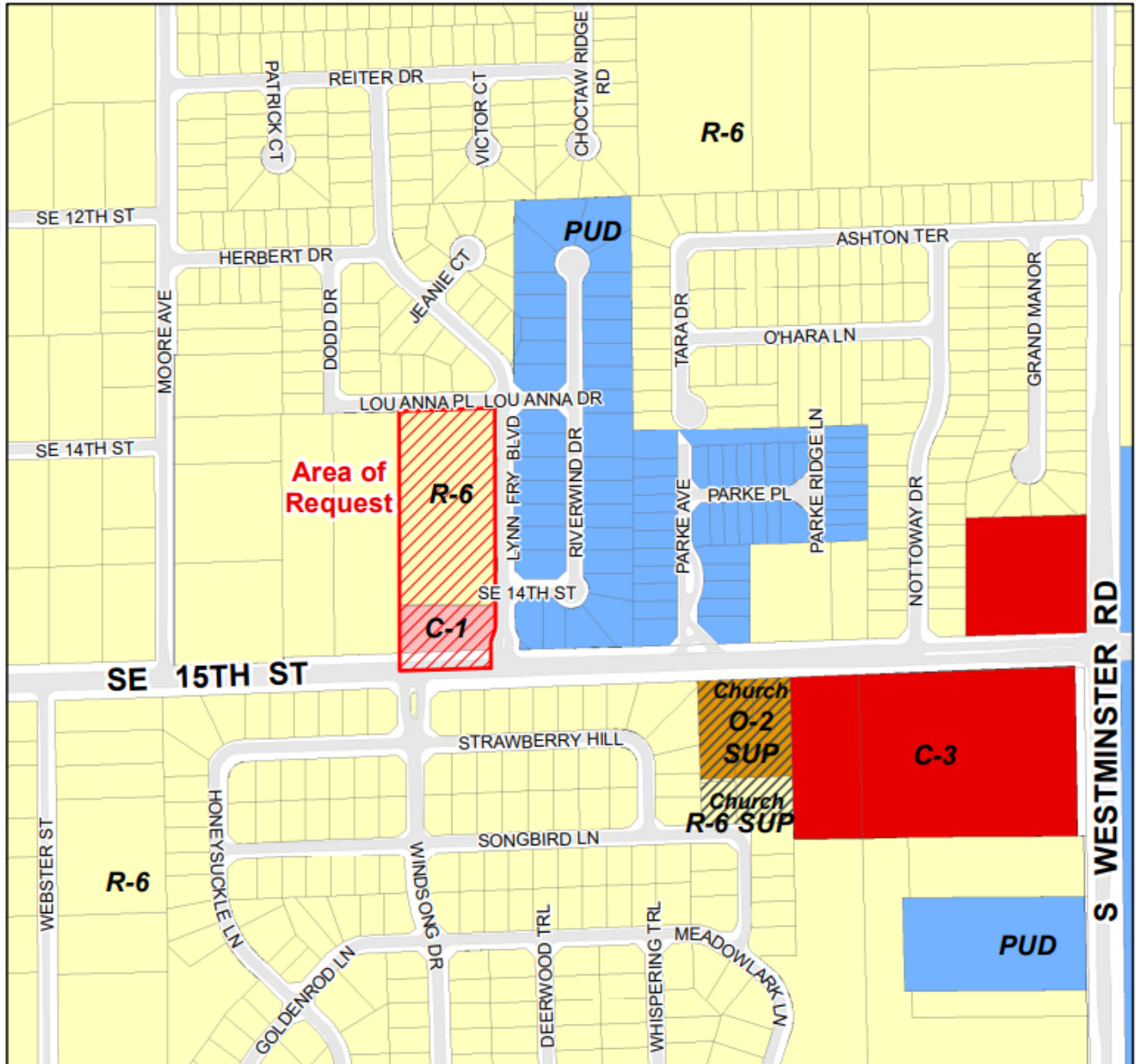
(SE/4, Sec 6, T11N, R1W)



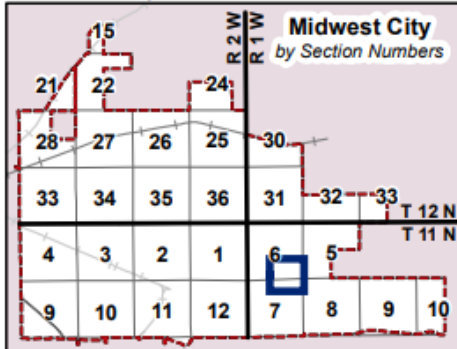
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GIS- Information Technology/ Planning & Zoning



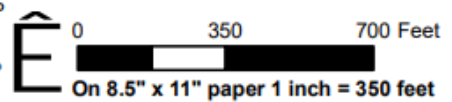
Locator Map



Current Zoning Legend

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

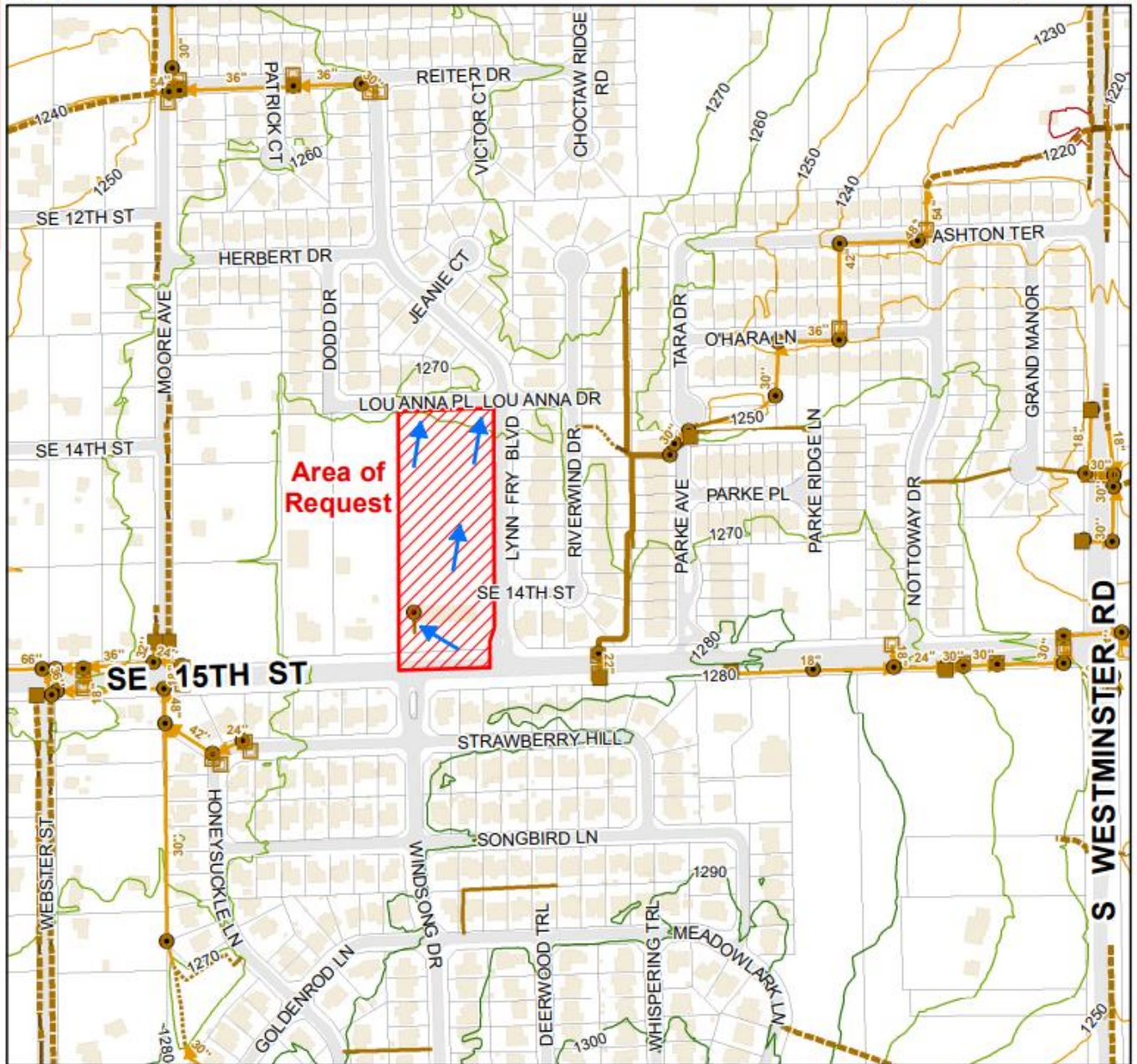
ZONING MAP FOR PC-2208 (SE/4, Sec 6, T11N, R1W)



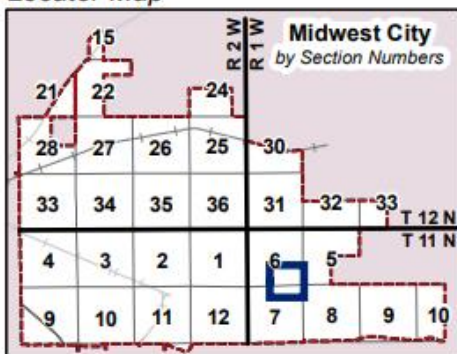
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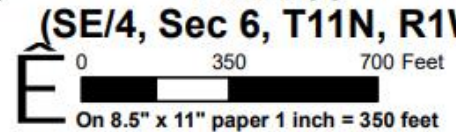
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Locator Map



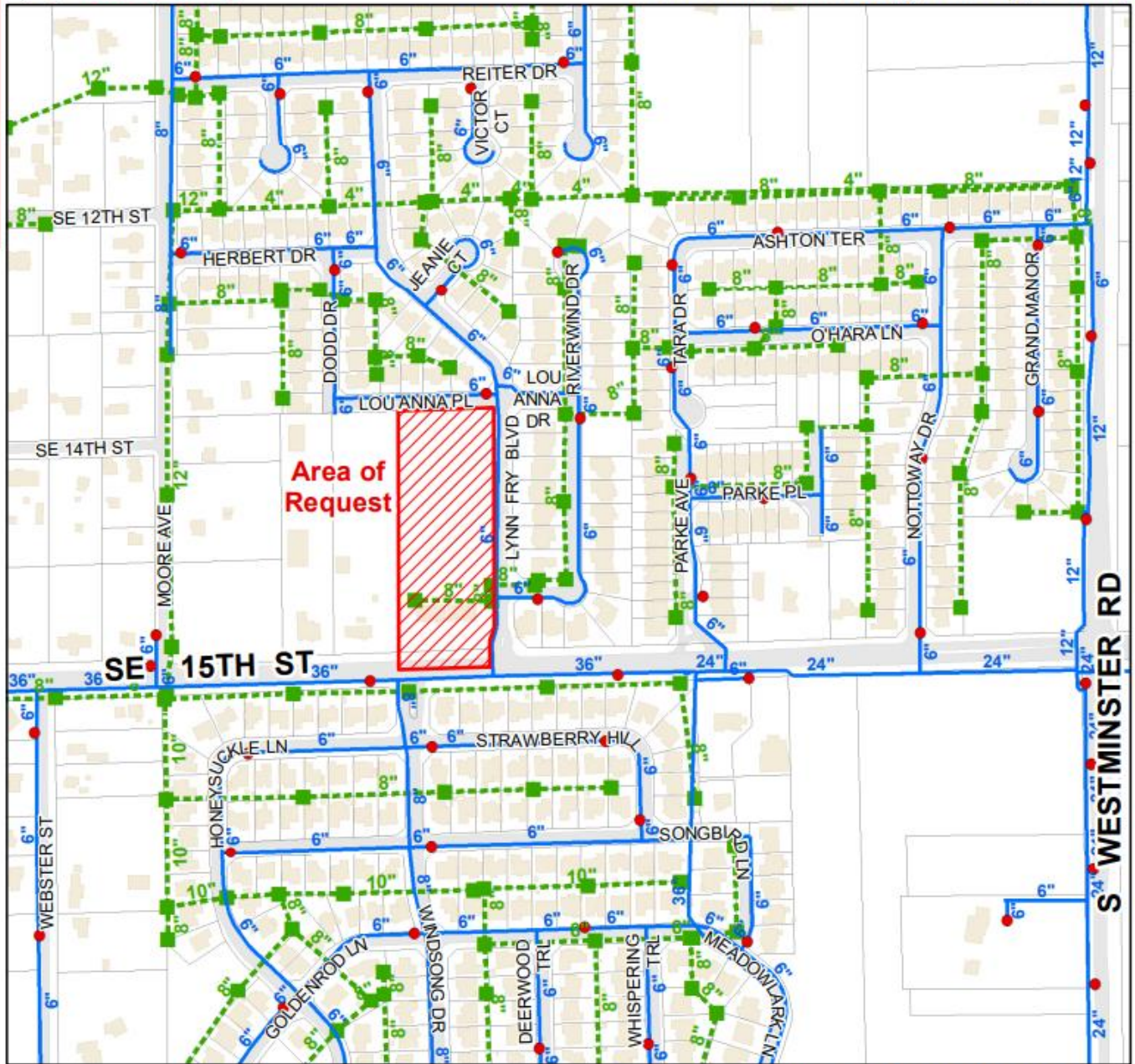
DRAINAGE LOCATION MAP FOR PC-2208 (SE/4, Sec 6, T11N, R1W)



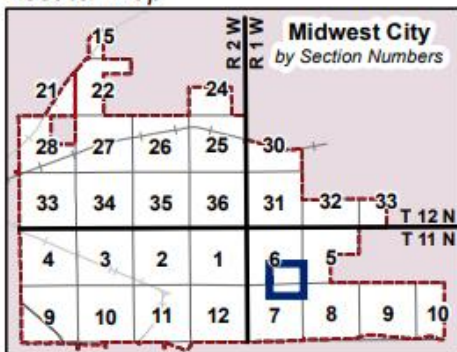
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GIS- Information Technology/ Planning & Zoning



Locator Map

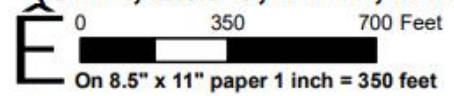


Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2208**

(SE/4, Sec 6, T11N, R1W)



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LOT	LINE	TABLE
U1	SUBJECT	1448
U2	SUBJECT	1448
U3	SUBJECT	1448
U4	SUBJECT	1448
U5	SUBJECT	1448
U6	SUBJECT	1448
U7	SUBJECT	1448
U8	SUBJECT	1448
U9	SUBJECT	1448
U10	SUBJECT	1448
U11	SUBJECT	1448
U12	SUBJECT	1448
U13	SUBJECT	1448

SURVEYOR:
GOLDEN LAND SURVEYING
7304 NW 14TH STREET, SUITE #8
EDMONTON, ALBERTA T6C 1K5
(403) 802-7883

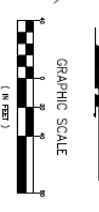
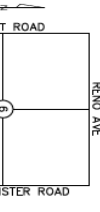
ENGINEER:
ORLANDO ENGINEERING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 285-0841

DEVELOPER:
1400 POST LLC
14001 SE 15TH STREET
MIDWINTER, OKLAHOMA 73050
(405) 600-4614

EAGLE LANDING

FINAL PLAT OF

SECTION CONTAINS:
NINETEEN (19) LOTS
(1) COMMON AREA LOT
(1) RESIDENTIAL LOTS
(1) COMMON AREA LOT
CROSS SUBDIVISION AREA
20,172.50 SQ. FT.
20.17 AC.



GOLDEN LAND SURVEYING
4131 NW 122ND ST, SUITE 100, OKMONTON CITY, OKLAHOMA 73120
Telephone: (405) 802-7883 Job No: 2023-1079@golden.com

POC: ORLANDO ENGINEERING, LLC
POC: TERRY R. HALL
PRO: MAC NAL

DATE OF PREPARATION: 1/23/2025

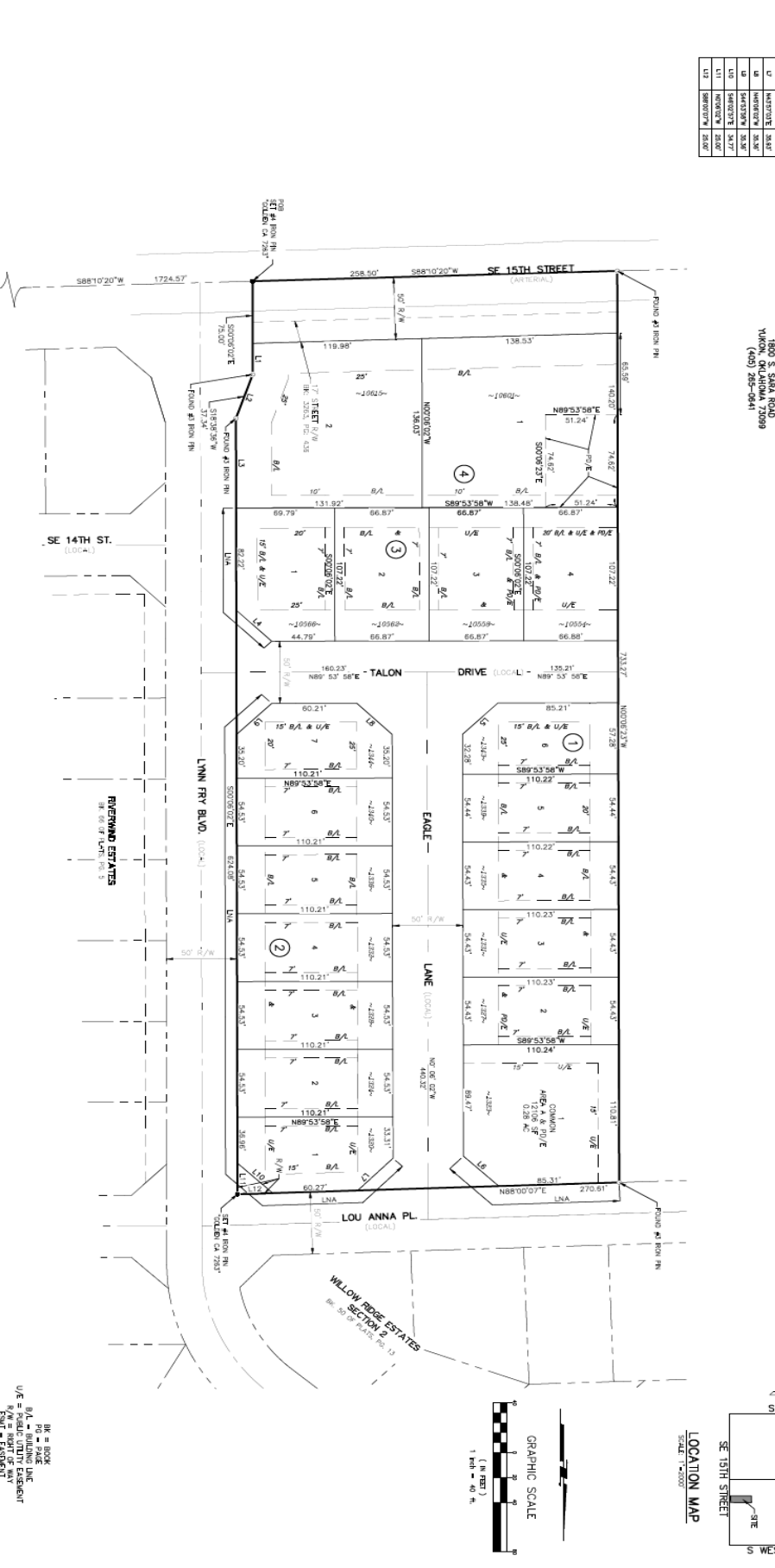
PLAT NOTES:

1. A VARIATION IS REQUIRED IN EACH LOT WHERE IT ADJUTS TO AN EXISTING LOT. SEE 5TH STREET LANE FOR A VARIATION IN THE BOUNDARY OF THE ADJUTING LOT. BE CONSULTED PRIOR TO THE SIGNING OF A CERTIFICATE OF CORRECTION FOR THE AFFECTED LOT.
2. MAINTENANCE OF COMMON AREA IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
3. CONTRIBUTION OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:
4. THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:

PAVED SURFACES - A WAGONER STAMPED "GOLDEN CA 7263"
UNPAVED SURFACES - A 1 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "GOLDEN CA 7263"
#4 B&W CAP STAMPED "GOLDEN CA 7263" UNLESS OTHERWISE NOTED

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1001 S. SARA ROAD
YUKON, OKLAHOMA 73099
Phone: (405) 285-0841
Fax: (405) 285-0849

FINAL PLAT OF EAGLE LANDING P22 OF P25



SE 14TH ST. (LOCAL)
SF 15TH STREET (ARTERIAL)
TALON DRIVE (LOCAL)
EAGLE LANE (LOCAL)
LOU ANNA PL. (LOCAL)
WILLOW RIDGE ESTATES SECTION 50, T14N, R10E, S13
LNW FRY BLVD. (LOCAL)
SE 14TH ST. (LOCAL)
S POST ROAD
S WESTMINSTER ROAD



Πυβλιχ Ωορκσ
Αδμινιστρατιον
100 Ν Μιδωεστ Βουλεωαρδ
Μιδωεστ Χιτυψ, ΟΚ 73110
Οφφιχε 405.739.1220

NOTICE OF ACCEPTANCE

Date: February 21st, 2025

RE: Eagle Landing Addition

1400 Post LLC:

I want to inform you that the infrastructure built to service the **Eagle Landing Addition** development located along Lynn Fry Boulevard and Lou Anna Place has been inspected by the City's Engineering staff and was constructed to meet the City's standards. Along with construction being complete, staff has received as-builts and lien releases for the improvements. All necessary materials will be submitted for acceptance by the City Council on March 18th, 2025, closing the project.

This infrastructure includes:

- Water line extensions within the development.
- Sewer line extensions within the development.
- Street and storm drainage extensions within the development.

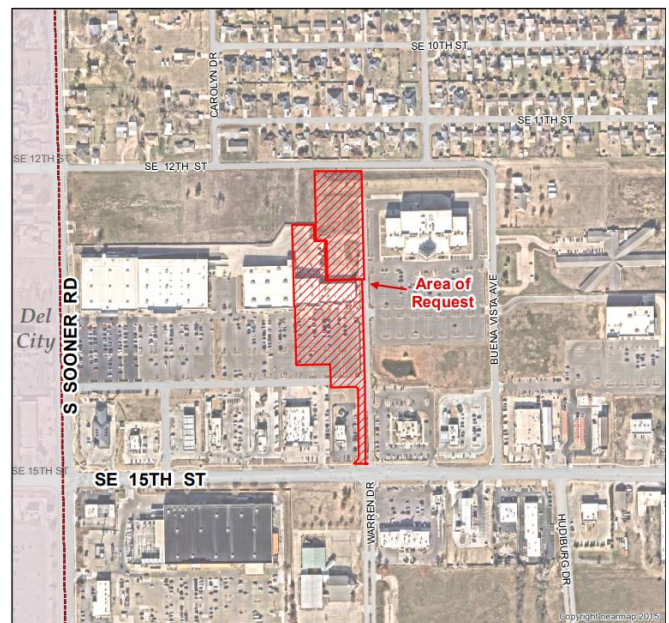
Patrick Menefee, P.E.,
City Engineer

To: Honorable Mayor and Council
From: Matt Summers, Community Development Director
Date: March 25, 2025

Subject: (MP-00020) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Sooner Rose II 2nd Addition for the property described as all of Lot Two (2) in Block Two (2) of Sooner Rose II Addition, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Executive Summary: The Owner, SR 2 Dev, LLC, has proposed this minor plat application to create an additional lot from Lot 2, Block 2, Sooner Rose Addition II. The Midwest City Council in 2018 approved the original subdivision based on a positive recommendation by the Planning Commission.

Although the application meets the criteria to qualify as a minor plat as outlined in Chapter 38 of the City of Midwest City Code of Ordinances, the net buildable area is significantly limited due to existing easements: A 24-foot mutual access agreement spans the property to link 5800 SE 12th ST (Lot 1, Block 3) to the north/side driveway that provides legal access to SE 15th Street (see Page 12); and there are two 7.5' utility easements paralleling the east and west property lines (see Page 11). The Applicant is aware of these limitations as SMC Consulting Engineers designed the Subdivision.



Both state and local notification requirements were met. At the time of this writing, staff has not received any comments from the public regarding this case.

The Applicant was present at the February Planning Commission meeting and addressed the Commissioners.

Planning Commission recommended approval of this item.

Action is at the discretion of the Council.

Dates of Hearing:

Planning Commission- February 4, 2025

City Council- March 25, 2025

Pre-Application Meeting Date: November 19, 2024

Council Ward: Ward 1, Susan Eads

Owner: SR 2 Dev, LLC

Municipal Code Citation:

Sec. 38-20. – Minor Plat

Sec. 38.20.1. Purpose.

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

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

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

Sec. 38-20.2. Applicability

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

Minor plat circumstances.

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

Sec. 38-20.3. Minor plat requirements.

Minor plat requirements.

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

Sec. 38-20.4. Application requirements.

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

Sec. 38-20.5. Review and approval process.

- (a) *Review action and approval action—Same as final plat.* The review and approval processes for a minor plat shall be the same as the review and approval processes for a final plat per section 38-19.

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

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

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

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

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

Sec. 38-65.88. Lot, flag.

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

Next Steps:

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

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering and bisecting the proposed parcel, eight (8) inch lines along the north side, the south side and bisecting the proposed parcel. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are public sewer mains bordering and bisecting the proposed parcel, eight (8) inch lines along the north side and bisecting the proposed parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off of S.E. 12th Street, S.E. 15th Street, and from access easements throughout the development. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

Right of is not required with this application.

Planning Division:

Staff met with the applicant November 19, 2024.

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

Action is at the discretion of the Council.

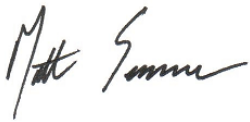
Action Required:

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Suggested Motion:

“To approve the Minor Plat of Sooner Rose II 2nd Addition subject to Staff Comments found in the March 25, 2025, Council agenda packet and made part of the MP-00020 file.”

Please feel free to contact the Current Planning Manager’s office at (405) 739-1223 with any questions.

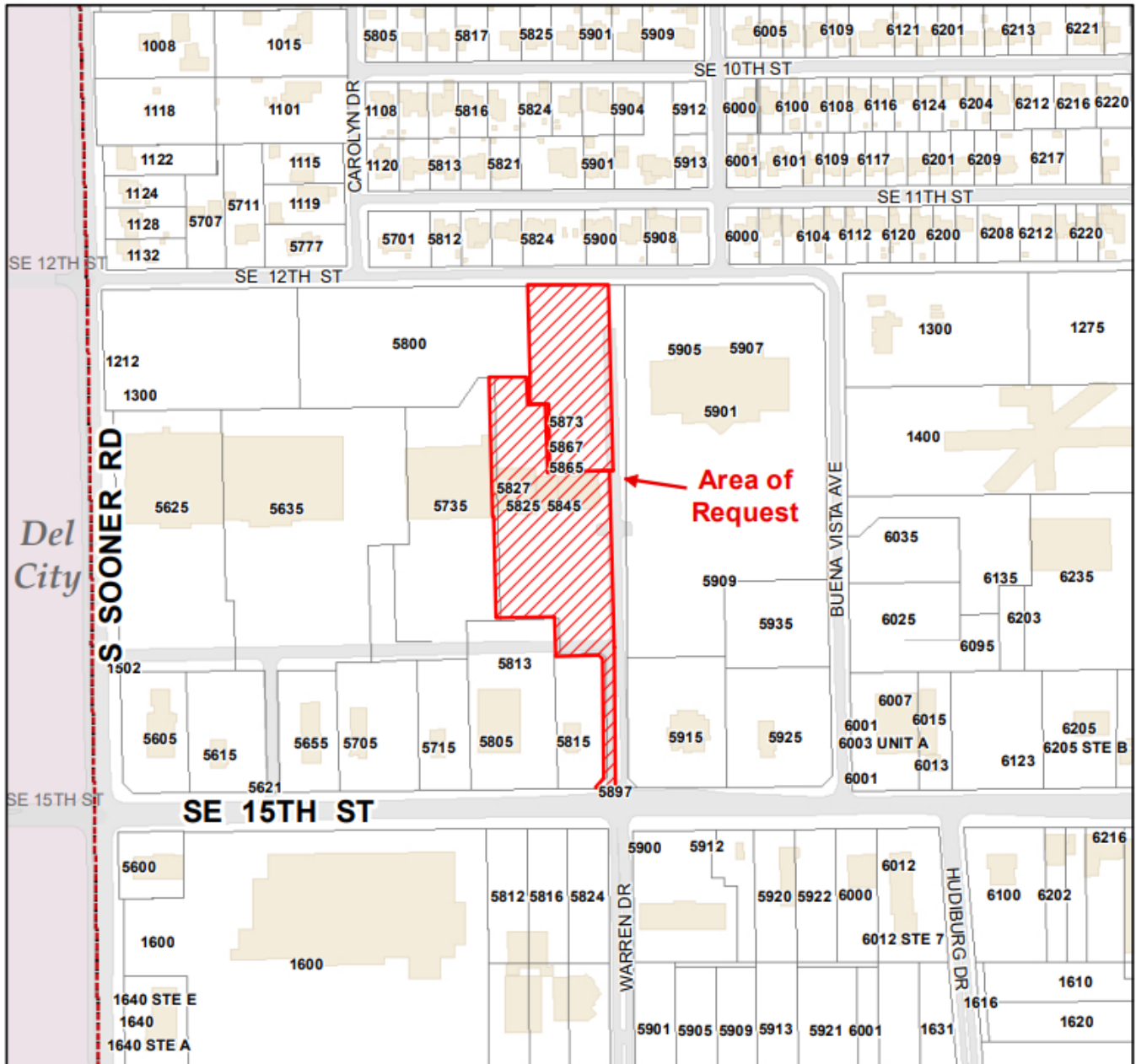


Matt Summers, AICP
Community Development Director

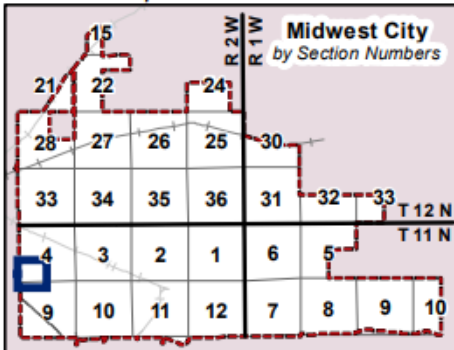
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




GIS- Information Technology/ Planning & Zoning



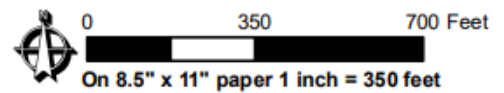
Locator Map



General Map Legend

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

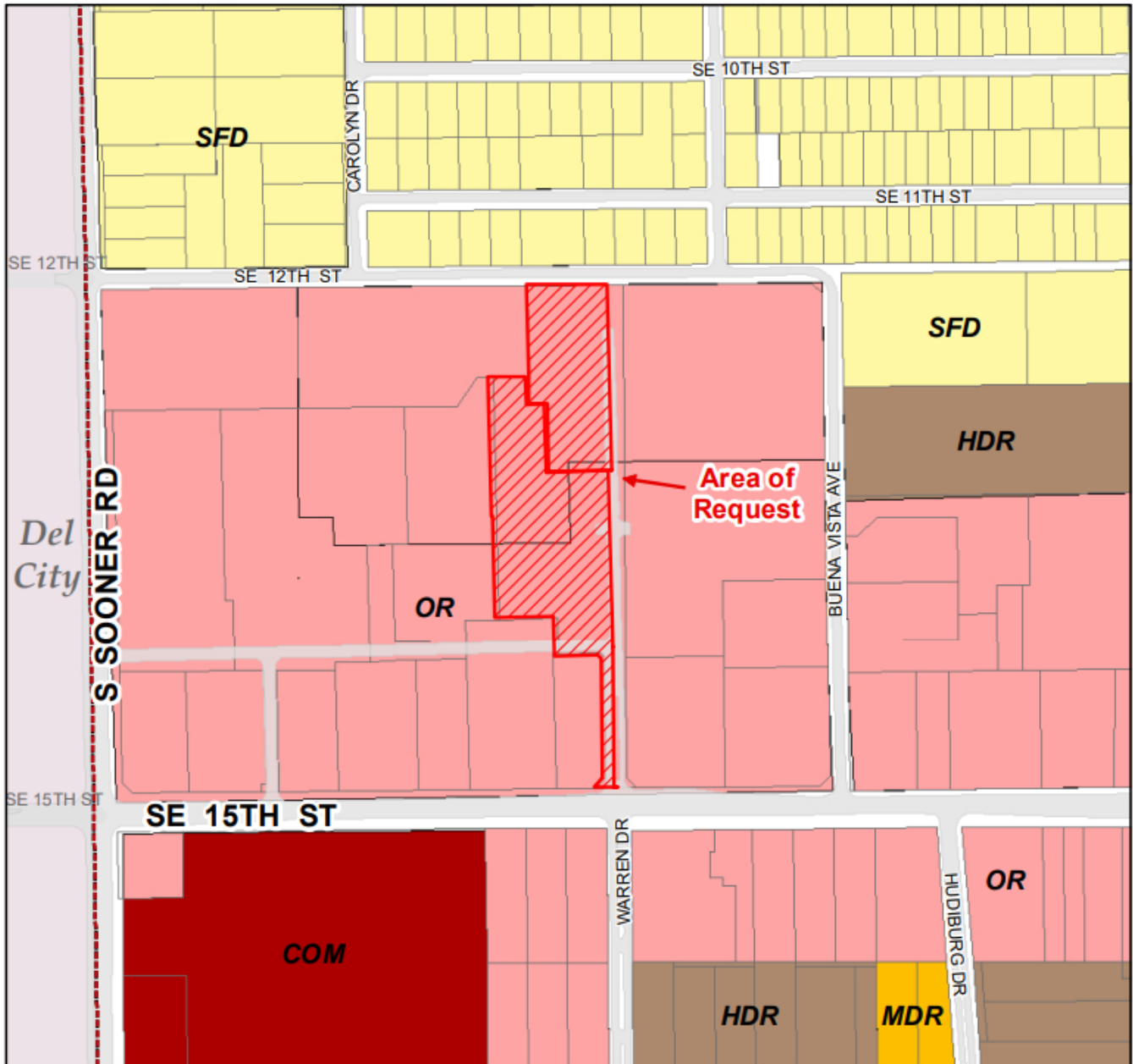
**GENERAL MAP FOR
MP-20
(SW/4, Sec 4, T11N, R2W)**



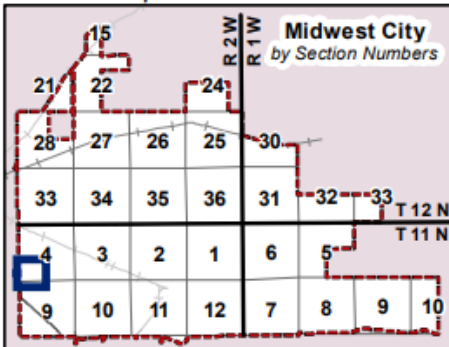
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Locator Map

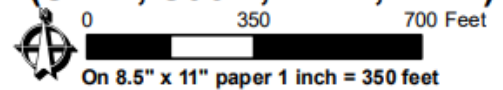


Future Land Use Legend

- 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

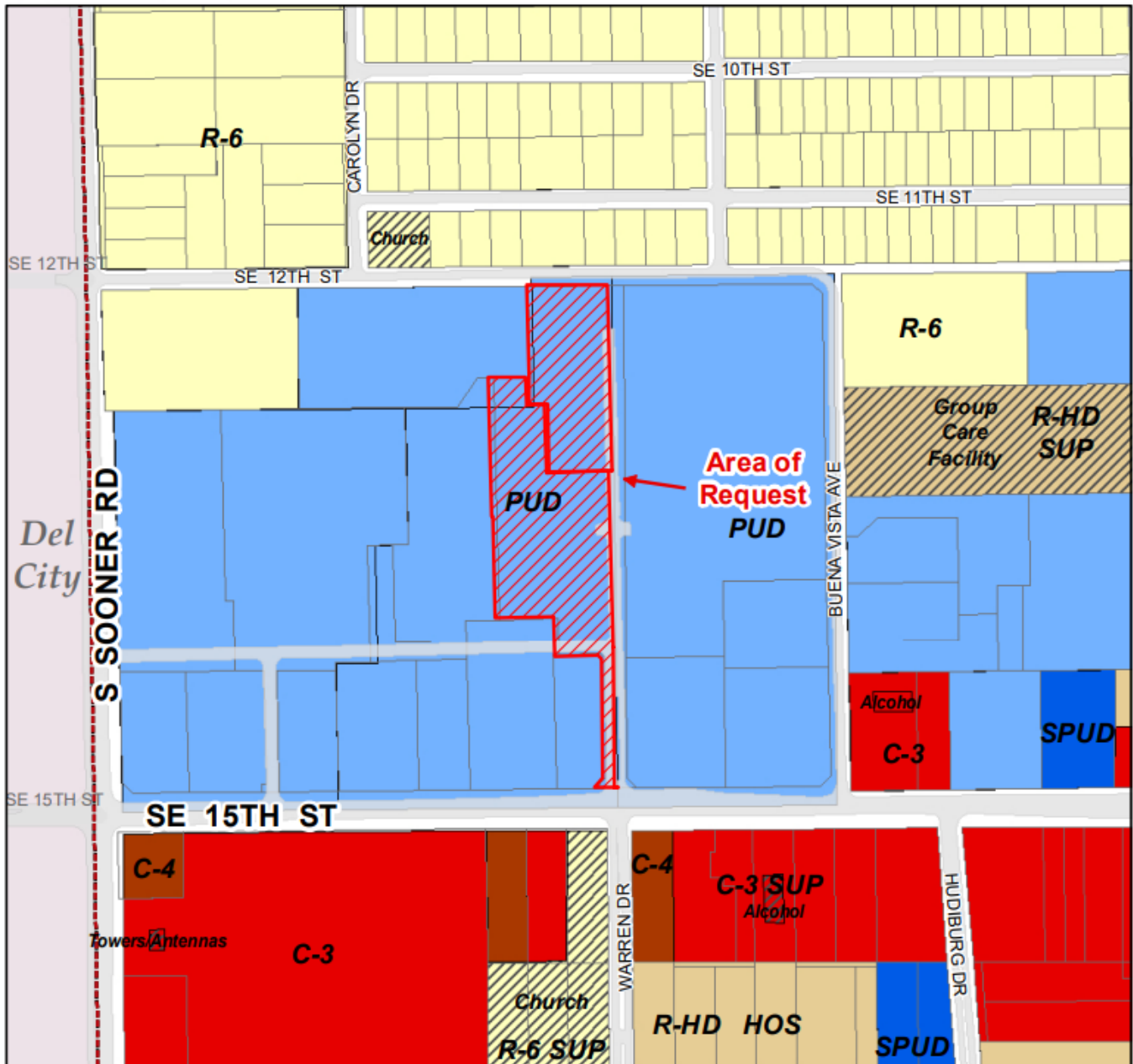
**MAP FOR
MP-20
(SW/4, Sec 4, T11N, R2W)**



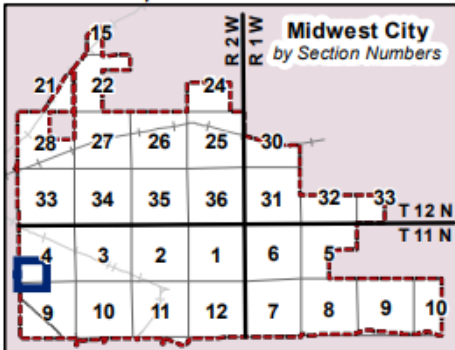
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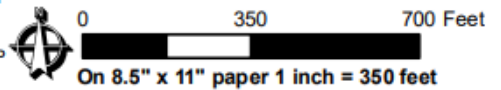
Locator Map



Current Zoning Legend

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

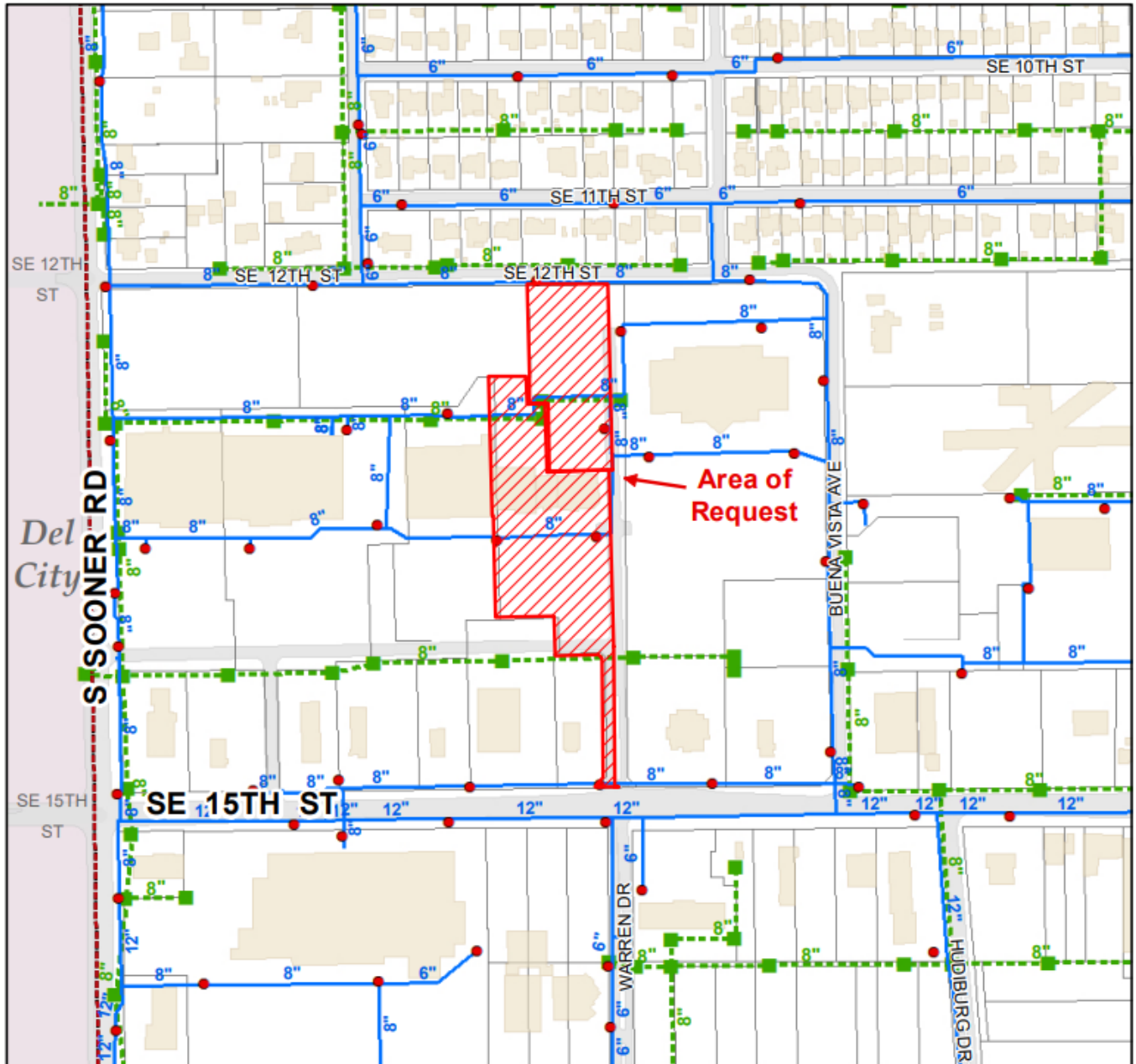
ZONING MAP FOR MP-20 (SW/4, Sec 4, T11N, R2W)



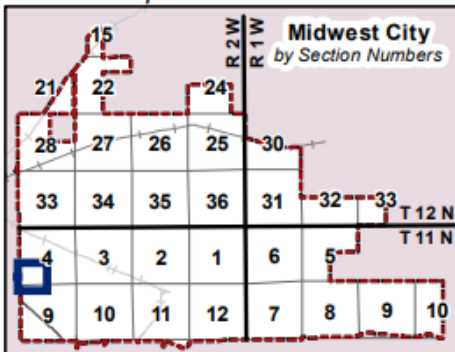
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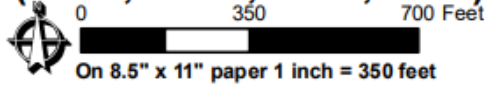
Locator Map



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-20
(SW/4, Sec 4, T11N, R2W)**



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MINOR PLAT
SOONER ROSE II 2nd ADDITION
AN ADDITION TO THE CITY OF MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA
BEING A REPLAT OF LOT 2, BLOCK 2, SOONER ROSE II ADDITION AND
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 2 WEST, I.M.
OKLAHOMA COUNTY, OKLAHOMA

PLAT DESCRIPTION:

All of Lot Two (2) in Block Two (2) of SOONER ROSE II ADDITION, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 17 of Plats at Page 19 in the records of the Oklahoma County Clerk.

Said described tract of land contains an area of 245,752 square feet or 5.617 acres, more or less.

COUNTY TREASURER'S CERTIFICATE

I, _____, hereby certify that I am the duly elected and acting County Treasurer of Oklahoma County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2025 and all prior years on the land shown on the plat of SOONER ROSE II 2nd ADDITION, an addition to the City of Midwest City, Oklahoma County, Oklahoma that the required statutory security has been requested in the office of the County Treasurer, upon receipt of payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this _____ day of _____, 2025.

COUNTY TREASURER

LICENSED LAND SURVEYOR

I, Ronald A. Masfield, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the plat of SOONER ROSE II 2nd ADDITION, an addition to the City of Midwest City, Oklahoma County, Oklahoma, consisting of Four (4) sheets, represents a survey made under my supervision on the _____ day of _____, 2025, and that monuments shown thereon actually exist and their positions are correctly shown. This said survey meets the minimum minimum standards for the practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors, and that said Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Clean Group Engineering, LLC
7020 N. Green Blvd., Suite 500
Oklahoma City, OK 73116
PHONE: 405-642-1369

Ronald A. Masfield, Licensed Land Surveyor No. 1613
Oklahoma Certificate of Authorization No. 6414 Expires June 30, 2026

STATE OF OKLAHOMA, s.s.

COUNTY OF OKLAHOMA.

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2025, personally appeared Ronald A. Masfield, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: _____ NOTARY PUBLIC

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, City or the land shown on the annexed plat of SOONER ROSE II 2nd ADDITION, a subdivision of a part of the Southwest Quarter of Section 4, T-11-N, R-2-W, of the City of Midwest City, Oklahoma County, Oklahoma appears to be vested in _____ on this day of _____, 2025, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this _____ day of _____, 2025. _____, PRESIDENT

CERTIFICATE OF CITY OF MIDWEST CITY PLANNING COMMISSION

I, _____, Chairman of the City of Midwest City Planning Commission, certify that the bonded or installed improvements comply with the approved standards and specifications on this _____ day of _____, 2025.

PLANNING COMMISSION CHAIRMAN

ACCEPTANCE OF DEDICATIONS

I, _____, Mayor of the City of Midwest City, Oklahoma County, Oklahoma, hereby certify that the said City Council duly approved this plat in Midwest City, Oklahoma, on the _____ day of _____, 20____.

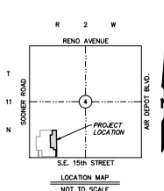
ATTEST: _____ MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Midwest City, Oklahoma, hereby certify that I have examined the records of said City and find that all delinquent payments on unencumbered installments have been paid in full and that there is no special assessment procedure now pending against the land on the plat of SOONER ROSE II 2nd ADDITION to the City of Midwest City, Oklahoma.

Signed by the City Clerk on this _____ day of _____, 2025.

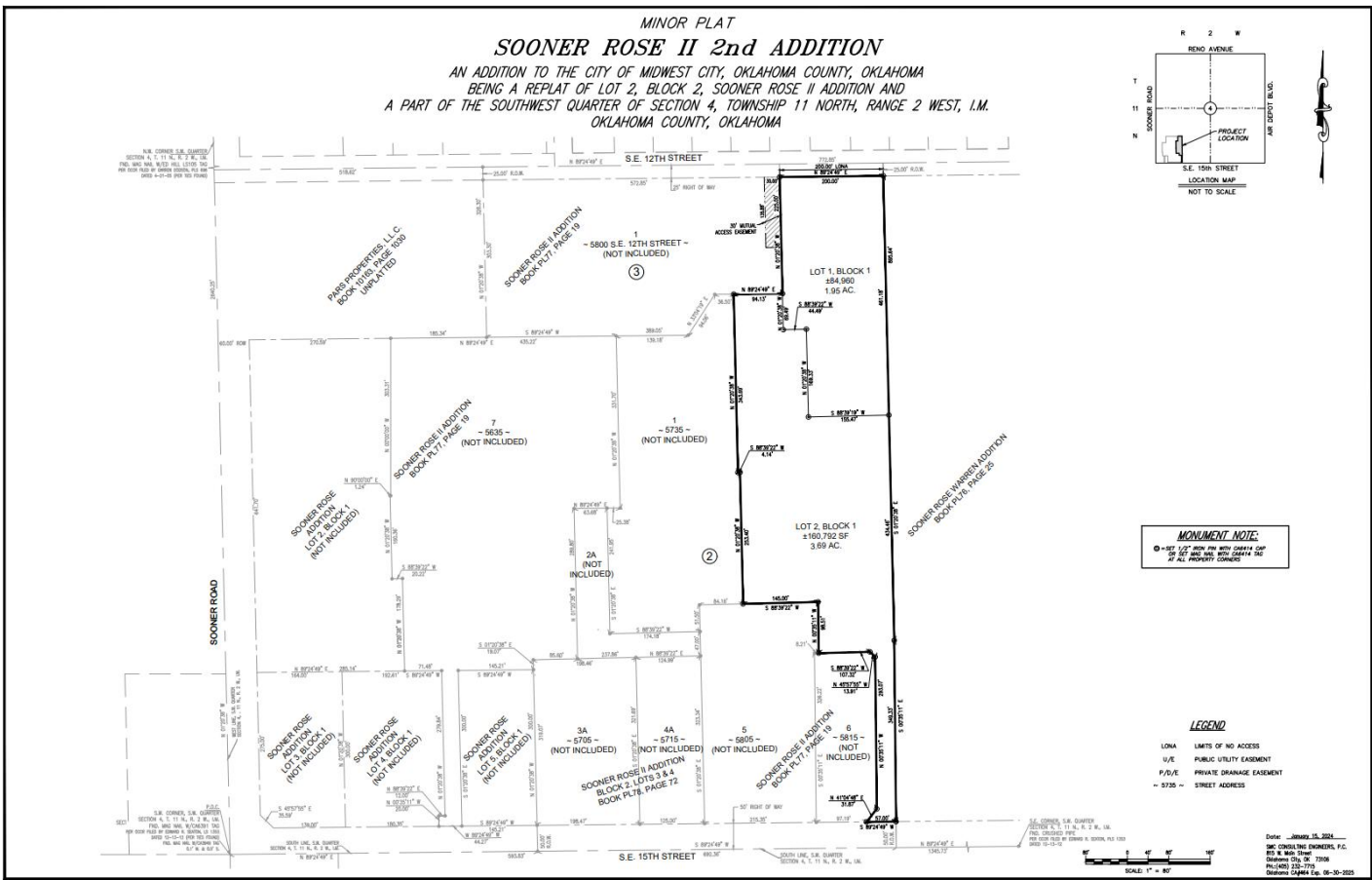
_____, CITY CLERK



- OWNER'S NOTARY SEAL
- OWNER'S NOTARY SEAL
- OWNER'S NOTARY SEAL
- OWNER'S NOTARY SEAL
- OWNER'S NOTARY SEAL
- OWNER'S NOTARY SEAL
- OWNER'S NOTARY SEAL
- COUNTY TREASURER'S SEAL
- PROFESSIONAL SURVEYOR'S SEAL
- SURVEYOR'S NOTARY SEAL
- ABSTRACTOR'S SEAL
- ABSTRACTOR'S NOTARY SEAL
- CITY CLERK'S SEAL

Date: March 13, 2025
NOTARY PUBLIC, P.C.
815 N. Main Street
Midwest City, OK 73104
PLU(40) 22-715
Oklahoma Statute Title 19, § 19-2-3025

The basis of bearings for this plat is the Oklahoma State Plane Coordinate System (North Zone) using a bearing of South 89°24'49" West as the result line of the Southwest Quarter of Section 4, Township 11 North, Range 2 West of the Indian Meridian.



To: Honorable Mayor and Council
From: Matt Summers, Community Development Director
Date: March 25, 2025

Subject: (PC-2206) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”) to Medium Density Residential District (“R-MD”), for the property described as a tract of land located in the West Half (W/2) of the West Half (W/2) of the Northwest Quarter (NW/4) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 2222 N. Douglas Blvd., Midwest City, Oklahoma.

Executive Summary: The Applicant, Ms. Rita Baron of Raga Properties LLC, is requesting to rezone the subject property to Medium Density Residential District.

The master plan for the PUD approved for the property (Hope Harbor) expired in 2021, therefore, the Applicant must rezone the property or have a new master plan approved prior to it being developed. The Applicant decided to request a conventional zoning of R-MD instead of adopting a new master plan for the PUD.

The subject property is currently vacant, and the conceptual plan provided by the applicant shows seven (7) buildings totaling one hundred twelve (112) dwelling units. Staff notes this is a conceptual layout only and provides a possible layout. The R-MD District allows for various residential use types; Single-family detached residential dwellings, two-family attached residential dwellings (duplexes), townhouses (single-family attached), and multi-family residential dwellings with a maximum density of twenty (20) dwelling units per acre.



The location abuts an arterial road, and a public transportation stop is less than 400 ft. from the subject property, which typically makes for a logical location for a medium density residential area. The proposed zoning district is supported by the Comprehensive Plan. The property is situated where residents could walk to local business for work or daily conveniences or take the public transportation available to the area.

If approved, all development regulations for the R-MD district shall be observed, including, but not limited to, masonry, parking, landscaping, and screening requirements.

If the rezoning ordinance is approved, the applicant will then go through the platting process. At that time, water, sewer, drainage, and street requirements will be addressed.

Both state and local notification requirements were met. At the time of this writing, Staff has not received any comments by phone or email regarding this case.

The Applicant was present at the Planning Commission meeting and addressed the Commission.

One surrounding property owner addressed the Commission in opposition of the proposal.

Planning Commission unanimously recommended approval of this item.

Action is at the discretion of the Council.

Dates of Hearing:

Planning Commission- March 4, 2025

City Council- March 25, 2025

Date of Pre-Development Meeting: December 18, 2024

Date of Site Plan Review Team Meeting: January 29, 2025

Council Ward: Ward 5, Sara Bana

Owner: Rita Baron (Raga Properties, LLC)

Applicant: Rita Baron (Raga Properties, LLC)

Proposed Use: Medium Density Residential

Size: The subject property has a frontage of approximately 586 feet off N. Douglas Blvd., a depth of 659 feet, and contains an area of 376,280 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Medium Density Residential

North- Commercial Land Use

South- Single-Family Detached Land Use

East- Single-Family Detached Land Use

West- Office/Retail Land Use

Zoning Districts:

Area of Request- PUD, Planned Unit Development

North- C-3, Community Commercial District

South- R-6, Single-Family Detached Residential District

East- R-MH-2, Manufactured Home Park District

West- C-3, Community Commercial District

Land Use:

Area of Request- Vacant

North- StoreLocal Storage

South- Starview Heights Addition

East- AutoZone Auto Parts; Vacant

West- On Cue; StoreLocal Storage; A-1 Accounting & Tax Service

Comprehensive Plan Citation:

Medium Density Residential

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

The subject property has a Future Land Use designation of Medium Density Residential. The Comprehensive Plan further indicates medium density residential should be:

- A buffer between single-family residential development and higher intensity uses such as commercial or multi-family residential;
- A buffer between single-family residential and major thoroughfares and collector roads;
- Located along arterial or collector roadways.

Based on the Future Land Use Map and the supporting locational information for medium density residential, this application is supported by the Comprehensive Plan.

Municipal Code Citation:

2.9. R-MD, Medium Density Residential District

2.9.1. *General Description.* This is a residential district to provide for medium density housing ranging from ten (10) to twenty (20) dwelling units per gross acre. The principal use of land is for townhouses and low-rise multifamily dwellings.

Related recreational, religious, and educational uses normally located to service residential areas are also permitted to provide the basic elements of convenient, balanced, and attractive living areas.

2.9.2. *District Use Regulations.* Property and buildings in the R-MD, Medium Density Residential District shall be used only for the purposes listed within Table 4.9-1: Use Chart.

2.9.3. *Development Regulations.* Property and buildings shall conform to the related standards listed within Table 3.2-1: Residential Area Regulations and Standards Chart and Section 5 Supplemental Regulations.

(A) *Off-street parking, loading and access.* All uses shall contain adequate space on private property to provide for parking, loading, and maneuvering of vehicles in accordance with regulations established in 5.3 Parking and Loading of which Table 5.3-2: Specific Parking Requirements is included.

(B) *Site plan.* A site plan shall be prepared in accordance with 7.5 Site Plan for any 4.2.3. Townhouse (Single-Family Attached) (Page 50), 4.2.4. Multifamily Residential, or 4.2.8. Group Residential type use.

History:

1. The parcel was zoned R-MH-2, Residential Mobile Home Park District, with the adoption of the 1986 Zoning Map.
2. The Planning Commission recommended denial of a PUD request June of 2018.
3. The City Council tabled the item June of 2018.
4. A revised PUD was submitted, and the Planning Commission reheard the item and recommended approval in August of 2018.
5. (PC-1953) City Council approved the revised PUD August of 2018.
6. The PUD Master Design Statement expired August of 2021.
7. (PC-2206) Planning Commission recommended unanimous approval of this item March of 2025.

Next Steps:

If Council approves this rezone, the applicant or subsequent property owner can proceed with the applicable platting process. A pre-development meeting shall be required.

Staff Comments-

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

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a twelve (12) inch line along the west side of Douglas Boulevard. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main bordering the proposed parcel, an eight (8) inch line along the west side of Douglas Boulevard. Any new building permit will require tying into the public sewer system as outlined in the Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from Douglas Boulevard. Douglas Boulevard is classified as a primary arterial road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way are not required with this application.

Fire Marshal's Comments:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2018 International Building Code (IBC), and the National Fire Codes.

Public Works' Comments:

More notes will be provided at the platting stage. The notes provided are intended to inform the Applicant of requirements, but subject to additional comments and evaluation at platting stage.

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (“ODEQ”) and Midwest City prior to Line Maintenance approval of building permit(s).
- Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22. Clearance around fire hydrants shall be installed per Midwest City Municipal Code Sections 12-20 and 43-54 (b).
- Ordinance No. 3552 shall be observed regarding separate water meters where applicable.
- Water meter(s) shall be installed in “green belt” per Midwest City Municipal Code Section 43-54.
*Two-foot horizontal green belt buffer zone and vertical clearance zone of five feet.

Sewer

- Sanitary sewer is available to the property; however, an extension may be required. The applicant shall be responsible for communicating the anticipated daily sewer discharge and impact to lift station.
- Sewer main extension/relocation plans shall be approved by the Oklahoma Department of Environmental Quality and City of Midwest City prior to Line Maintenance approval of building permit(s).
- Sewer manhole clearance shall meet Midwest City Municipal Code Section 43-106 (b).

Landscaping

Protection of Utilities.

- No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility.

Distance from fireplugs.

- No street trees shall be planted closer than ten (10) feet from any fireplug per Section 42-9 of Midwest City Municipal Code.

**Please note, these requirements do not supersede landscape requirements per Zoning Regulations. If landscaping is to be removed due to encroachment of required utilities protection buffer and/or fireplug distance requirements, new landscaping plan shall be submitted to Planning & Zoning for approval.*

Sanitation

- Sanitation service requirements will be dependent upon the development type.

Stormwater

- All applicable land disturbance permits shall be pulled.

Planning Division:

Staff met with the applicant December 18, 2024 for a pre-development meeting.

The Site Plan Review Team Meeting was held January 29, 2025 and the following departments were present: Planning & Zoning, Engineering, Fire Marshal’s Office, Line Maintenance, and Sanitation.

The master plan for the PUD approved for the property (Hope Harbor) expired in 2021. When a PUD master plan expires, the site cannot be developed or built upon without either a new master plan being adopted by Council or a zone change to a different district. The Applicant decided to request a conventional zoning of R-

MD instead of adopting a new master plan for the PUD. Staff cannot provide information about what an alternative might look like for the site with the adoption of a new master plan. PUD applications allow the developer to adjust density, setbacks, heights, etc. They are specific to a proposed development, and there is not a specific development proposed for this site at this time.

The subject property is currently vacant, and the conceptual plan provided by the applicant shows seven (7) buildings totaling one hundred twelve (112) dwelling units. Staff notes this is a conceptual layout only and provides a possible layout. The R-MD District allows for various residential use types; Single-family detached residential dwellings, two-family attached residential dwellings (duplexes), townhouses (single-family attached), and multi-family residential dwellings.

The location abuts an arterial and a public transportation stop is located within 400 feet to the south, which typically makes for a logical location for a medium density residential area and is supported by the Comprehensive Plan. The property is situated where residents could walk to local business for work or daily conveniences or take the public transportation available to the area.

If the rezoning is approved, the number of dwelling units must be a minimum of ten (10) dwelling units per acre, with a maximum of twenty (20) dwelling units per acre.

If this application is approved, all development regulations for the R-MD district shall be observed including all applicable masonry, parking, landscaping, and screening requirements.

The property will be required to be platted prior to the issuance of a building permit.

Action is at the discretion of the Council.

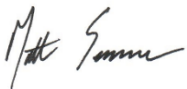
Action Required:

Approve or reject the ordinance to redistrict from Planned Unit Development (“PUD”) to Medium Density Residential District (“R-MD”) for the property noted herein, subject to staff comments as found in the March 25, 2025, Council agenda packet and made part of the PC-2206 file.

Suggested Motion:

“To approve the ordinance redistricting 2222 N. Douglas Blvd. to the Medium Density Residential District subject to staff comments found in the March 25, 2025, Council agenda packet and made part of the PC-2206 file.”

Please feel free to contact the Current Planning Manager’s office at (405) 739-1223 with any questions.

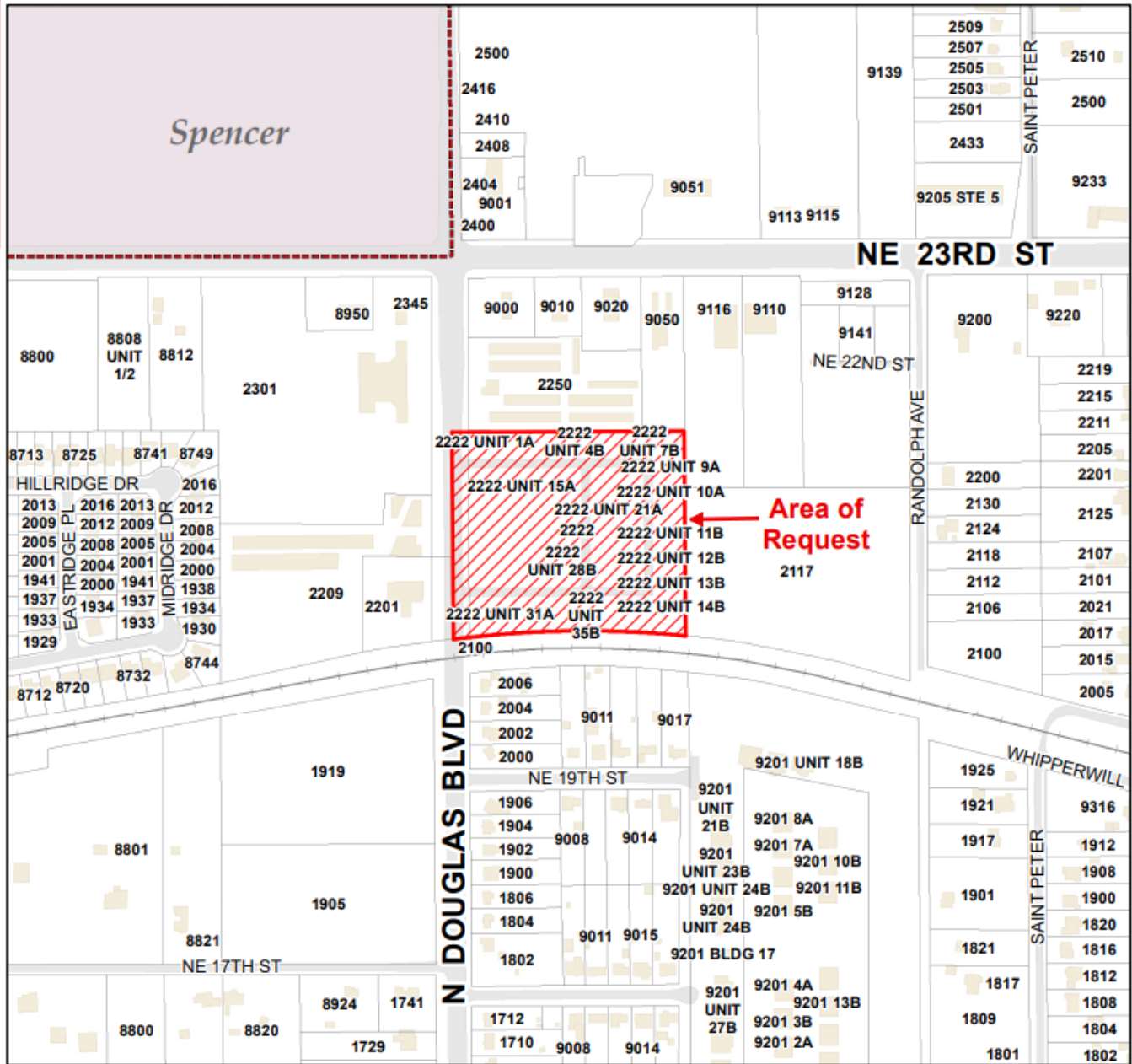


Matt Summers, AICP
Community Development Director

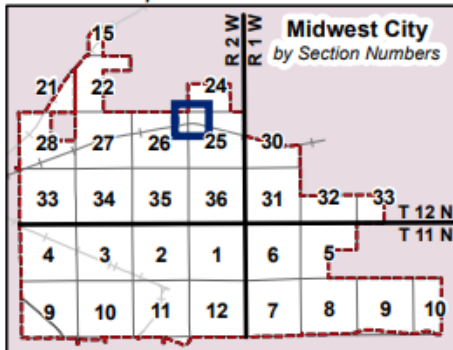
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GIS- Information Technology/ Planning & Zoning



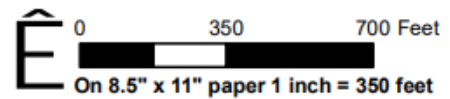
Locator Map



General Map Legend

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

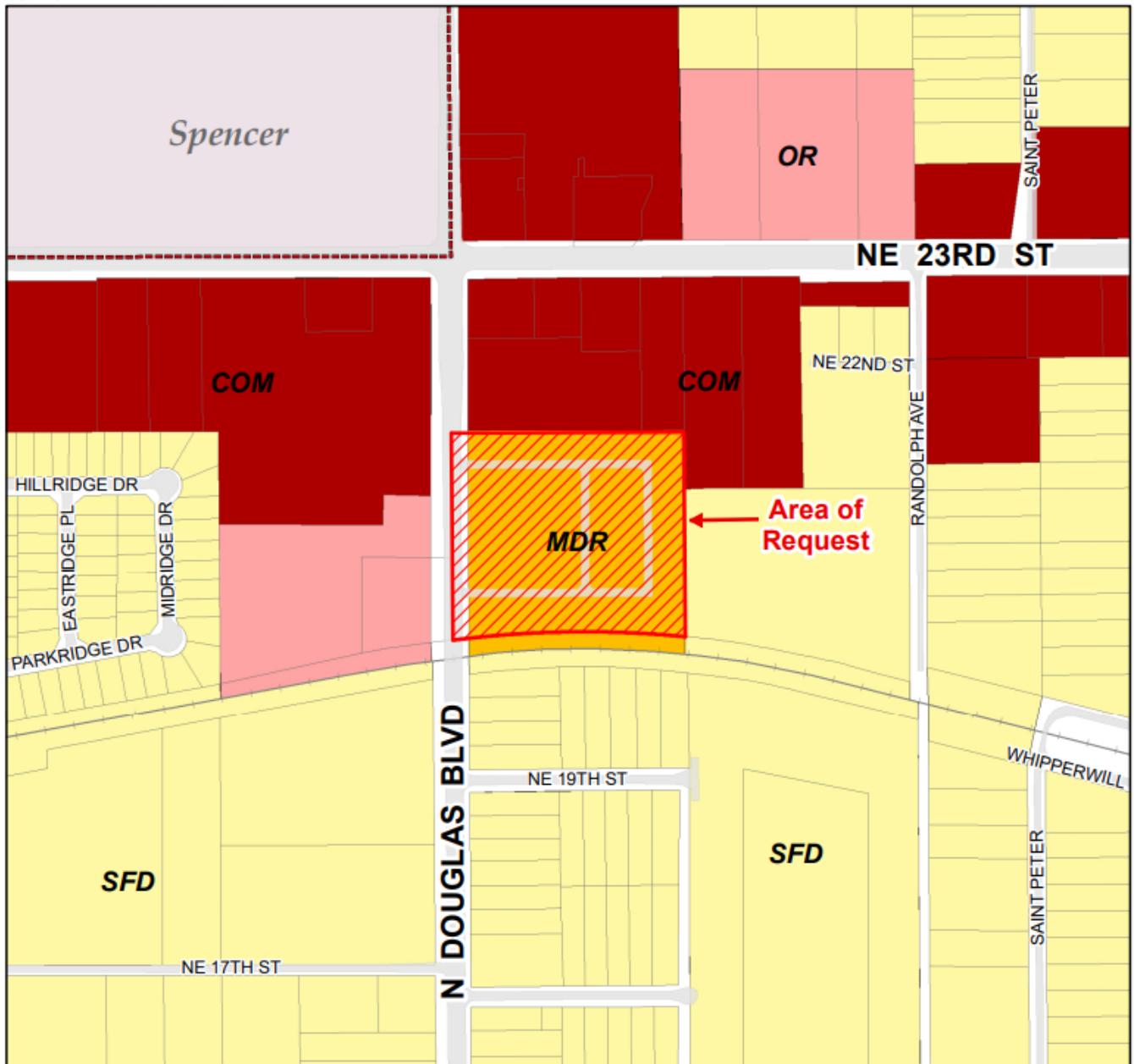
**GENERAL MAP FOR
PC-2206
(NW/4, Sec 25, T12N, R2W)**



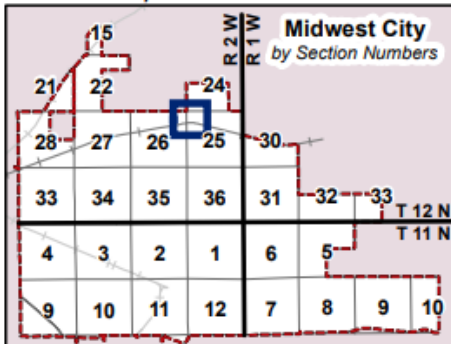
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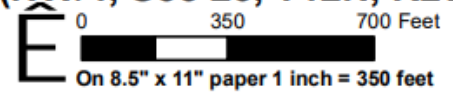
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
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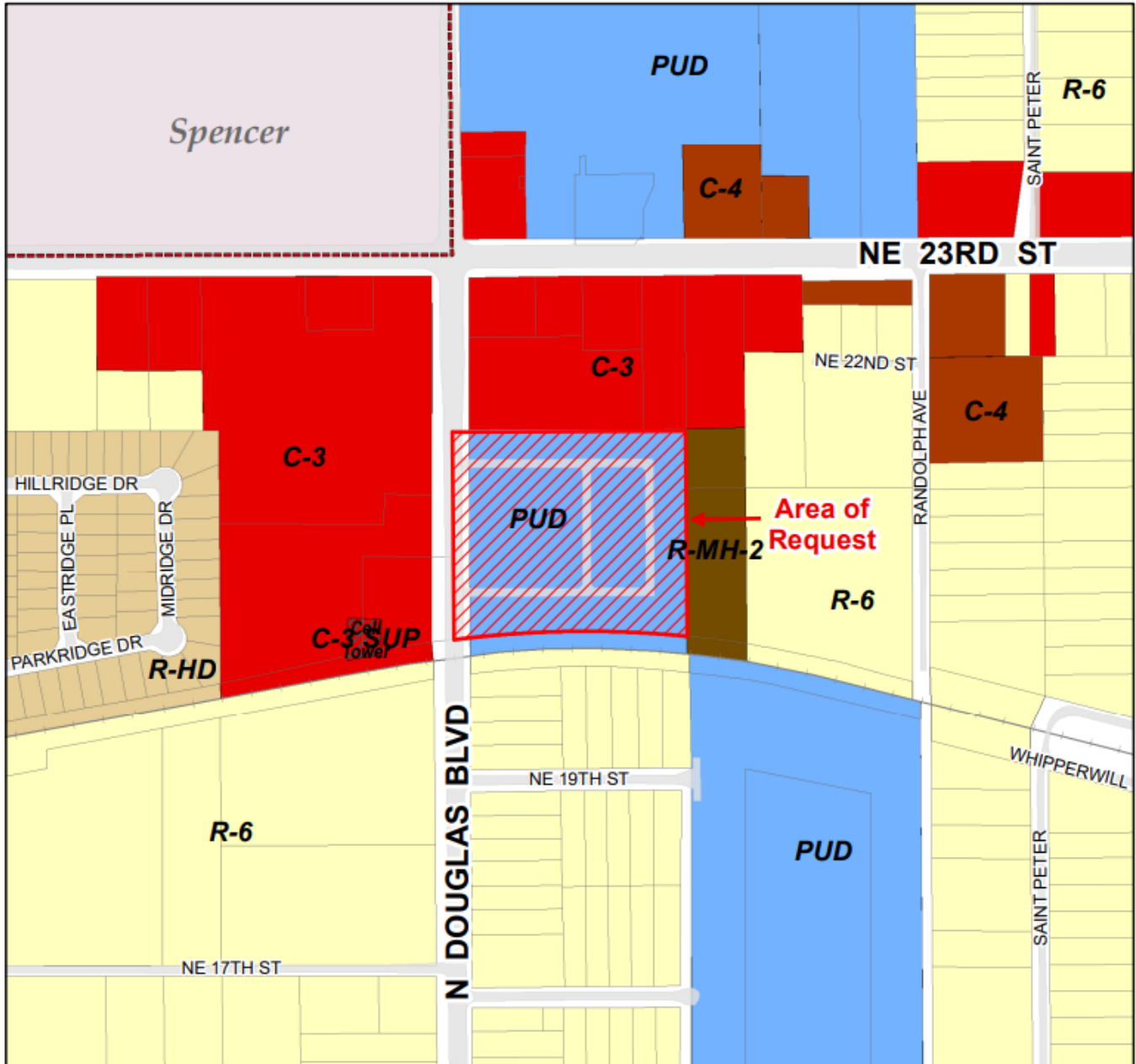
FUTURE LAND USE MAP FOR PC-2206 (NW/4, Sec 25, T12N, R2W)



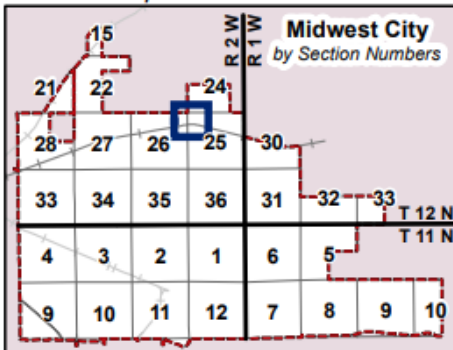
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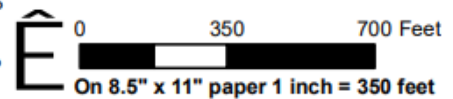
Locator Map



Current Zoning Legend

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

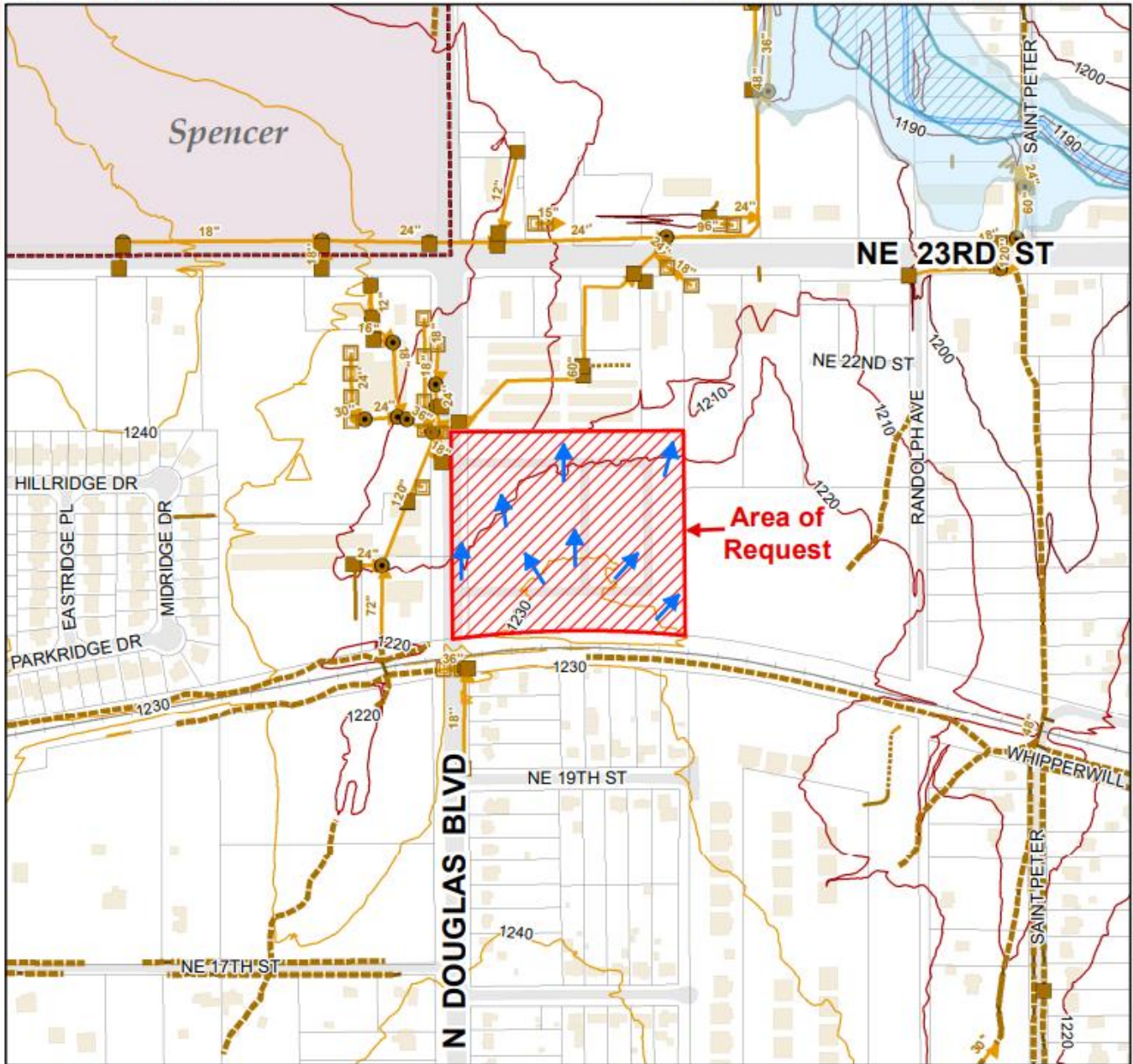
**ZONING MAP FOR
PC-2206
(NW/4, Sec 25, T12N, R2W)**



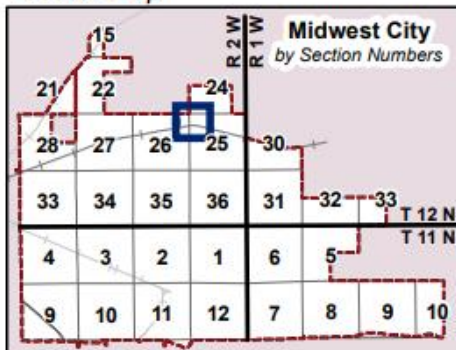
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Locator Map



- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

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

DRAINAGE LOCATION MAP FOR PC-2206 (NW/4, Sec 25, T12N, R2W)

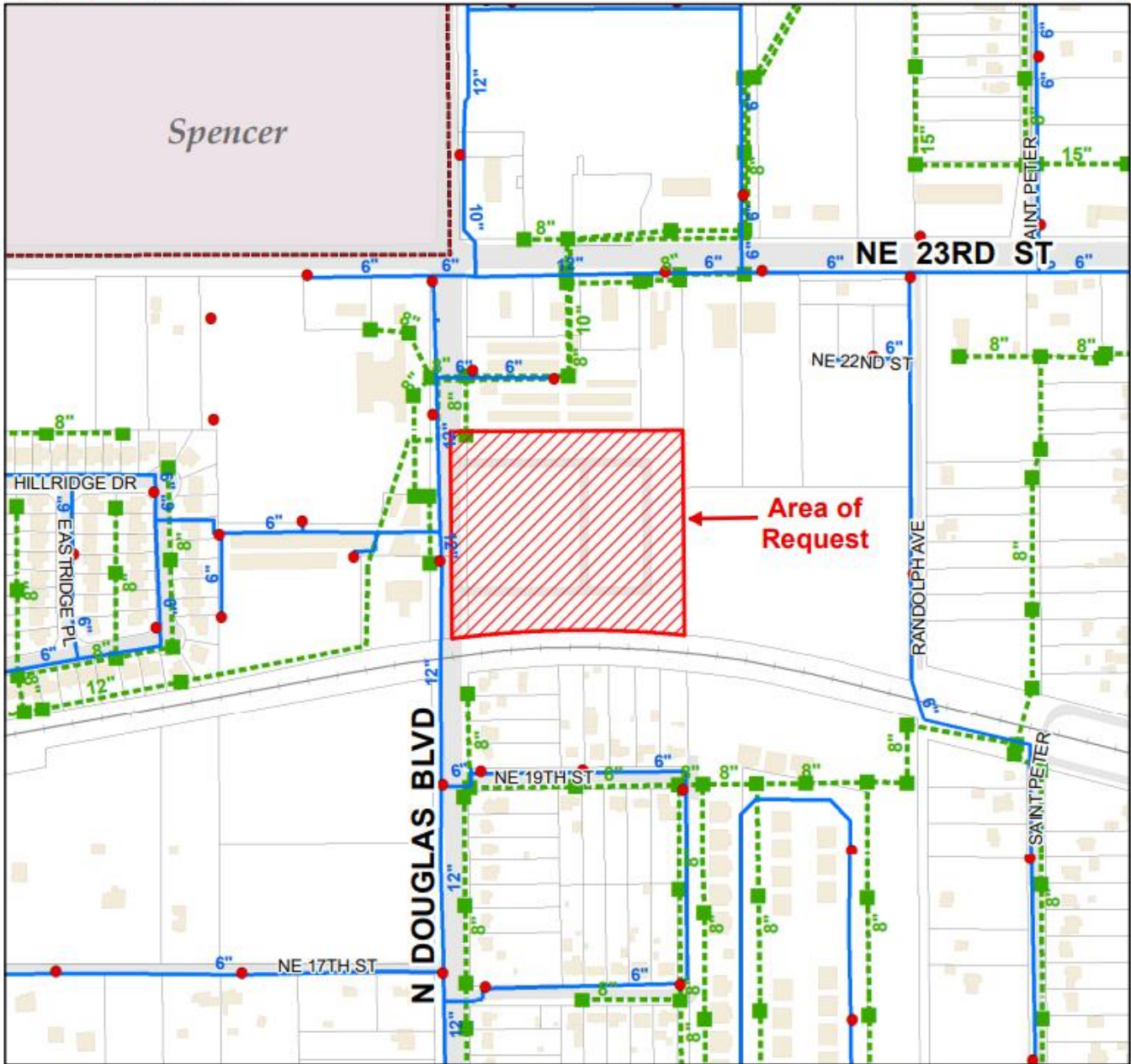
0 350 700 Feet

On 8.5" x 11" paper 1 inch = 350 feet

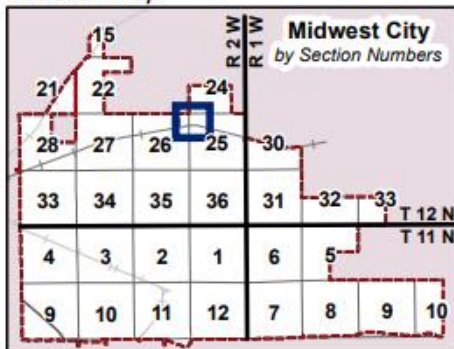
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GIS- Information Technology/ Planning & Zoning



Locator Map



Water/Sewer Legend

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

**WATER/SEWER LINE
 LOCATION MAP FOR
 PC-2206
 (NW/4, Sec 25, T12N, R2W)**

0 350 700 Feet

On 8.5" x 11" paper 1 inch = 350 feet

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PROJECT INFORMATION

LAND 8.64 +/- ACRES

BUILDING MIX
(7) 2-STORY GARDEN APARTMENTS (16 UNITS)

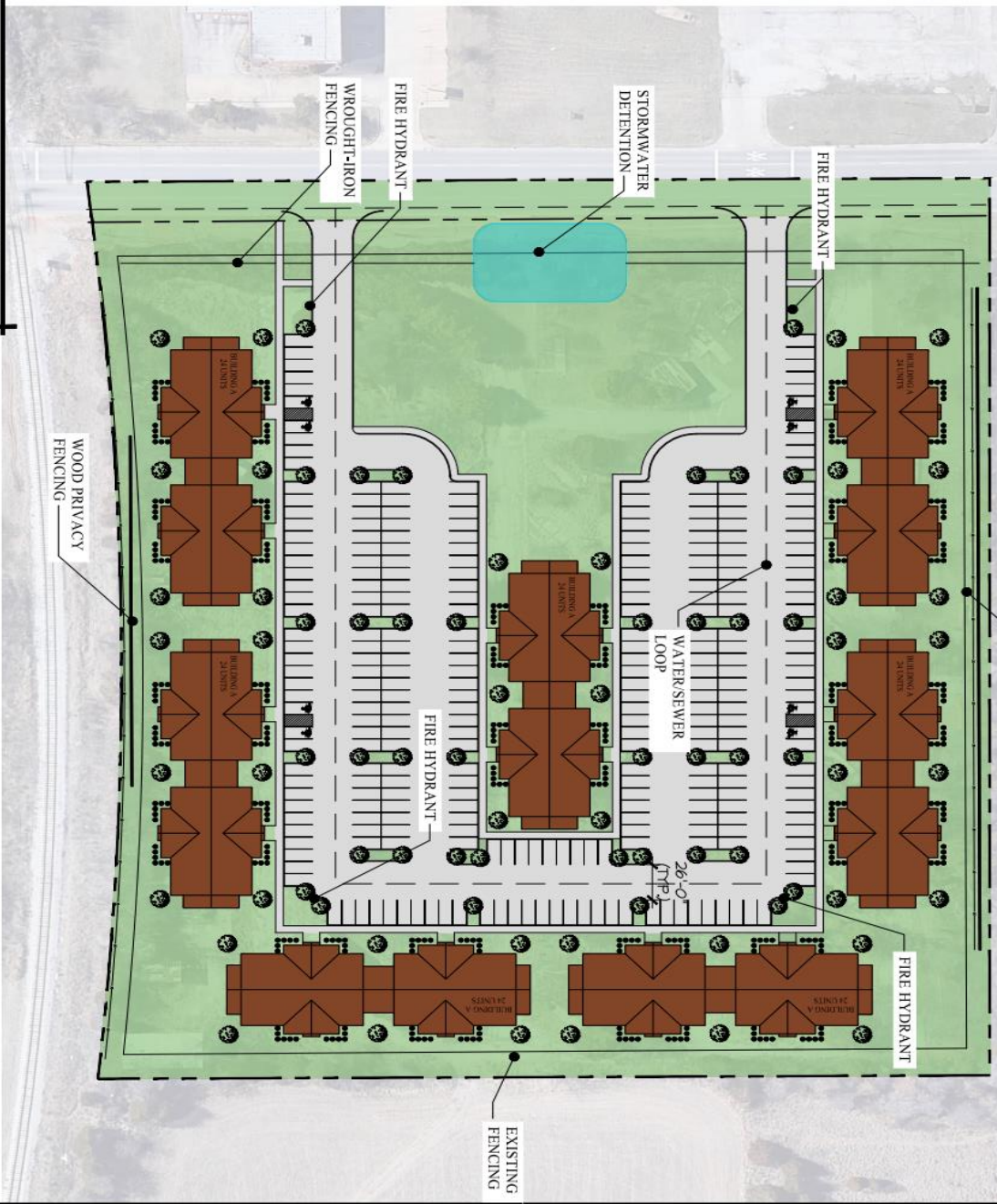
UNIT DATA NO	DESCRIPTION	SF
(56)	2 BED / 1 BATH (872 SF LIVING)	48,832 SF
(56)	3 BED / 2 BATH (1,112 SF LIVING)	62,272 SF

2018 IBC 1107.6 ACCESSIBLE UNITS - 7 REQUIRED/PROVIDED

BUILDING DATA (RESIDENCES)	TOTAL
7 BLDGS (16,800 SF LIVING + 2,120 SF BREZEWAYS)	18,920 SF
	132,240 SF

PARKING REQUIRED	TOTAL
2 SPACES PER 2-BED UNIT	112 SPACES
2 SPACES PER 3-BED UNIT	112 SPACES
	TOTAL 224 SPACES

RESIDENT PARKING SURFACE PARKING SPACES	279 SPACES
ACCESSIBLE RESIDENT PARKING SPACES	8 SPACES
TOTAL	287 SPACES



BARON DESIGN & ASSOCIATES, LLC
3807 E. Sunrise Dr. Suite 101
Springfield, MO 65809
Ph: 417-877-9800 Fax: 417-877-9822

LAKE FOREST HILLS
MULTIFAMILY HOUSING COMMUNITY
MIDWEST CITY, OK

Project No:	AM
Drawn by:	RAB
Approved:	01/10/25
Date:	SP 1

SITE PLAN
Scale: 1" = 75'-0"



2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE FROM PUD, PLANNED UNIT DEVELOPMENT**
5 **TO R-MD, MEDIUM DENSITY RESIDENTIAL DISTRICT AND DIRECTING**
6 **AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE RE-**
7 **CLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT; AND PROVIDING**
8 **FOR REPEALER AND SEVERABILITY**

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

10 **ORDINANCE**

11 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
12 from PUD, Planned Unit Development to R-MD, Medium Density Residential District subject to
13 the conditions contained in the PC-2206 file, and that the official Zoning District Map shall be
14 amended to reflect the reclassification of the property’s zoning district as specified in this ordi-
15 nance:

16 For the property described as A tract of land situated in the West Half of the West Half
17 of the Northwest Quarter of Section Twentyfive (25), Township Twelve (12) North,
18 Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more par-
19 ticularly described as follows: Beginning at a point on the West boundary of said North-
20 west Quarter, said point being 495.00 feet South (S 00°28'25" E) of the Northwest
21 Corner of said Section 25; Thence continuing South (S 00°28'25" E) along said West
22 boundary a distance of 586.71 feet to a point on the North boundary of the Union Pa-
23 cific Railroad; Thence along said right-of-way on a non-tangent curve to the right, hav-
24 ing a radius of 2915.99 feet, a chord direction of N 89°09'13" E, a chord length of
25 659.37 feet, and an arc length of 660.78 feet to a point on the East boundary line of said
26 West Half of the West Half of the Northwest Quarter; Thence North (N 00°28'25" W)
27 along said East boundary a distance of 579.50 feet; Thence West (S 89°46'47" W) par-
28 allel with the North line of said Section 25 a distance of 659.36 feet to the Point of
29 Beginning.

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

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

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

THE CITY OF MIDWEST CITY, OKLA-
HOMA

ATTEST:

MATTHEW D. DUKES II, Mayor

SARA HANCOCK, City Clerk

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

DONALD MAISCH, City Attorney

To: Honorable Mayor and Council
From: Matt Summers, Community Development Director
Date: March 25, 2025

Subject: (PC-2207) Public hearing, discussion, consideration, and possible action to consider a Special Use Permit (SUP) to allow Eating Establishments: Sit-Down, Alcoholic Beverages Permitted in the (C-3) Community Commercial District for the property described as a part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 2113 S. Air Depot Blvd.

Executive Summary: The Applicant, Henry Pham of Phamily Properties LLC, is requesting a Special Use Permit for the subject property to allow Eating Establishments: Sit-Down, Alcoholic Beverages Permitted in the C-3, Community Commercial District.

The subject property was granted a permanent Certificate of Occupancy for Star KTV on January 27, 2025 for the uses allowable by right; Eating Establishments: Sit-Down, Alcoholic Beverages not Permitted, and Participation Recreation and Entertainment: Indoor.

The Applicant would like to add the serving of alcoholic beverages to the location which is not allowed by right in the C-3, Community Commercial District, therefore, a Special Use Permit is required.



The site was previously occupied by Brielle's Bistro and Official's Sports Bar and Grill.

Unpermitted work was being performed by the current tenant, water usage was registering prior to a utility account being established, and the premise was being occupied prior to a Certificate of Occupancy being issued, resulting in a cease operations placard being placed on the property on October 28, 2024 by the Chief Building Official.

Staff spoke with and met the Applicant, tenant, and others claiming to be associated with Star KTV on several occasions. Staff was told conflicting information regarding the type of operations of the proposed business. The tenant's current claim is the restaurant/catering aspect is the primary operation of the proposed business, and that karaoke and alcohol are accessory uses. Staff questions the claim of the restaurant being the primary use due to the layout; the attached floor plan shows the layout not having a designated dining area, and there being private rooms only.

Staff would like it noted that the Applicant was advised to request a Special Use Permit for a Drinking Establishment: Sit-Down, Alcoholic Beverages Permitted (a bar), as this would seem to better fit the building

layout and entertainment aspect of the described use. The tenant's proposed hours of operations surpass what is allowed for bars per State Statute, but they can stay open later if they are classified as an eating establishment. The Applicant and tenant have also been advised that if the ABLE Commission classifies the establishment as a bar, they would be acting outside of the approved Special Use Permit and subject to revocation.

Midwest City Police Department was contacted by the ABLE Commission and learned that John Cheng (the business owner) completed an application with ABLE that they believe has false information and questions his true identity.

The Letters of Compliance that applicants are required to submit to the ABLE Commission for issuance of State Liquor License are only issued through one office in Planning & Zoning, and no compliance letter was given to the Applicant. Currently, there is nothing the Applicant needs to submit to ABLE unless a Special Use Permit is granted by City Council.

If the Special Use Permit is approved, it is not guaranteed the ABLE Commission will grant this business a State Liquor License.

Both state and local notification requirements were met. At the time of this writing Staff has received one (1) phone call from an owner of surrounding properties and an email (attached) in opposition to the proposal. The said property owner mentioned working on a petition, but nothing has been submitted to staff as of the writing of this report.

The Applicant was present at the Planning Commission meeting and addressed the Commission.

Josh Herren with the Midwest City Police Department was present at the Planning Commission meeting and addressed the Commission.

The Planning Commission unanimously recommended denial of this item.

Action is at the discretion of the Council.

Dates of Hearing:

Planning Commission- March 4, 2025

City Council- March 25, 2025

Date of Pre-Development Meetings:

December 4, 2024

December 17, 2024

Date of Site Plan Review Team Meeting: January 29, 2025

Council Ward: Ward 1, Susan Eads

Owner: Henry Pham (Phamily Properties, LLC)

Applicant: Henry Pham (Phamily Properties, LLC)

Business Owner: John Cheng

Proposed Use: Star KTV Karaoke

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail Land Use

North- Office/Retail Land Use
South- Office/Retail Land Use
East- Office/Retail Land Use
West- Commercial Land Use

Zoning Districts:

Area of Request- C-3, Community Commercial District
North- C-3, Community Commercial District
South- C-3, Community Commercial District
East- R-6, Single-Family Detached Residential District
West- C-3, Community Commercial District

Land Use:

Area of Request- Star KTV
North- Air Depot Animal Hospital
South- Big K Pawn Shop
East- Speckman Heights Addition
West- Patterson's Marine and Automotive

Municipal Code Citation:

7.6. – Special Use Permit

7.6.1. *General Description and Authorization.* The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

- (A) *Consideration for compatibility.* With consideration given to setting, physical features, compatibility with surrounding land uses, traffic, and aesthetics, certain uses may locate in an area where they will be compatible with existing or planned land uses.
- (B) *Review and approval.* The Planning Commission shall review each case on its own merit, apply the criteria established herein, and recommend either approval or denial of the special use permit to the City Council. Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.
- (C) *Use identified by individual zoning district.* If a special use permit is granted it shall be for all the uses permitted in the specified district plus the special use permit requested.

7.6.2. *Application.* Application and public hearing procedures for a special permit shall be completed in the same manner as an application for rezoning. A site plan shall be included with the application as outlined in 7.5 Site Plan (Page 183).

7.6.3. *Criteria for Special Permit Approval.*

- (A) *Special use permit criteria.* The City Council shall use the following criteria to evaluate a special use permit:
 - (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
 - (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
 - (3) Whether the proposed use shall not adversely affect the use of neighboring properties.

- (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.
- (B) *Specific conditions.* The City Council may impose specific conditions regarding:
 - (1) the duration of the permit,
 - (2) the location, design, operation, and screening to assure safety,
 - (3) to prevent a nuisance, and
 - (4) to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

7.6.4. *Status of Special Use Permits.* Once a special use permit has been granted for a lot, said special use permit may not be expanded to another lot without application for a new special use permit.

Provided, however, churches may expand if the property on which said church will be located is owned, as reflected by official records kept by the Registrar of Deeds for Oklahoma County, Oklahoma, on or prior to June 22, 1982.

7.6.5. *Expiration of Special Use Permits.* All special use permits shall expire by default:

- (A) *Non-establishment.*
 - (1) If the use is not established within twelve (12) months and no extension is approved.
 - (2) When a building permit has not been issued for construction within twelve (12) months of City Council approval the applicant or owner may request a hearing for an extension of the initial special use permit approval.
 - (3) Good cause for an extension shall mean that the owner shows evidence that he has contractors or applications for continual development within the next year following the original approval.
- (B) *Discontinuance.* If the use once established has been discontinued for a period of twelve (12) months or abandoned.
- (C) *Lack of substantial compliance.* Whenever the Community Development Director finds that any proposed construction or occupancy will not, in his opinion, substantially comply with the special use permit, he shall refer the question to the City Council for its review.
- (D) *Amendment.* When the holder of a special use permit determines that an extension of time or modification of the use is necessary, he may apply for amendment in the same manner as the original application. The amendment shall be processed in the same manner as an original application.

The following uses are permitted in the C-3, Community Commercial District with a Special Use Permit:

4.4.28. *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted.* Establishments or places of business where customers are seated and served, and are engaged in the sale, mixing or dispensing of beverages containing alcohol by weight, or wine capable of being consumed as a beverage or any kind of on-premises consumption as accessory to a restaurant operation. All requirements of Title 37A of the Oklahoma Statutes and Chapter 5 of the Midwest City Code must be met.

4.4.42. *Participant Recreation and Entertainment: Indoor.* Those participant recreation and entertainment uses conducted within an enclosed building.

1.4.22. *Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted.* Establishments or places of business where customers are seated and served, and which are primarily engaged in the sale, mixing, or dispensing of beverages containing more than 0.5 percent alcohol by weight for consumption on the premises. All requirements of Title 37A of the Oklahoma Statutes and Chapter 5 of the Midwest City Code must be met. In addition, lots shall not abut residentially developed properties on the side, shall front only onto an arterial street and shall have no vehicular access onto any local or collector street unless approved by waiver through Special Use Permit as provided within the Midwest City Code.

History:

1. The area of request was zoned C-3, Community Commercial District with the adoption of the 1985 Zoning Map.
2. A Special Use Permit for Brielle's Bistro was approved September of 2021. Official's Sports Bar operated in conjunction with Brielle's, however, utility services were terminated and the Special Use Permit expired.
3. A fence permit was applied for in April of 2024 without a site plan. The fence was erected prior to City approval and issuance of permit. A new permit was applied for in November and the plans were approved after the Applicant made the gate comply with Fire requirements. However, Applicant has not paid the \$50 fence permit fee.
4. Water usage started registering in September of 2023 without an account being established.
5. A cease operations placard was placed on the property October 28, 2024 by the Chief Building Official for operating without a valid Certificate of Occupancy.
6. (PC-2207) Planning Commission unanimously recommended denial of this item.

Next Steps:

If Council approves this Special Use Permit, the applicant shall be required to obtain their State Liquor License and their City Occupational License, then apply for a new Commercial Certificate of Compliance through the Building Department.

Staff Comments-

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

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a twelve (12) inch line running along the east side of Air Depot Boulevard. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main servicing the proposed parcel, an eight (8) inch line running along the west side of the parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is available from Air Depot Boulevard, respectively. Air Depot Boulevard is classified as a secondary arterial in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

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

Fire Marshal's Comments:

All fire and life safety systems are in compliance with the adopted codes and standards as of 2/4/2025. The current use as provided by the applicant is classified in the IBC/IFC as an Assembly Occupancy. The applicant does intend to serve food and drinks at this location to the individual/private rooms where parties / karaoke will take place and currently has the fire and life safety systems in place to do so.

Public Works' Comments:

Line Maintenance

Sewer

- Updated Sewer Use Survey may be required if proposed added use is approved.

Planning Division:

Staff met with the Applicant December 4, 2024 and December 17, 2024 for pre-application meetings.

The Site Plan Review Team Meeting was held on January 29, 2025 and the following departments were present: Planning & Zoning, Engineering, Fire Marshal's Office, Line Maintenance, and Sanitation.

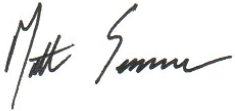
Action Required:

Approve or reject a Special Use Permit (SUP) to allow the use of "*Eating Establishments: Sit-Down, Alcoholic Beverages Permitted*" in the C-3, Community Commercial District for the property noted herein, subject to staff comments as found in the March 25, 2025 Council agenda packet and made part of the PC-2207 file.

Suggested Motion:

“To deny the Special Use Permit for 2113 S. Air Depot Blvd. to allow the use of Eating Establishments: Sit-Down, Alcoholic Beverages Permitted in the C-3, Community Commercial District subject to Staff Comments found in the March 25, 2025 Council agenda packet and made part of the PC-2207 file.”

Please feel free to contact the Current Planning Manager’s office at (405) 739-1223 with any questions.

A handwritten signature in black ink, appearing to read "Matt Summers". The signature is written in a cursive, flowing style.

Matt Summers, AICP
Community Development Director

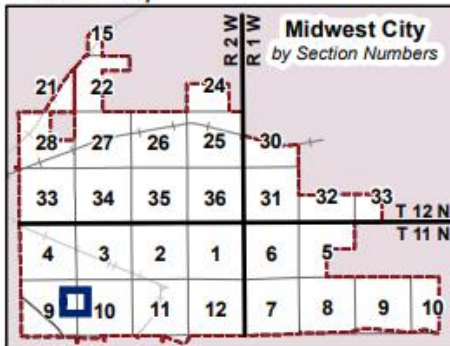
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GIS- Information Technology/ Planning & Zoning



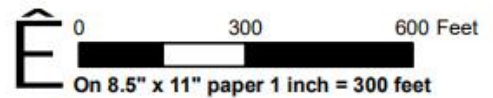
Locator Map



General Map Legend

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

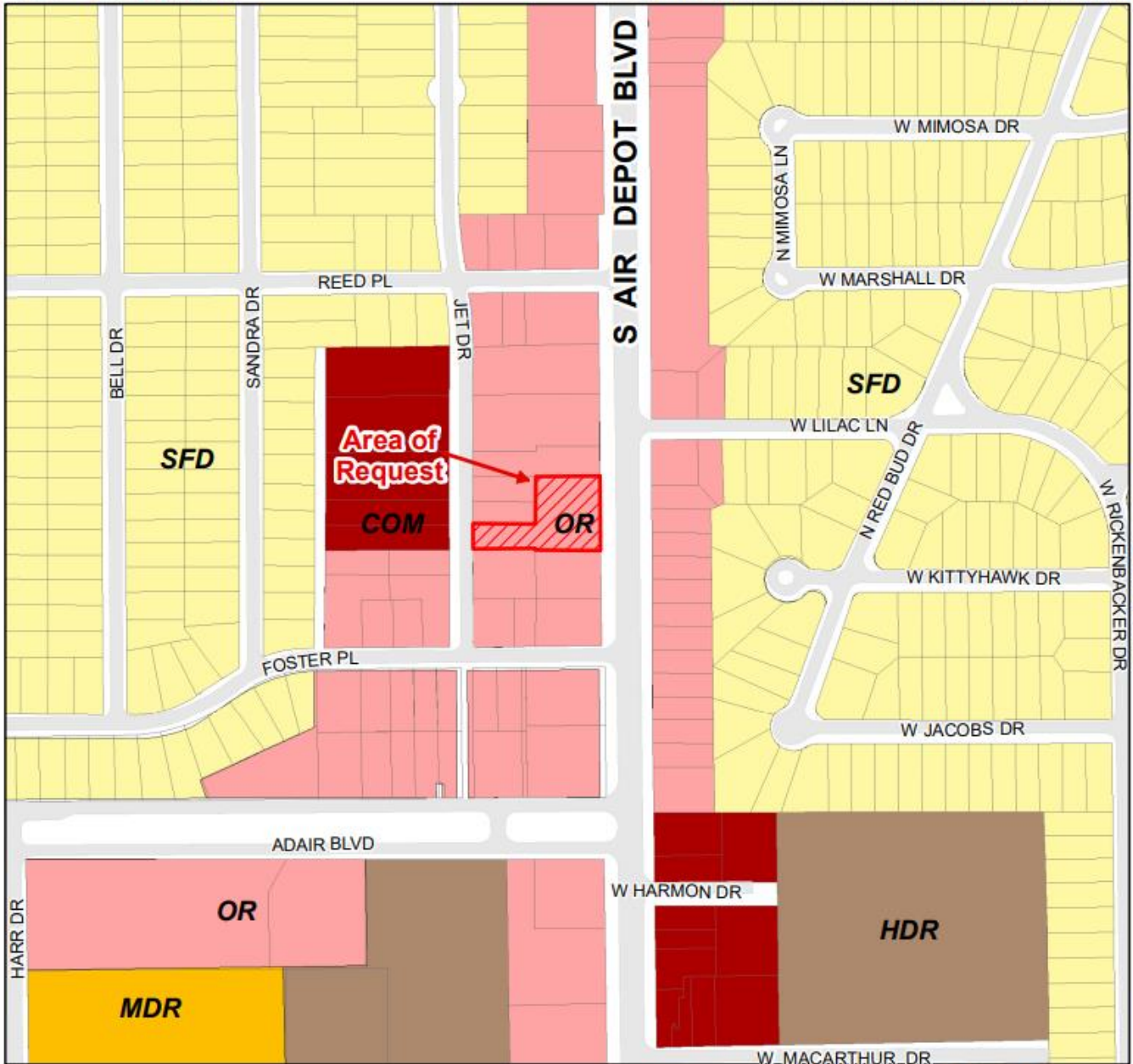
**GENERAL MAP FOR
PC-2207
(NE/4, Sec 9, T11N, R2W)**



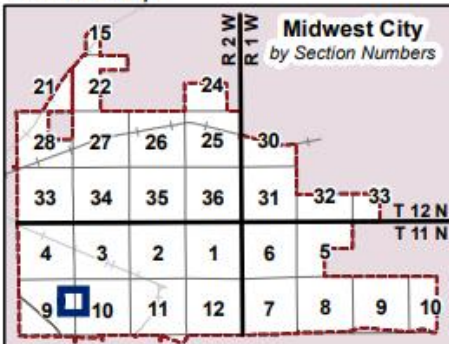
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GIS- Information Technology/ Planning & Zoning



Locator Map

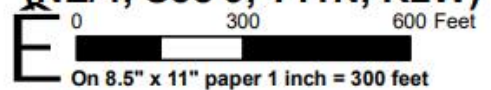


Future Land Use Legend

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

FUTURE LAND USE MAP FOR PC-2207

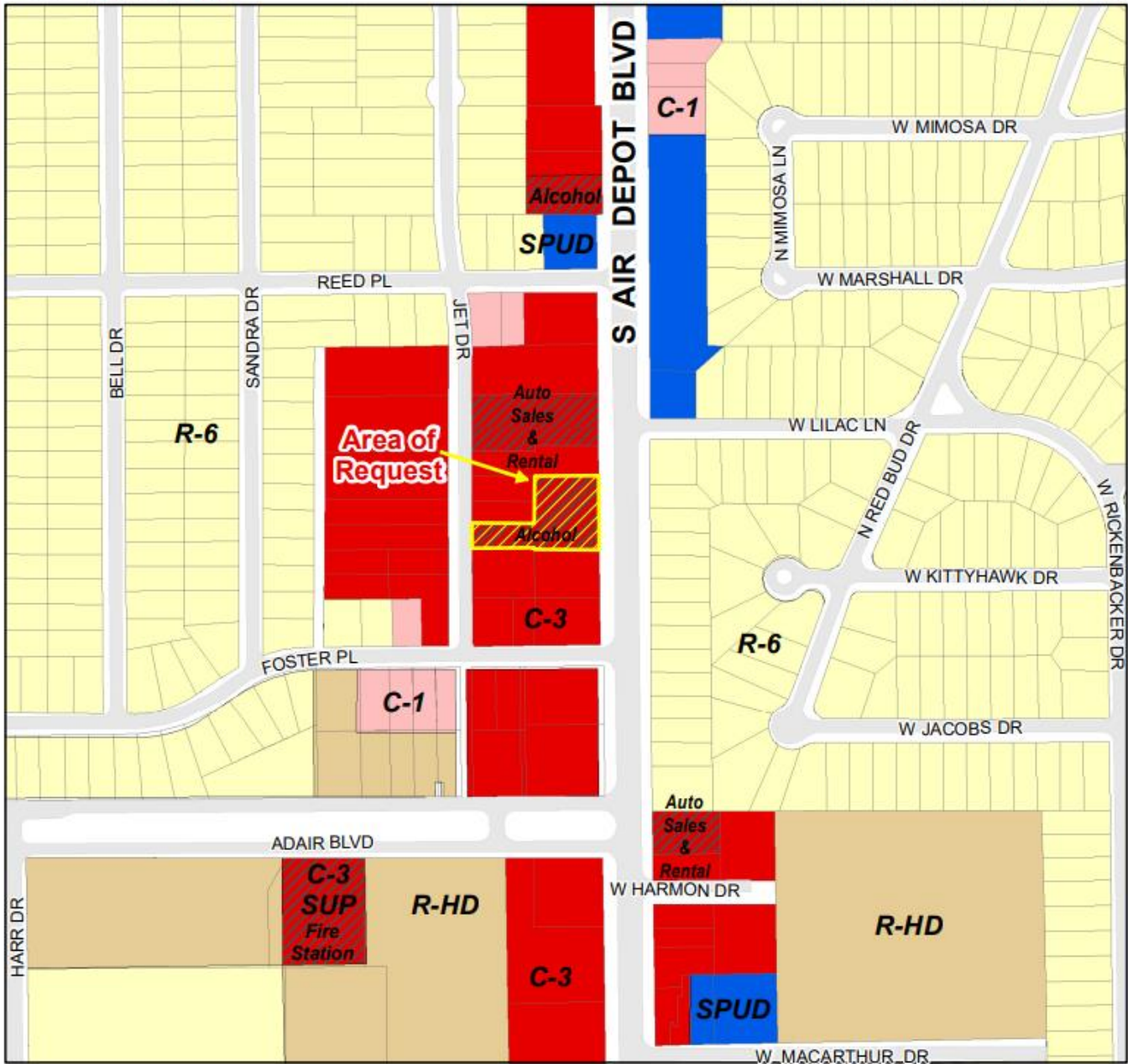
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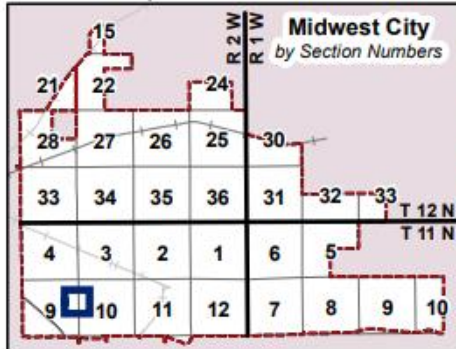
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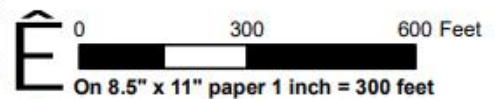
Locator Map



Current Zoning Legend

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

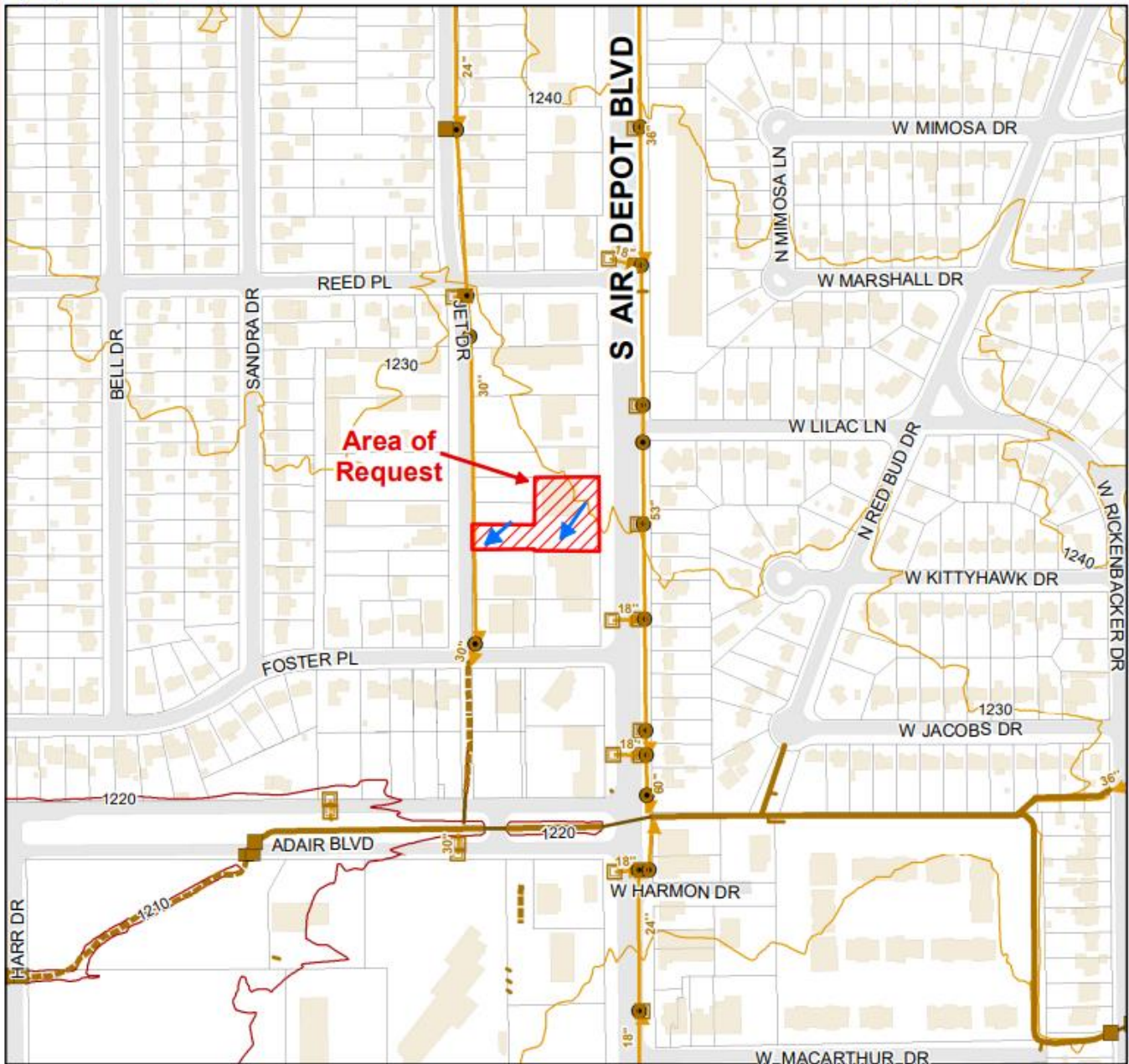
ZONING MAP FOR PC-2207 (NE/4, Sec 9, T11N, R2W)



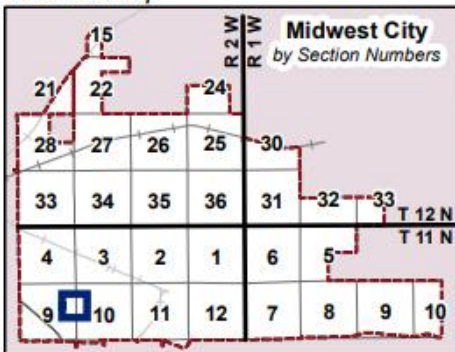
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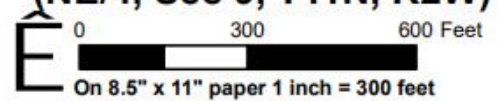


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway

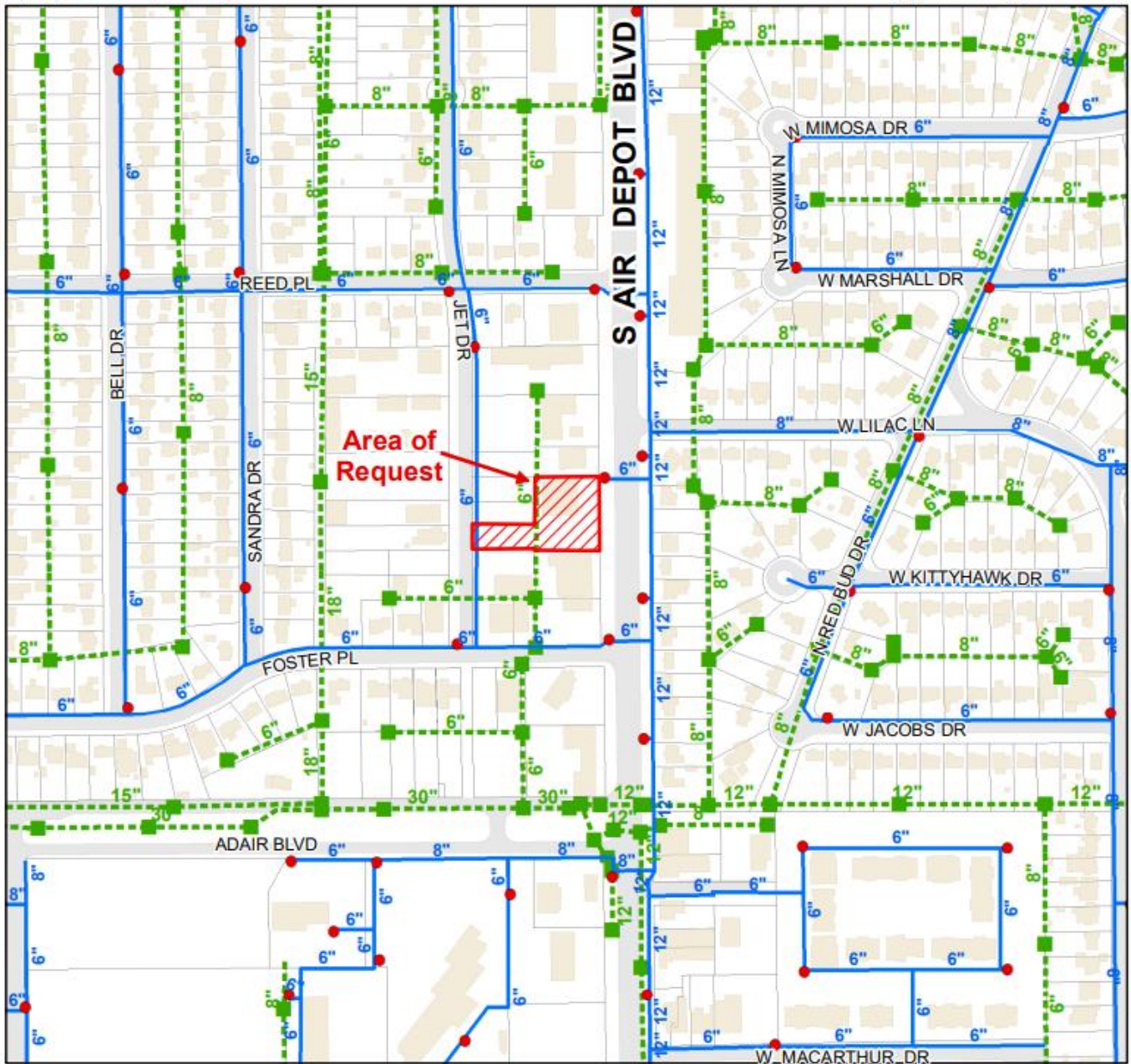
DRAINAGE LOCATION MAP FOR PC-2207 (NE/4, Sec 9, T11N, R2W)



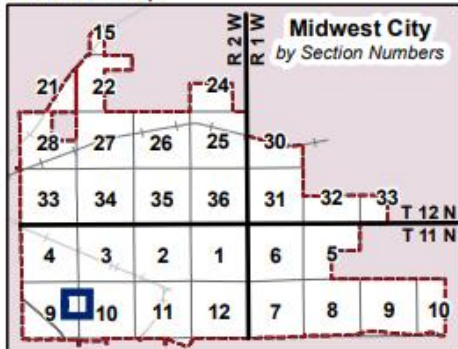
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



GIS- Information Technology/ Planning & Zoning



Locator Map

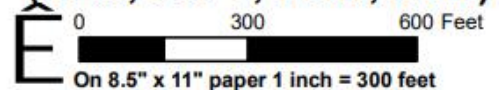


Water/Sewer Legend

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

WATER/SEWER LINE LOCATION MAP FOR PC-2207

(NE/4, Sec 9, T11N, R2W)



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From: Jin Huang <jinhuang888@gmail.com>
Date: December 29, 2023 at 3:35:20 PM CST
To: Efren <elorea@yahoo.com>
Subject: Re: 2113 S AIR DEPOT BLVD

We cook Chinese Food and serve Beer and wine. Customers are allowed to sing while they enjoy the food and drink inside the private karaoke room. Similar to a Korean restaurant called "Seoul Pocha" on **1520 NW 23rd St** Oklahoma City, OK 73106.

The entertainment is a karaoke system that allows people to sing. After customers order the food and drink from the menu, we will serve them in the room table.

On Fri, Dec 29, 2023 at 12:35 PM Efren <elorea@yahoo.com> wrote:

Please see below.

Thank you,

Efren Lorea
(405) 760-4955

DESIGN CONCEPT, L.L.C

P.O Box 5753 Edmond OK 73083

(Sent from my iPhone)

Begin forwarded message:

The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Development Intent Statement

This Development Intent Statement is intended to provide a written description of a proposed development for a particular parcel of land. This non-binding document is not a formal review or approval of any development proposal. The information is provided in order to inform City staff of proposed developments so that staff may assist applicants by providing detailed information regarding Municipal Code requirements for new developments.

Name: Star KTV LLC - John Cheng

Phone number and email:

(646)-251-7009 StarKTVLLC@gmail.com

Address of property proposed for development: 2113 South Air Depot Blvd, MWC, OK 73110

Please use the following lines to explain your proposed development. Please include information such as use (residential, multi-family, commercial, office, industrial, etc.), parking, signage, exterior building materials and any other useful information.

We are converting an existing full service restaurant with mixed beverage to a full service restaurant serving mixed beverages with private karaoke rooms for private parties. We expect our operation hours be 5p to 5a 7 days a week. We expect our sales to breakdown to be 65% Food Sales, 20% Liquor / Mixed beverages, 10% catering, and 5% to go food. After 10p we plan on only allowing persons over the age of 21 to enter the premises. After 1:45a we will call last call for alcohol, lock up the liquor, and clear all rooms of liquor.



City of Midwest City Utility Contract Commercial Accounts

There is a **\$25.00 non refundable Utility Service Setup fee** to set up any service.
You need 2 forms of Government issued ID, one with a photo
A lease rental agreement or ownership paperwork is required. **The deposit is \$175.00.**

Date 01/15/2024 Service Start Date 01/15/2024

Business Name Star KTV LLC Applicant Name John Cheng

Service Address 2113 S Air Depot Blvd. 73110

Mailing Address Same

Federal Tax ID # 93-3613480 Sales Tax Permit # _____

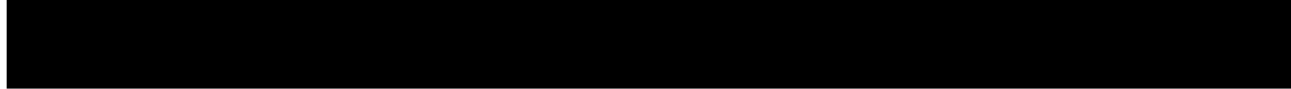
Name on Sales Tax Permit _____

Owner's Name Jonh Cheng Owner's Phone # _____



Business Phone # _____

Owner's Address



Officer/Manager's Name _____ Phone # _____

Address _____

OF/MGR SS # _____ DOB _____ DL # _____ State _____ Exp _____

Email starktvllcgmail.com

I understand that the amount of the bill for City Utility Services is Due on the due date. If the bill is not paid within 15 days of the due date I understand that a penalty of 15% of the amount due will be added to my bill and that a \$25.00 Cut-Off-Processing fee will also be added to reinstate services if services are processed for Cut-Off. I understand that all Utility Rates are set by the City Council and are governed by Chapters 18 and 43 of the Midwest City Code. By signing this contract, I am acknowledging that I am responsible for any damage to the meter including all components of the meter such as the cap, transmitter and wire.

Signature _____ Acct # _____

DO NOT WRITE BELOW THIS LINE FOR COMPANY USE ONLY

Deposit _____ Clerk's Intials _____

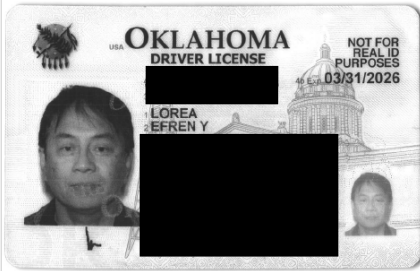
App Fee _____

Misc _____

TOTAL DUE 0.00

Acct # _____

ID Submitted with Midwest City Utility Contract





Matt Summers, Director of Planning & Zoning
Tami Anderson, Administrative Assistant
Emily Richey, Current Planning Manager
Cameron Veal, Planner I

Mandatory Pre-Application Conference Form

The pre-application conference is intended to allow for the exchange of non-binding information between the applicant and City Staff to ensure that the applicant is informed of pertinent City development regulations and processes. Additionally, the pre-application conference provides an opportunity for the applicant and City Staff to discuss major development considerations such as utilities, roadways, drainage concerns, comprehensive plan elements, specific neighborhood characteristics, and historic information.

Prior to formal submittal of any required plan or application, the applicant(s) shall consult with the Director of Planning and Zoning or his/her designee, the Building Official, the City Engineer, and any other pertinent City official(s) in order for the applicant(s) to become familiar with the City's development regulations and the development process.

At the pre-application conference, the developer may be represented by his/her land planner, engineer, surveyor, or other qualified professional.

The formal submittal of any required plan or application shall not occur prior to the tenth (10th) business day after the mandatory pre-application conference.

This exchange of information is intended to promote an efficient and orderly review process and subject to further staff review after formal submission of application and plans.

Meeting Details	
Conference Meeting Date: 12-4-2024	Application Deadline Date*: 12-19-2024
Planning Commission Date*: 2-11-2025	City Council Date*: 2-28-2025
Council Ward: Ward 1- Susan Eads	Neighborhood Coordinator:
Staff Present: Emily Richey, Randall Fryar, Josh Herren, Duane Helmberger, Ashley Duncan	
*Next available date	
Applicant Information	
Applicant/Developer: Representative Don Huy	Property Owner: Phamily Properties, LLC
Applicant's Phone Number:	Applicant's Email Address: hdesignco@yahoo.com
Application Type	
<input type="radio"/> Rezone <input checked="" type="radio"/> Special Use Permit <input type="radio"/> Amending Plat <input type="radio"/> Minor Plat <input type="radio"/> Preliminary Plat <input type="radio"/> Final Plat	

Land Use Information	
Site Address: 2113 S. Air Depot Blvd.	
Platted/Unplatted: Platted	Gross Acreage/Square Footage of Parcel:
Existing Zoning: C-3, Community Commercial District	Proposed Zoning: *
Future Land Use Designation: Office/Retail	Amendment to Comprehensive Plan Needed:
Water Location/Availability/Size:	
Sewer Location/Availability/Size:	
Street Type:	
Flood Plain Present:	Drainage Flow:
Drainage Channels Present:	Drainage Improvements Present:
Additional Notes: At the pre-application meeting, representative told staff it would be a bar (21+). This falls under Zoning Use Unit Classification: 4.4.22. Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted.	
Site Specific Requirements- Zoning	
Lot Size Requirement:	Frontage Requirement:
Required Front Setback:	Required Side Setback:
Parking Requirements:	Driveway Requirements:
Sidewalk/Trail Requirements:	
Sight-Proof Screening Requirements:	
Landscaping Requirements:	
Exterior Construction and Design Requirements:	
Additional Notes:	

Site Specific Requirements- Engineering
Water Improvement Requirements:
Sewer Improvement Requirements:
Street Improvement Requirements:
Drainage/Detention Requirements:
Flood Plain Requirements:
Right-of-Way/Easement Requirements:
Additional Notes:
Site Specific Requirements- Fire Marshal <i>fmo@midwestcityok.org</i>
Must meet and maintain Midwest City Municipal Code Section 15.
<p>Fire Hydrant Required: If so-</p> <p>Fire Hydrant Spacing Requirements (Midwest City Ordinance Section 15-22):</p> <ul style="list-style-type: none"> - Fire hydrants shall be located and so spaced that no hose lay from a fire apparatus exceeds five hundred (500) feet within areas containing one- and two-family detached dwellings. - Within all other areas, including but not limited to, mercantile, business, educational, assembly, detention and correctional, health care, storage, industrial and multifamily dwellings, the maximum spacing shall be no more than four hundred (400) feet. Buildings of noncombustible or limited combustibility construction, protected by a complete automatic sprinkler system and classified by NFPA 13 as "Light or Ordinary Hazard" may be protected by fire hydrants located with a maximum spacing of five hundred (500) feet. Distance shall be measured by the lay of the hose, not by line of sight.
Fire Suppression Required: If so, refer to IFC 2018 Section 903.
If applicable: Commercial Kitchen Hoods/Cooking Suppression System Required (IFC 2018 Section 607)
Fire Apparatus Access Requirements (IFC 2018 D107)
A Knox Box 3200 Series is required for all commercial occupancies (regardless of size or use)
Operating Permits Required (Midwest City Ordinance Section 15-56)
<p>Additional Notes: Fire Marshal relayed to representative Knox requirement for gate. Business is also to provide contact information for all owners for emergency purposes. The individual rooms cannot have locks.</p>

Site Specific Requirements- Public Works	
Line Maintenance	
<i>linemaint@midwestcityok.org</i>	
Water Requirements	Applicable to Case Type
- Any required main extension shall be a designed water looped system to eliminate dead ends. Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22.	
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit (s).	
- Water meter(s) shall be installed in "green belt" per Midwest City Municipal Code Section 43-54.	
- Ordinance No. 3552 shall be observed regarding separate water meters where applicable.	
Sanitary Sewer Requirements	
- Sewer main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).	
- All facilities that meet Sec. 43-189 (2) "Facilities generating FOG (fats, oils, grease) as a result of food manufacturing, processing, preparation or service shall install, use and maintain appropriate grease interceptors. These facilities include, but are not limited to, restaurants, food manufacturers, food processors, hospitals, hotels, motels, prisons, nursing homes, churches, day cares and any other facility preparing, serving or otherwise making any foodstuff available for consumption." shall be required to install and maintain a minimum 1000 gallon or equivalent interceptor as dictated by ordinance.	
Landscaping	
<p><i>Protection of Utilities.</i></p> <ul style="list-style-type: none"> - No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility. <p><i>Distance from fireplugs.</i></p> <ul style="list-style-type: none"> - No street trees shall be planted closer than ten (10) feet from any fireplug per Section 42-9 of Midwest City Municipal Code. <p><i>*Please note, these requirements do not supersede landscape requirements per Zoning Regulations. If landscaping is to be removed due to encroachment of required utilities protection buffer and/or fireplug distance requirements, new landscaping plan shall be submitted to Planning & Zoning for approval.</i></p> <p>Additional Notes:</p>	

Sanitation
<i>All new commercial buildings shall follow Ordinance No. 3427 of Midwest City Municipal Code regarding Trash Dumpster(s) and Enclosure and Dumpster Site Location.</i>
Additional Notes:
Stormwater
<i>If applicable: Will need to apply for a Construction Stormwater Discharge and Land Disturbing Permit and obtain coverage under the OKR10 General Permit from ODEQ before grading begins.</i>
Additional Notes:
General Additional Notes
<ul style="list-style-type: none">- A Special Use Permit for the proposed use shall be required and subject to Council approval.- The property owner shall be the applicant, or, a notarized letter of consent from the property owner authorizing the business owner to act on property owner's for rezone.- Staff asked representative what noise barriers are in place, representative was not able to give a clear answer.- Operating hours cannot be until 5am (State statute).- An administratively complete application must be submitted no later than December 19, 2024 for application to be heard at February's Planning Commission and Council hearings. Staff will review for it being technically complete prior to processing. If it is deemed incomplete, it cannot be heard in February.- The business owner needs to submit an updated Development Intent Statement.- The space cannot be occupied until a Certificate of Occupancy is approved.- All applicable State licenses shall be obtained prior to Certificate of Occupancy being issued.- Special Use Permits are subject to special conditions that can be imposed by Council.- Rezone application with checklist is attached.



farm8191@aol.com

To: Emily Richey



Reply



Reply all



Forward



Tue 2/11/2025 6:19 AM

You replied on Tue 2/11/2025 8:21 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Emily.

Having an establishment serving liquor next to a veterinary hospital can present several disadvantages, including:

1. Noise and Disturbance – Bars and liquor-serving establishments often generate noise from music, crowds, and traffic, which can be stressful for animals recovering from medical procedures.
2. Safety Concerns – Intoxicated individuals may wander near the veterinary hospital, potentially disturbing staff, and clients (pet owners,) or even animals. There is also a risk of reckless behavior, such as trying to interact with animals inappropriately.
3. Parking and Traffic Issues – Increased foot and vehicle traffic from the liquor-serving establishment may create parking congestion, making it difficult for pet owners to access the veterinary hospital in emergencies.
4. Odors and Cleanliness – Bars may contribute to unpleasant odors from spilled alcohol, cigarette smoke, or food waste, which could create an unsanitary environment near the hospital.
5. Zoning and Business Image Conflicts – Veterinary hospitals are typically associated with professionalism and medical care, while a bar might project a contrasting image, potentially deterring some clients.
6. Risk of Accidents – Intoxicated patrons might engage in reckless driving, increasing the chances of accidents near the veterinary hospital, which could be hazardous for pet owners and staff.
7. Potential for Animal Distress – Loud noises, unfamiliar smells, or unpredictable behavior from intoxicated individuals could cause anxiety for pets visiting or staying at the hospital.

Respectfully

Paul Cotter
PCK Properties
2109 S Air Depot Blvd.
MWC, OK. 73110

TO : Honorable Mayor and Council

FROM : Randall Fryar Chief Building Official

DATE : March 25, 2025

SUBJECT : Discussion, consideration, and possible action of awarding the bid to and approving a contract with Innovative Mechanical for \$245,000 to replace various HVAC equipment AHU7 and AHU11 at City Hall, with the project expected to be completed in 220 Calendar Days. The City Council authorizes the City Manager to sign and execute the contract.

Bids were received on March 11, 2025, for the above-referenced project. Staff recommends award of the bid to Innovative Mechanical which was the lowest apparent bidder. Innovative Mechanical is currently in the process of replacing two of the AHUs and staff would recommend awarding them this bid also.

Staff recommends awarding the base bid totaling \$245,000 and alternate 1 will be remitted. The contractor selected the contract length of 220 Calendar Days.

This project marks the second phase of a multi-year initiative to replace the HVAC equipment at City Hall and the Police Department. Most of the current equipment is original to the building, which was constructed in 1971. This equipment has far exceeded its typical life cycle, and in 2023, a professional HVAC engineer assessed all associated systems and developed a replacement plan. There are a total of 11 air handler units of various sizes and conditions that will be addressed in this project.

- Replacement of Air Handler #7 serves the second floor of City Hall
- Replacement of Air Handler #11 serves the second floor of City Hall

Attached are the bid tabulations for the 2 bids received.

Once the Council awards the bid, staff will coordinate with the contractor to secure the necessary bonds and contract signatures. This is the reason for delegating the later City Manager's signature, which has been the common practice.

Funding for this project is appropriated as project #242502 (Fund 009)



Randall Fryar
Chief Building Official

MIDWEST CITY AHU 7 & 11 Replacement (AHU 2 - Alt 1)
100 NORTH MIDWEST BLVD
MIDWEST CITY, OKLAHOMA 73110
3/11/2025
BID TABULATION

CONTRACTOR	LUMP SUM BASE BID	Alternate 1	Total	CALENDAR DAYS
Innovative Mechanical	\$245,000.00	\$133,000.00	\$378,000.00	220
Streets Mechanical	\$357,600.00	\$186,200.00	\$543,800.00	365
Engineering Estimate				
AHU-7 = \$72,000				
AHU-11 = \$96,000				
AHU-2 (Alt 1) = \$112,000				
Total \$280,000				



Communications & Recreation Director

Josh Ryan

100 N. Midwest Blvd.

Midwest City, OK 73110

jryan@midwestcityok.com

Office: 405-739-1206

www.midwestcityok.org

TO: Mayor and Members of the City Council
FROM: Josh Ryan, Communications & Recreation Director
DATE: March 25, 2025
SUBJECT: Discussion, consideration, and possible action of awarding a bid to and approving a contract with Aquatic Renovation Systems, Inc. (RenoSys), in an amount not to exceed \$237,135.00 for the installation of new liner systems in the large and small pools at Reno Swim & Slide. (Parks & Recreation – J. Ryan)

Having been installed during the last renovation in 2008, the pool liner system at Reno Swim & Slide had outlived its serviceable life and needed replacement. A request for bids was sent out in mid-February and closed on March 18. Only one bid was received.

Aquatic Renovation Systems, Inc., a nationally recognized liner installation and aquatics repair company was the successful bidder at \$237,135.00. This contract is for full replacement of the liner systems in both the large main pool and small kiddie pool at Reno Swim & Slide, 101 S. Douglas Blvd. in Joe B. Barnes Regional Park. Completion of the project would be required no later than June 27, 2025.

Action is at the discretion of the City Council.

Josh Ryan
Communications & Recreation Director

CONSTRUCTION SERVICES AGREEMENT
between
AQUATIC RENOVATION SYSTEMS, INC.
And
THE CITY OF MIDWEST CITY

THIS CONSTRUCTION SERVICES AGREEMENT (hereinafter referred to as “**Agreement**”) is entered into by and among The City of Midwest City, a municipal corporation (hereinafter referred to as “**City**”), and Aquatic Renovation Systems, Inc., an Indiana Corporation, registered to do business in the State of Oklahoma, (hereinafter referred to as “**Service Provider**”) (**City**, and **Service Provider** being collectively referred to herein as the “**Parties**”) and is effective upon the date of execution by the last party hereto.

WITNESSETH:

WHEREAS, **City** is in need of the following construction services: replacement of the pool liners for the **City**’s Reno Swim and Slide Aquatics Facility, located in Joe B. Barnes Park, at 101 South Douglas Boulevard in Midwest City; and

WHEREAS, **Service Provider** is in the business of providing construction services that is needed by the **City**; and

WHEREAS, the **City** and the **Service Provider** have reached an agreement for the **Service Provider** to provide the **City** the requested construction services; and

WHEREAS, **City** hereby retains **Service Provider** to provide construction services as an independent contractor; and

WHEREAS, **Service Provider** agrees to provide the **City** all services, in accordance with the standards exercised by experts in the field, necessary to provide the **City** services, products, solutions and deliverables that meet all the purposes and functionality requested or described in the RFP and in this Agreement.

NOW, THEREFORE, for and in consideration of the above premises and mutual covenants as set forth herein, the **City**, and **Service Provider** hereby agree as follows:

1. INDEPENDENT CONTRACTOR STATUS

Subject to the terms and conditions of this Agreement, the City retains the Service Provider as an independent contractor, to provide **City** all services, in accordance with the standards exercised by experts in the field, necessary to provide the City services, products,

CONSTRUCTION SERVICES AGREEMENT
between
AQUATIC RENOVATION SYSTEMS, INC.
And
THE CITY OF MIDWEST CITY

solutions, and deliverables (collectively referred to as “Deliverables”) that meet all the purposes and functionality requested or described in this Agreement. The **City** shall meet with **Service Provider** to identify service needs on a project by project basis. **Service Provider** will provide a written proposal for the identified services in accord with the terms and conditions of this Agreement. The **City** may issue a purchase order for the identified services accompanied by **Service Provider’s** written proposal. Upon issuance of the purchase order, the **Service Provider** shall be responsible for timely providing the services authorized by the purchase order (“Project”). Upon completion of the Project (services in a purchase order), the **Service Provider** will issue an invoice to the **City** and, upon approval of the invoice, the **City** will pay the invoice. Upon completion of each Project and provision to the **City** of all Deliverables for that Project and payment of the invoice for that Project to the **Service Provider**, the **City** shall own all rights and license for the Deliverables and other work products related to that Project.

a) This Agreement governs the Scope of Services including, but not limited to, all Deliverables to be provided by **Service Provider** to the **City**. The Attachments are incorporated into this Agreement by reference and, should there be a conflict in language, terms, conditions, or provisions, shall have the priority and precedential value as set forth in this Agreement.

b) The text of this Agreement together with the Attachments constitutes the entire Agreement and the only understanding and agreement between the **City** and the **Service Provider** with respect to the services, products, solutions and deliverables to be provided by the **Service Provider** hereunder. This Agreement may only be amended, modified or changed in writing when signed by all parties, or their respective specifically authorized representatives, as set forth in this Agreement.

c) If there is a conflict in language, terms, conditions, or provisions, in this Agreement

CONSTRUCTION SERVICES AGREEMENT
between
AQUATIC RENOVATION SYSTEMS, INC.
And
THE CITY OF MIDWEST CITY

between the text of this document, and any language, term, condition, or provision in any Attachment, then the text of this document, shall govern and control over any conflicting language, term, condition, or provision in any Attachment. As among the Attachments any conflict in the language, terms, conditions, or provisions shall be governed in the following order of priority and precedence:

- Attachment “A” (“Scope of Services”)
- Attachment “B” (“Schedule of Fees / Rate Card”),
- Attachment “C” (“**Service Provider’s Team**”),
- Attachment “D” (“Insurance”).

2. RETENTION OF SERVICES PROVIDER AND SCOPE OF SERVICES

A. **Service Provider** is solely responsible for the actions, non-action, omissions, and performance of **Service Provider’s** employees, agents, contractors, and subcontractors (herein collectively included in the term “Service Provider’s Project Team”) and to ensure the timely provision of each Project, timely performance of the Scope of Services, and the timely performance of each Project and the provision of all Deliverables as each are defined in **Attachment “A” (“Scope of Services”)** or the Project.

B. **Service Provider** will be solely responsible to ensure the **Service Provider’s Project Team** fully understands each Project, the Scope of Services, the Deliverables, the schedule for performance, and **City’s** goals and purposes. Service Provider will be solely responsible to ensure the **Service Provider’s Team**, specifically assigned to work on the Project for the City, is adequately trained, instructed, and managed so that **Service Provider** timely provides each Project task and satisfies the **Service Provider’s** obligations under this Agreement. The **Service Provider** may not change the **Service Provider’s Team**, for the services to be provided as set forth on Attachment “C” (“**Service Provider’s Team**”) without the prior written consent of the **City**.

CONSTRUCTION SERVICES AGREEMENT
between
AQUATIC RENOVATION SYSTEMS, INC.
And
THE CITY OF MIDWEST CITY

C. **Service Provider** shall comply with all applicable federal, state and local laws, standards, codes, ordinances, administrative regulations and all amendments and additions thereto, pertaining in any manner to the performance or services provided under this **Agreement**. **Service Provider** shall obtain all patents, licenses and any other permission required to provide all Deliverables and for use of all Deliverables by the **City**.

3. CONSIDERATION

A. The **City** shall pay the **Service Provider** the compensation after completion of Projects or Deliverables as specified in **Attachment “B” (“Schedule of Fees / Rate Card”)**.

B. The **City** and the **Service Provider** acknowledge that the compensation to be paid the **Service Provider** pursuant to this **Agreement** has been established at an amount reasonable for the availability and services of the **Service Provider and the Service Provider’s Team**.

4. INDEPENDENT CONTRACTOR STATUS

The parties hereby acknowledge and covenant that:

A. **Service Provider** is an independent contractor and will act exclusively as an independent contractor is not an agent or employee of the **City** in performing the duties in this Agreement.

1. The parties do not intend, and will not hold out that there exists, any corporation, joint venture, undertaking for a profit or other form of business venture or any employment relationship among the parties other than that of an independent contractor relationship.

2. All payments to **Service Provider** pursuant to this **Agreement** shall be due and payable in the State of Oklahoma, even if services of **Service Provider** are performed outside the State of Oklahoma.

B. The **City** shall not withhold any social security tax, workmen’s compensation, Medicare tax, federal unemployment tax, federal income tax, or state income tax from any compensation paid to **Service Provider** as **Service Provider** is an independent contractor and

CONSTRUCTION SERVICES AGREEMENT
between
AQUATIC RENOVATION SYSTEMS, INC.
And
THE CITY OF MIDWEST CITY

the members of its **Service Provider’s Team**, assigned to work on the Project for the **City** are not employees of the **City**. Any such taxes, if due, are the responsibilities of **Service Provider** and will not be charged to the **City**.

C. **Service Provider** acknowledges that as an independent contractor it and **Service Provider’s Project Team**, assigned to work on the Project for the **City** are not eligible to participate in any health, welfare or retirement benefit programs provided by the **City** or its employees.

5. TERM, TERMINATION AND STOP WORK

A. This **Agreement** shall commence upon execution by the last party hereto and shall continue in effect for one-year from the date of execution, unless terminated by either party as provided for herein. This **Agreement** may be extended by mutual agreement of the **Parties** in one-year increments, until the Project is completed and accepted as provided herein.

B. The **City** issue notices of termination or suspension to the **Service Provider**. This **Agreement** may be terminated, with or without cause, upon written notice, at the option of **City**.

1. Upon receipt of a notice of termination for the *convenience* from the **City**, the **Service Provider** shall immediately discontinue all services and activities (unless the notice directs otherwise), and

2. Upon payment for products or services fully performed and accepted, **Service Provider** shall deliver to the **City** all licenses, work, products, deliverables, solutions, communication recommendations, plans, messaging strategies, style guides, design elements, internal and external messaging campaigns, documents, data analysis, reports, and other information and materials accumulated or created in performing this **Agreement**, whether same are complete or incomplete, unless the notice directs otherwise. Upon termination for the *convenience* by the **City**, the **City** shall pay **Service Provider** for completed Projects and Deliverables up to the time of the notice of termination for *convenience*, in accordance with the

CONSTRUCTION SERVICES AGREEMENT
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AQUATIC RENOVATION SYSTEMS, INC.
And
THE CITY OF MIDWEST CITY

terms, limits and conditions of the **Agreement** and as further limited by the “not to exceed” amounts set out in this **Agreement**.

3. Upon notice of termination for *cause* from the **City**, the **Service Provider** shall not be entitled to any prior or future payments, including, but not limited to, any services, performances, work, products, deliverables, solutions, costs, or expenses, and **Service Provider** shall release and waive any interest in any retainage. The **City** may hold any outstanding payments for prior completed Projects, Deliverables, Services or expenses and any retainage as security for payment of any costs, expenses, or damages incurred by the **City** by reason of **Service Provider’s** breach or other cause. Provided, however, upon notice of termination for cause, the **Service Provider** shall deliver to the **City** services, products, solutions, and Deliverables including, but limited to, all communication recommendations, plans, messaging strategies, style guides, design elements, internal and external messaging campaigns, documents, data analysis, reports, and other information and materials accumulated or created in performing this **Agreement**, whether complete or incomplete, unless the notice directs otherwise.

4. The rights and remedies of the **City** provided in this paragraph are in addition to any other rights and remedies provided by law or under the **Agreement**. Termination herein shall not terminate or suspend any warranty, indemnification, insurance, or confidentiality required to be provided by **Service Provider** under this **Agreement**.

C. Upon notice to **Service Provider**, the **City** may issue a stop work order suspending any Projects, services, performances, work, products, Deliverables, or solutions under this **Agreement**. Any stop work order shall not terminate or suspend any warranty, indemnification, insurance, or confidentiality required to be provided by **Service Provider** under this **Agreement**. In the event the **City** issues a stop work order to **Service Provider**, the **City** will provide a copy of such stop work order to the **Service Provider**. Upon receipt of a stop work order issued from the **City**, the **Service Provider** shall suspend all work, services and activities except such

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work, services, and activities expressly directed by the **City** in the stop work order. Upon notice to the **Service Provider**, this **Agreement**, and any or all work, services, and activities thereunder, may be suspended up to thirty (30) calendar days by the **City**, without cause and without cost to the **City**; provided however, the **Service Provider** shall be entitled to an extension of all subsequent deadlines for a period equal to the suspension periods for those suspended work, services, and activities only.

D. Obligation upon Termination for *Convenience*.

1. In the event this **Agreement** is terminated for convenience hereunder, the **City** shall pay **Service Provider** for such properly documented invoices, if any, in accordance with the provisions of this **Agreement** above, through the date of termination for *convenience* and the period set forth in the notice, and thereafter the **City** shall have no further liability under this **Agreement** to **Service Provider** and **Service Provider** shall have no further obligations to the **City**.

2. Upon termination for *convenience* of the Project and the providing to the **City** of all Deliverables for the Project and payment of the invoice for the Project to **Service Provider**, the **City** shall own all rights and license for the Deliverables and other work products related to that Project.

6. WARRANTIES

A. **Service Provider** warrants that the Projects performed and Deliverables provided under this **Agreement** shall be performed consistent with generally prevailing professional standards and expertise. **Service Provider** shall maintain during the course of this **Agreement** said standard of care, expertise, skill, diligence and professional competency for any and all such services, products, solutions and deliverables. **Service Provider** agrees to require all members of the **Service Provider's Team**, also including FTEs assigned to work on the Project, to provide any and all services, products, solutions and Deliverables at said same standard of care, expertise, skill, diligence and professional competence required of **Service Provider**.

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B. During the term of this **Agreement**, the **City's** initial remedy for any breach of the above warranty shall be to permit **Service Provider** one additional opportunity to perform the work, services, and activities or provide the Projects and Deliverables without additional cost to the **City**. If the **Services Provider** cannot perform the work, services, and activities or provide the products, solutions and deliverables according to the standards and requirements set forth in this **Agreement** within thirty (30) calendar days of the original performance date, the **City** shall be entitled to recover, should the **City** so determine to be in their best interest, any fees paid to the **Service Provider** for previous payments, including, but not limited to, work, services, activities services, Projects and Deliverables and **Service Provider** shall make reimbursement or repayment within thirty (30) calendar days of a demand by the **City**. Should the **Service Provider** fail to reimburse the **City** within thirty (30) calendar days of demand, the **City** shall also be entitled to interest at 1.5% percent per month on all outstanding reimbursement and repayment obligations.

C. The **Service Provider** also acknowledges and agrees to provide all express and implied, warrants required or provided for by Oklahoma statutory and case law. This warrant is in addition to other warranties provided in or applicable to this **Agreement** and may not be waived by any other provision, expressed or implied, in this **Agreement** or in any **Attachment** hereto.

7. INSURANCE

A. **Service Provider** must provide and maintain at all times throughout the term of this **Agreement**, and any renewal hereof, such *commercial general insurance with a limit of \$1,000,000 per occurrence for bodily injury and property damage and \$5,000,000 general aggregate* protecting the **City** from claims for bodily injury (*including death*) and or property damage arising out of or resulting from the **Service Provider**, and its employees, use and occupancy of the premises and the activities conducted thereon . The insurance coverage required in this paragraph must include the **City** as additional insureds as their interest may appear under

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this **Agreement** under the policy or policies.

B. A certificate of insurance evidencing the coverage required herein shall be provided to the **City** within five (5) days of the execution of this **Agreement**.

C. **Service Provider** shall require any contractor or subcontractor to obtain and maintain substantially the same coverage as required of **Service Provider** including the **City** as an additional insured as their interest may appear under this **Agreement**.

D. The insurance requirements set forth herein must not be deemed to limit, affect, waive, or define any obligations of the **Service Provider** in any other paragraph of this **Agreement** or any indemnification or insurance requirement in any other paragraph of this **Agreement**. This paragraph must continue in full force and affect for any act, omission, incident or occurrence occurring or commencing during the term of this **Agreement**. Further, the insurance coverage required by this paragraph will survive revocation, non-renewal, termination and expiration of this **Agreement** for any occurrence or event occurring, initiated, or commencing prior to such revocation, non-renewal, termination and expiration or during the period in which the **Service Provider** is services under the **Agreement**.

E. Provided, however, should the **Service Provider** or its officers, invitees, representatives, contractors, employees or agents carry any additional, different or other insurance or insurance coverage of any kind or nature, the provisions of this paragraph must not in any way limit, waive or inhibit the **City** from making a claim or recovering under such insurance or insurance coverage.

F. Notwithstanding any other provision to the contrary, upon termination or lapse of insurance coverage required hereunder, this **Agreement** may be terminated. Termination of this **Agreement** pursuant to this paragraph must take precedence and supersede any other paragraph establishing the term of this **Agreement**, establishing a procedure for revocation or termination, or requiring notice and/or providing an opportunity to cure a breach.

G. The insurance limits in this paragraph in no way act or will be deemed to define or limit the right of **City** to recover damages, expenses, losses or for personal injuries, death or

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property damage pursuant to applicable law or the indemnification provisions or under any other paragraph or provision in this **Agreement**.

8. INDEMNIFICATION

A. **Service Provider** agrees to indemnify, defend, and hold harmless the **City** from and against all liability for: (a) injuries or death to persons; (b) costs, losses, and expenses; (c) legal fees, legal expenses, and court costs; and (d) damages, loss to property, which are caused by the **Service Provider**, its officers, representatives, agents, contractors, and employees except to the extent such injuries, losses, damages and/or costs are caused by the negligence or willful misconduct of the indemnified party. The **Service Provider** must give the **City** prompt and timely notice of any claim or suit instituted which in any way, directly or indirectly, contingently or otherwise, affects or might affect the **City**, provided, however, such notice will not be a precondition to indemnification hereunder. The rights granted by this paragraph will not limit, restrict, or inhibit the rights of the **City** under any other paragraph, including but not limited to any insurance provision or requirement in this **Agreement**.

B. The provisions of this paragraph shall survive the expiration of this **Agreement**. It is understood that these indemnities and hold harmless provisions are not limited or defined by the insurance required under the insurance provisions of this **Agreement**.

9. CONFIDENTIALITY

Service Provider acknowledges that in the course of training and providing other services to the **City**, the **City** may provide **Service Provider** with access to valuable information of a confidential and proprietary nature including but not limited to information relating to the **City's** employees, customers, marketing strategies, business processes and strategies, security systems, data and technology. **Service Provider** agrees that during the time period this **Agreement** is in effect, and thereafter, neither **Service Provider** nor **Service Provider's Team**, without the prior written consent of the **City**, shall disclose to any person, other than to the **City**, any

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information obtained by **Service Provider**. **Service Provider** shall require and maintain adequate confidentiality agreements with its employees, agents, contractors, and subcontractors.

10. NOTICES

A. Notices and other communications to the **City** pursuant to the provisions hereof will be sufficient if sent by first class mail, postage prepaid, return receipt required, or by a nationally recognized courier service, addressed to:

The City of Midwest City, City Clerk
100 N. Midwest Boulevard
Midwest City, OK 73110

respectively, and notices or other communications to the **Service Provider** pursuant to the provisions hereof will be sufficient if by first class mail, postage prepaid, return receipt required, or by a nationally recognized courier service, addressed to:

Mike Comstock, COO

Aquatic Renovation Systems, Inc.

2825 E 55th Pl.

Indianapolis, Indiana 46220

B. Any party hereto may change the address or addressee for the giving of notice to it by thirty (30) days prior written notice to the other parties hereto as provided herein. Unless otherwise specified in this **Agreement**, notice will be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to this paragraph.

11. ABIDES BY LAW

The **Service Provider** must abide by the conditions of this **Agreement**, the ordinances of the **City**, and all laws and regulations of the State of Oklahoma and the United States of America (“Laws”), applicable to **Service Provider’s** activities. **Service Provider** will be responsible for

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securing any license, permits and/or zoning which may be required prior to commencement of the Project.

12. ASSIGNMENT AND SUBLEASE

Service Provider may not assign or sublease its interest under this **Agreement** without the prior written consent of the **City**. Any assignment or sublease shall become effective upon receipt of a request signed by authorized and empowered officers/agents of the **Service Provider** and sublessee and provision by the sublessee of a certificate of insurance evidencing the insurance required by this **Agreement** and upon approval of such sublease by **City**. The **City** may, but not required, to execute a letter approving either the assignment or sublease as provided herein on behalf of **City**. Upon approval of such assignment or sublease, **Service Provider** will not be relieved of future performance, liabilities, and obligations under this **Agreement**. **City** shall be provided with a copy of each written sublease agreement, and all amendments thereto, entered into by **Service Provider** within forty-five (45) days after the entering into of same.

13. COMPLETE AGREEMENT AND AMENDMENT

This is the complete agreement between the parties and no additions, amendments, alterations, or changes in this **Agreement** shall be effective unless reduced to writing and signed by all parties hereto. Additionally, no statements, discussions, or negotiations shall be deemed or interpreted to be included in this **Agreement**, unless specifically and expressly provided herein.

14. TIME OF ESSENCE

For the purposes of this **Agreement**, time shall be deemed to be of the essence.

15. MULTIPLE ORIGINALS

This **Agreement** shall be executed in multiple counterparts, each of which shall be deemed an original.

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16. ANTI-COLLUSION

Service Provider agrees that it has not been and shall not be a party to any collusion with any of their officials, trustees, or employees of the **City** as to the terms or conditions of this **Agreement**, and has not and will not exchange, give or donate money or other things of value for special consideration to any officials, trustees, or employees of the **City**, either directly or indirectly, in procuring and execution of this **Agreement**.

17. BREACH AND DEFAULT

A. A breach of any provision of this **Agreement** shall act as a breach of the entire **Agreement** unless said breach is expressly waived in writing by all other parties hereto. Failure to enforce or timely pursue any breach shall not be deemed a waiver of that breach or any subsequent breach. No waiver of any breach by any party hereto of any terms, covenants, or conditions herein contained shall be deemed a waiver of any subsequent breach of the same, similar, or different nature.

B. Further, except as otherwise specifically and expressly provided and any other paragraph hereto, should any party hereto fail to perform, keep or observe any of the terms, covenants, or conditions herein contained, this **Agreement** may be terminated by any party not in default thirty (30) days after receipt of written notice and opportunity to cure, less and except as such lesser time is provided in this **Lease**.

C. Should the **City** breach this **Agreement**, **Service Provider** may only recover that proportion of services provided prior to the breach. **Service Provider** may not collect or recover any other or additional damages, losses, or expenses.

18. THIRD PARTY BENEFICIARIES

All parties expressly agree that no third-party beneficiaries, expressly or implicitly, are intended to be or shall be created or acknowledged by this **Agreement**. This **Agreement** is solely

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for the benefit of the **Service Provider** and the **City**, and none of the provisions hereof are intended to benefit any third parties.

19. VENUE AND CHOICE OF LAW

All parties hereto expressly agree that the venue of any litigation relating to or involving this **Agreement** and/or the rights, obligations, duties and covenants therein shall be in the appropriate court (state or federal) located in Oklahoma County, Oklahoma. All parties agree that this **Agreement** shall be interpreted and enforced in accordance with Oklahoma law and all rights of the parties shall be determined in accordance with Oklahoma law.

20. DISPUTE RESOLUTION

Either **Party** may commence the dispute resolution process pursuant to this provision, by providing the other **Party** written notice of the dispute between the **Parties** concerning any term of this **Agreement** or attachment hereto. The notice shall contain:

- (i) a statement setting forth the position of the party giving such notice and a summary of arguments supporting such position and
- (ii) the name and title of **Party** Representative and any other Persons who will accompany the Representative at the meeting at which the parties will attempt to settle the Dispute.

Within ten (10) days of receipt of the notice, the other **Party** shall respond with

- (i) a statement setting forth the position of the party giving such notice and a summary of arguments supporting such position and
- (ii) the name and title of **Party** Representative and any other Persons who will accompany the Representative at the meeting at which the parties will attempt to settle the Dispute.

The **Parties** shall make good faith attempts to negotiate a settlement between their appointed representatives. If the **Parties** are unable to settle the dispute themselves, the **Parties** shall be required to mediate the dispute, with the **Parties** equally sharing in the cost of said mediation.

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Mediation shall last at least six (6) hours and be attempted before any litigation shall be filed.

21. VALIDITY

The invalidity or unenforceability of any provision of this **Agreement** shall not affect the validity or enforceability of any other provisions of this **Agreement**, which shall remain in full force and effect.

22. NO WAIVER

The failure or neglect of either of the **Parties** hereto to insist, in any one or more instances, upon the strict performance of any of the terms or conditions of this **Agreement**, or waiver by any party of strict performance of any of the terms or conditions of this **Agreement**, shall not be construed as a waiver or relinquishment in the future of such term or condition, but such term or condition shall continue in full force and effect.

23. NO EXTRA WORK

No claims for extra work, product, services, solution, or deliverables of any kind or nature or character shall be recognized or paid by or be binding upon the **City** unless such services, work, product, solution, or deliverable is first requested and approved in writing by the **City** through a purchase order.

24. AMENDMENT

This **Agreement** may be amended by mutual agreement of the **Parties**, in writing and signed by both **Parties**. The **City** hereby delegates to the City Manager all amendments to this **Agreement** for approval and execution, unless the amendment would increase the contracted amount by more than ten percent (10%).

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25. EFFECTIVE DATE

The Effective Date of this **Agreement** is the date approved by the **City** as the last party hereto.

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CONSTRUCTION SERVICES AGREEMENT
between
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And
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IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute this **Agreement** on the dates set forth below.

Service Provider: Aquatic Renovation Systems, Inc.

By: _____

Name: Heather Chase

Title: President

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CONSTRUCTION SERVICES AGREEMENT
between
AQUATIC RENOVATION SYSTEMS, INC.
And
THE CITY OF MIDWEST CITY

APPROVED by the Council and **SIGNED** by the Mayor of The City of Midwest City this
_____ day of _____, 2025.

THE CITY OF MIDWEST CITY

MAYOR

SARA HANCOCK, CITY CLERK

REVIEWED for form and legality.

DONALD D. MAISCH, CITY ATTORNEY

CONSTRUCTION SERVICES AGREEMENT
between
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ATTACHMENT "A"

Per specifications, repair, clean and prepare surfaces in large and small pool areas of the Reno Swim and Slide.

Per specifications, install liners in the large and small pool areas of the Reno Swim and Slide, including diving well.

Per specifications, water test the installed liners in large and small pool areas of the Reno Swim and Slide.

All to be completed no later than June 27, 2025.

CONSTRUCTION SERVICES AGREEMENT
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ATTACHMENT "B"

Total cost of the Project - \$237,135.00.

CONSTRUCTION SERVICES AGREEMENT
between
AQUATIC RENOVATION SYSTEMS, INC.
And
THE CITY OF MIDWEST CITY

ATTACHMENT “C”

Michael Comstock

COO

RenoSys

Aquatic Renovation Systems, Inc.



843-665-5585 | 317-402-9101



mikec@renosys.com



www.renosys.com



2825 E 55th Pl, Indianapolis, IN 46220

CONSTRUCTION SERVICES AGREEMENT
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And
THE CITY OF MIDWEST CITY

BIDS RECEIVED MARCH 18, 2025

BID TABULATION FOR CITY OF MIDWEST CITY REPLACE POOL LINERS AT RENO SWIM & SLIDE AQUATICS FACILITY

				AQUATIC RENOVATION SYSTEMS, INC. (RENOSYS)	
ITEM NO.	ITEM	ESTIMATED QUANTITY	UNIT	UNIT BID	AMOUNT
1	REPLACE AND SEAL LINERS IN LARGE & SMALL POOLS	1.00	CY	\$237,135.00	\$237,135.00
2		0.00		0	0
3		0.00		0	0
4		0.00		0	0
5		0.00		0	0
TOTAL BASE BID				\$237, 135.00	

*Only one (1) bid received.



Communications & Recreation Director

Josh Ryan

100 N. Midwest Blvd.

Midwest City, OK 73110

jryan@midwestcityok.com

Office: 405-739-1206

www.midwestcityok.org

TO: Mayor and City Council

FROM: Josh Ryan, Communications & Recreation Director

DATE: March 25, 2025

SUBJECT: Discussion, consideration and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 12, Community Center And Senior Center; Article I, In General; Section 12-2, Deposit; Section 12-17, Services Furnished By City; Permittee Required to Hire And Pay Employees; Section 12-23, Security To Be Furnished; Section 12-26, Sale of Alcoholic Beverages and/or Beer; Article II, Rental Rates and Charges; Section 12-40, Classification and Time Of Usage For Community Center; Section 12-41, Rental Fees; Section 12-45, What Rent Includes; Section 12-46, Holding Reservations; Section 12-47, Refund of Deposits; Section 12-49, Charges for Special Facilities and Extra Services; Section 12-59, Move-In, Move-Out Time; Rates; Section 12-60, Overtime Use – Fees; Approval by City Required; and Section 12-62, Advanced Bookings; and Providing for Repealer and Severability. (J. Ryan)

The schedule of rental rates, cleaning/damage deposits and operational hours at the Nick Harroz Community Center have not been reevaluated since the facility was renovated and reopened in March 2008. The rental rates and cleaning/damage deposits at the Midwest City Senior Center have also not been evaluated or raised recently. Midwest City has fallen behind the rates charged for comparable municipal facilities in nearby communities.

The Community Center has also experienced an increase in non-resident professional event planners who are booking multiple dates for their clients. This takes availability away, on coveted dates, from Midwest City residents and for City special events.

The ordinance changes proposed would better align operational hours with comparable municipal facilities in nearby communities, especially on weekends. These ordinance changes would raise cleaning/damage deposits to a level that provides stronger incentives for customers to clean the facilities after use. The changes also create a more reasonable booking window so that the facility is not being reserved years in advance by non-residents. In addition to these changes, new rental rates are proposed that would provide a lower rate structure for residents and higher rates for non-residents. Residents would need to provide utility bills to receive lower rental rates.

The Ordinance Review Committee reviewed and recommended that the City Council adopt the amendments.

Action is at the discretion of the City Council

Josh Ryan
Communications & Recreation Director

1 **SECTION 3.** That Chapter 12, Community Center and Senior Center, of the Midwest City
2 Code, Article I, In General, Section 12-23, Security to be furnished, be amended to read as
3 follows:

4 **Sec. 12-23. Security to be furnished.**

5 Every permittee shall furnish such security as may be required by the city during his
6 occupancy and, if any permittee fails or refuses to furnish security satisfactory to the city, the
7 city may furnish the same and charge the cost thereof to the permittee or cancel the permittee's
8 event. An off-duty officer is required if alcohol is present or being sold at the event, if money is
9 being exchanged, or if it is a youth event from the ages 10-20.

10
11
12 **SECTION 4.** That Chapter 12, Community Center and Senior Center, of the Midwest City
13 Code, Article I, In General, Section 12-26, Sale of alcoholic beverages and/or beer, be amended
14 to read as follows:

15 **Sec. 12-26. Sale of alcoholic beverages and/or beer.**

16 Caterers having proper licenses may sell alcoholic beverages and/or beer during an event for
17 which they were hired by the permittee. The written application submitted for utilization of the
18 community or senior center must indicate whether alcoholic beverages and/or beer will be
19 served. Midwest City off-duty officers are required if alcohol is present or being sold at the
20 event.

21
22
23 **SECTION 5.** That Chapter 12, Community Center and Senior Center, of the Midwest City
24 Code, Article II, Rental Rates and Charges, Section 12-40, Classification and time of usage for
25 community center, be amended to read as follows:

26 **Sec. 12-40. Classification and time of usage for community center.**

27 The classification of usage indicated in the schedule of rates hereinafter set forth shall
28 determine the amount of all community center rentals. Except as otherwise provided herein, the
29 words "morning," "afternoon," and "evening" shall be deemed to apply, respectively, to periods
30 of occupancy between the following hours:

Morning	8:00 a.m. to 12:00 p.m.		
Afternoon	12:00 p.m. to 5:00 p.m.		
Sun., Tues., Thurs. Evening	6:00 p.m. to 12:00 a.m.		
Fri., Sat., Evening	6:00 p.m. to 2:00 a.m.		
Days	Morning	Afternoon	Evening
Sun, Mon, Wed	8am-12pm	12pm-5pm	Closed
Tues, Thur	8am-1pm	2pm-6pm	Closed
Fri, Sat	8am-12pm	12pm-4pm	5pm-10pm

The community or senior center shall not be available for rental to the public on Sunday evenings, Monday evenings, Wednesday evenings, New Year's Day, Memorial Day, July Fourth, Labor Day, Thanksgiving, Friday after Thanksgiving, Christmas Eve, Christmas Day.

SECTION 6. That Chapter 12, Community Center and Senior Center, of the Midwest City Code, Article II, Rental Rates and Charges, Section 12-41, Rental Fees, be amended to read as follows:

Sec. 12-41. Rental fees.

(a) Rental fees for the community center shall be as follows:

Room	Morning	Afternoon	Evening (12 a.m.; 1 a.m.; 2 a.m.)	All Day
Midwest	\$76.00 -95.00	\$105.00 -131.00	\$210.00; 245.00; 280.00 263.00; 306.00; 350.00	10 percent off session total
Bomber	-64.00 -80.00	-80.00 -100.00	144.00; 168.00; 192.00 180.00; 210.00; 240.00	10 percent off session total
Titan	-56.00 -70.00	-75.00 -94.00	126.00; 147.00; 168.00 158.00; 184.00; 210.00	10 percent off session total
Entire building	144.00 180.00	-250.00 -313.00	480.00; 560.00; 640.00 600.00; 700.00; 800.00	10 percent off session total

Midwest City Residents:

Midwest Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 66' x 79'	Banquet Capacity	Theater Capacity	\$200.00	\$240.00	\$230.00	\$300.00	\$200.00	\$240.00	\$350.00
SQ FT 5,214	250-300	350-400							
All Day rental price			(Sun, M, W) \$400.00		(T, Th) \$500.00		(Fri, Sat) \$700.00		
Bomber Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 30'x54' 24'x26'	Banquet Capacity	Theater Capacity	\$150.00	\$170.00	\$175.00	\$225.00	\$150.00	\$170.00	\$250.00
SQ FT 2,244	65	80							
All Day rental price			(Sun, M, W)		(T, Th)		(Fri, Sat)		

			\$275.00	\$350.00	\$500.00				
Titan Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 25' x 45'	Banquet Capacity 30	Theater Capacity 50	\$125.00	\$150.00	\$150.00	\$200.00	\$125.00	\$150.00	\$200.00
SQ FT 747									
All Day rental price			(Sun, M, W) \$240.00		(T, Th) \$310.00		(Fri, Sat) \$430.00		
Entire Building			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
	Banquet Capacity 750	Theater Capacity 774	\$275.00	\$375.00	\$300.00	\$400.00	\$275.00	\$375.00	\$725.00
SQ FT 8,961									
All Day rental price			(Sun, M, W) \$650.00		(T, Th) \$700.00		(Fri, Sat) \$1,375.00		

1

2 **Non-Residents:**

Midwest Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 66' x 79'	Banquet Capacity 250-300	Theater Capacity 350-400	\$250.00	\$300.00	\$287.50	\$375.00	\$250.00	\$300.00	\$437.50
SQ FT 5,214									
All Day rental price			(Sun, M, W) \$500.00		(T, Th) \$625.00		(Fri, Sat) \$875.00		
Bomber Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 30'x54' 24'x26'	Banquet Capacity 65	Theater Capacity 80	\$187.50	\$212.50	\$218.75	\$281.25	\$187.50	\$212.50	\$312.50
SQ FT 2,244									
All Day rental price			(Sun, M, W) \$343.75		(T, Th) \$437.50		(Fri, Sat) \$625.00		

Titan Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 25' x 45'	Banquet Capacity 30	Theater Capacity 50	\$156.25	\$187.50	\$187.50	\$250.00	\$156.25	\$187.50	\$250.00
SQ FT 747									
All Day rental price			(Sun, M, W) \$300.00		(T, Th) \$387.50		(Fri, Sat) \$537.50		
Entire Building			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
	Banquet Capacity 750	Theater Capacity 774	\$343.75	\$468.75	\$375.00	\$500.00	\$343.75	\$468.75	\$906.25
SQ FT 8,961									
All Day rental price			(Sun, M, W) \$812.50		(T, Th) \$875.00		(Fri, Sat) \$1,718.75		

1

2 *Cleaning deposits:*

3 *Room/equipment Cost*

4 Midwest ~~\$300.00~~- \$400.00

5 Bomber/Titan ~~\$150.00~~- \$200.00

6 Entire building ~~\$600.00~~- \$800.00

7 Audio/visual equipment \$100.00

8 *Additional Charges:*

9 *Item Cost*

10 Table set up, per table \$2.00

11 Chair set up, per chair \$1.00

12 Podium with microphone \$20.00

13 Stage section 4' x 8', per section \$15.00

14 Podium without microphone N/C

15 Audio/visual equipment \$100.00

1 The cleaning deposits for the above stated rooms or the entire building maybe refunded if
 2 cleaned to the satisfaction of the community center staff.

3 (b) Rental fees for the senior center shall be as follows:

		Sessions			
Grand Room	Maximum Occupants		Fri. 5 p.m.-12 a.m. 10 pm	Sat. 12 p.m.-12 a.m. 10 pm	Sun. 12 p.m.-6 5 p.m.
	Banquet	Theater-Resident	\$300.00 \$460.00	\$450.00 \$650.00	\$300.00 \$460.00
48x76	156	250-Non-Resident	\$375.00 \$600.00	\$563.00 \$797.00	\$375.00 \$600.00
Willow Room	Maximum Occupants		Fri. 5 p.m. 12 a.m.	Sat. 12 p.m. 12 a.m.	Sun. 12 p.m. 6 p.m.
	Banquet	Theater	\$200.00	\$300.00	\$200.00
36x36	60	86	\$240.00	\$375.00	\$240.00
Mistletoe Room	Maximum Occupants		Fri. 5 p.m. 12 a.m.	Sat. 12 p.m. 12 a.m.	Sun. 12 p.m. 6 p.m.
	Banquet	Theater	\$150.00	\$250.00	\$150.00
31x25	35	50	\$188.00	\$313.00	\$188.00
Midwest Room	Maximum Occupants		Fri. 5 p.m. 12 a.m.	Sat. 12 p.m. 12 a.m.	Sun. 12 p.m. 6 p.m.
	Banquet	Theater	\$100.00	\$150.00	\$100.00
24x16	24	24	\$125.00	\$188.00	\$125.00
Redbud Room	Maximum Occupants		Fri. 5 p.m. 12 a.m.	Sat. 12 p.m. 12 a.m.	Sun. 12 p.m. 6 p.m.
	Banquet	Theater	\$100.00	\$150.00	\$100.00
17x28	20	35	\$125.00	\$188.00	\$125.00

4

5 Cleaning deposit:

6 Grand Room \$500; This maybe refunded if room cleaned to the satisfaction of the senior center
 7 staff.

8

9

10 **SECTION 7.** That Chapter 12, Community Center and Senior Center, of the Midwest City
 11 Code, Article II, Rental Rates and Charges, Section 12-45, What rent includes, be amended to
 12 read as follows:

13 **Sec. 12-45. What rent includes.**

14 The rental fees imposed by the city shall include normal heat, light, water and air
 15 conditioning; and normal building cleaning and maintenance. Also included are audio/visual

1 equipment, podiums and the stage. The stage is only available for the Midwest Room at the
2 community center or the Grand Room at the senior center.

3
4 **SECTION 8.** That Chapter 12, Community Center and Senior Center, of the Midwest City
5 Code, Article II, Rental Rates and Charges, Section 12-46, Holding reservations, be amended to
6 read as follows:

7 **Sec. 12-46. Holding reservations.**

8 The community or senior center or any part of it can be reserved for forty-eight (48) hours
9 prior to entering into a contract without payment of a fee or deposit. ~~Payment of at least one half~~
10 ~~of the rental fee and extra charges, per this chapter, is required at the time the contract is signed~~
11 ~~and the remainder of the fees and charges under the contract is due no less than sixty (60) days~~
12 ~~prior to the scheduled event.~~ Groups that book the same event more than two (2) times each
13 month will not be required to pay the fifty (50%) percent deposit but will be required to pay the
14 full amount due no later than one (1) week prior to the first event of each month.

15
16 **SECTION 9.** That Chapter 12, Community Center and Senior Center, of the Midwest City
17 Code, Article II, Rental Rates and Charges, Section 12-47, Refund of deposits, be amended to
18 read as follows:

19 **Sec. 12-47. Refund of deposits.**

- 20 (a) The permittee shall receive a seventy-five (75) percent refund of his/her deposit when s/he
21 gives written notice of cancellation to the city more than ninety (90) days to one hundred-
22 seventy nine (179) days prior to the scheduled dates reserved.
- 23 ~~(b) The permittee shall receive a refund of twenty five (25) seventy five (75) percent of his/her~~
24 ~~deposit when s/he gives written notice of cancellation to the city at least ninety (90) but~~
25 ~~more than sixty (60) days prior to the scheduled dates reserved~~
- 26 ~~(e)~~(b) The permittee shall receive no refund of his/her deposit when s/he gives ~~written~~ notice of
27 cancellation to the city sixty (60) days or less prior to the scheduled dates reserved.
- 28 ~~(d)~~(c) The permittee shall receive a full refund of his/her deposit if the scheduled event is
29 canceled by the city due to no fault of the permittee or the scheduled event is otherwise
30 canceled at the request of the city and with the consent of the permittee.
- 31 ~~(e)~~(d) The right to a refund is not assignable except by operation of law and such right shall be
32 barred, and the money to which any permittee shall be entitled shall be and become the sole
33 property of the city upon the expiration of one (1) year following the date the right to such
34 refund accrued.

35
36 **SECTION 10.** That Chapter 12, Community Center and Senior Center, of the Midwest City
37 Code, Article II, Rental Rates and Charges, Section 12-49, Charges for special facilities and
38 extra services, be amended to read as follows:

39

1 **Sec. 12-49. Charges for special facilities and extra services.**

- 2 (a) The rental charges set out in this chapter shall cover only the use of the rooms, and are not
3 in lieu of charges for special facilities and extra services. Regardless of the classification of
4 use, when such special facilities or extra services are used or rendered an additional charge
5 shall be determined by the city. These charges shall be based upon a schedule of extra
6 charges which shall be kept on file by the city. The list of charges will be kept current by
7 the city and subject to the approval of the city council.
- 8 (b) The following are the special facilities or extra services at the community center only for
9 which an additional charge shall be made:

10 ~~(1) Public address system and/or outside amplification as part of any regular interior~~
11 ~~usage;~~

12 ~~(2) Additional equipment necessary to play any recordings over the center's amplification~~
13 ~~system or for supervising any installation required for the purpose of broadcasting any~~
14 ~~event over any radio or television station or for tuning in on any radio or television~~
15 ~~program, which it is desired to broadcast over the center's amplification system;~~

16 ~~(3) Special seating arrangements;~~

17 ~~(4) Change in seating arrangements;~~

18 ~~(5)~~(1) Special mechanical or electrical connection and equipment;

19 ~~(6)~~(2) Janitorial work beyond the usual hours;

20 ~~(7)~~(3) Erection of platform and stands other than those usually furnished;

21 ~~(8)~~(4) Decorating and installation or removal of fixtures; and

22 ~~(9)~~(5) Other miscellaneous services or equipment.

23 All special charges and services must be included in the contract.

24
25
26 **SECTION 11.** That Chapter 12, Community Center and Senior Center, of the Midwest City
27 Code, Article II, Rental Rates and Charges, Section 12-59, Move-in, move-out time; rates, are
28 hereby repealed and placed into reserve.

29 **Sec. 12-59. Move-in, move-out time; rates. Reserved.**

30 ~~(a) By previous arrangement with the approval of the city manager, events of two (2) or more~~
31 ~~consecutive days may be allowed up to one (1) day without charge (last half of the day prior~~
32 ~~to and the first half of the day after the scheduled event) for combined move in and move-~~
33 ~~out.~~

34 ~~(b) All move in and move out times shall be based on the availability of the facility.~~

35
36
37 **SECTION 12.** That Chapter 12, Community Center and Senior Center, of the Midwest City
38 Code, Article II, Rental Rates and Charges, Section 12-60, Overtime use—fees; approval by city
39 required, are hereby repealed and placed into reserve.

1 **SECTION 4.** That Chapter 12, Community Center and Senior Center, of the Midwest City
2 Code, Article I, In General, Section 12-26, Sale of alcoholic beverages and/or beer, be amended
3 to read as follows:

4 **Sec. 12-26. Sale of alcoholic beverages and/or beer.**

5 Caterers having proper licenses may sell alcoholic beverages and/or beer during an event for
6 which they were hired by the permittee. The written application submitted for utilization of the
7 community or senior center must indicate whether alcoholic beverages and/or beer will be
8 served. Midwest City off-duty officers are required if alcohol is present or being sold at the
9 event.

10
11 **SECTION 5.** That Chapter 12, Community Center and Senior Center, of the Midwest City
12 Code, Article II, Rental Rates and Charges, Section 12-40, Classification and time of usage for
13 community center, be amended to read as follows:

14
15 **Sec. 12-40. Classification and time of usage for community center.**

16 The classification of usage indicated in the schedule of rates hereinafter set forth shall
17 determine the amount of all community center rentals. Except as otherwise provided herein, the
18 words "morning," "afternoon," and "evening" shall be deemed to apply, respectively, to periods
19 of occupancy between the following hours:

Days	Morning	Afternoon	Evening
Sun, Mon, Wed	8am-12pm	12pm-5pm	Closed
Tues, Thur	8am-1pm	2pm-6pm	Closed
Fri, Sat	8am-12pm	12pm-4pm	5pm-10pm

20
21 The community or senior center shall not be available for rental to the public on Sunday
22 evenings, Monday evenings, Wednesday evenings, New Year's Day, Memorial Day, July Fourth,
23 Labor Day, Thanksgiving, Friday after Thanksgiving, Christmas Eve, Christmas Day.

24
25
26 **SECTION 6.** That Chapter 12, Community Center and Senior Center, of the Midwest City
27 Code, Article II, Rental Rates and Charges, Section 12-41, Rental Fees, be amended to read as
28 follows:

29
30 **Sec. 12-41. Rental fees.**

31 (a) Rental fees for the community center shall be as follows:
32
33
34

1 **Midwest City Residents:**

Midwest Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 66' x 79' SQ FT 5,214	Banquet Capacity 250-300	Theater Capacity 350-400	\$200.00	\$240.00	\$230.00	\$300.00	\$200.00	\$240.00	\$350.00
All Day rental price			(Sun, M, W) \$400.00		(T, Th) \$500.00		(Fri, Sat) \$700.00		
<hr/>									
Bomber Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 30'x54' 24'x26' SQ FT 2,244	Banquet Capacity 65	Theater Capacity 80	\$150.00	\$170.00	\$175.00	\$225.00	\$150.00	\$170.00	\$250.00
All Day rental price			(Sun, M, W) \$275.00		(T, Th) \$350.00		(Fri, Sat) \$500.00		
<hr/>									
Titan Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 25' x 45' SQ FT 747	Banquet Capacity 30	Theater Capacity 50	\$125.00	\$150.00	\$150.00	\$200.00	\$125.00	\$150.00	\$200.00
All Day rental price			(Sun, M, W) \$240.00		(T, Th) \$310.00		(Fri, Sat) \$430.00		
<hr/>									
Entire Building			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
SQ FT 8,961	Banquet Capacity 750	Theater Capacity 774	\$275.00	\$375.00	\$300.00	\$400.00	\$275.00	\$375.00	\$725.00
All Day rental price			(Sun, M, W) \$650.00		(T, Th) \$700.00		(Fri, Sat) \$1,375.00		

2

3

1 **Non-Residents:**

Midwest Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 66' x 79'	Banquet Capacity	Theater Capacity	\$250.00	\$300.00	\$287.50	\$375.00	\$250.00	\$300.00	\$437.50
SQ FT 5,214	250-300	350-400							
All Day rental price			(Sun, M, W) \$500.00		(T, Th) \$625.00		(Fri, Sat) \$875.00		
<hr/>									
Bomber Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 30'x54'	Banquet Capacity	Theater Capacity	\$187.50	\$212.50	\$218.75	\$281.25	\$187.50	\$212.50	\$312.50
24'x26'	65	80							
SQ FT 2,244									
All Day rental price			(Sun, M, W) \$343.75		(T, Th) \$437.50		(Fri, Sat) \$625.00		
<hr/>									
Titan Room			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
Dimension 25' x 45'	Banquet Capacity	Theater Capacity	\$156.25	\$187.50	\$187.50	\$250.00	\$156.25	\$187.50	\$250.00
SQ FT 747	30	50							
All Day rental price			(Sun, M, W) \$300.00		(T, Th) \$387.50		(Fri, Sat) \$537.50		
<hr/>									
Entire Building			Sun, M, W 8am-12pm	Sun, M, W 12pm-5pm	T, Th 8am-1pm	T, Th 2pm-6pm	F, Sat 8am-12pm	F, Sat 12pm-4pm	F, Sat 5pm-10pm
	Banquet Capacity	Theater Capacity	\$343.75	\$468.75	\$375.00	\$500.00	\$343.75	\$468.75	\$906.25
SQ FT 8,961	750	774							
All Day rental price			(Sun, M, W) \$812.50		(T, Th) \$875.00		(Fri, Sat) \$1,718.75		

2

3 *Cleaning deposits:*

4 Midwest \$400.00

- 1 Bomber/Titan \$200.00
- 2 Entire building \$800.00

3 The cleaning deposits for the above stated rooms or the entire building maybe refunded if
 4 cleaned to the satisfaction of the community center staff.

5

6 (b) Rental fees for the senior center shall be as follows:

7

		Sessions			
Grand Room	Maximum Occupants	Fri. 5 pm - 10 pm	Sat. 12 pm - 10 pm	Sun. 12 pm - 5 pm	
	Banquet	Resident	\$460.00	\$650.00	\$460.00
48x76		Non-Resident	\$600.00	\$797.00	\$600.00

8

9 *Cleaning deposit:*

10 Grand Room \$500; This maybe refunded if room cleaned to the satisfaction of the senior center
 11 staff.

12

13

14 **SECTION 7.** That Chapter 12, Community Center and Senior Center, of the Midwest City
 15 Code, Article II, Rental Rates and Charges, Section 12-45, What rent includes, be amended to
 16 read as follows:

17 **Sec. 12-45. What rent includes.**

18 The rental fees imposed by the city shall include normal heat, light, water and air
 19 conditioning; and normal building cleaning and maintenance. Also included are audio/visual
 20 equipment, podiums and the stage. The stage is only available for the Midwest Room at the
 21 community center or the Grand Room at the senior center.

22

23 **SECTION 8.** That Chapter 12, Community Center and Senior Center, of the Midwest City
 24 Code, Article II, Rental Rates and Charges, Section 12-46, Holding reservations, be amended to
 25 read as follows:

26 **Sec. 12-46. Holding reservations.**

27 The community or senior center or any part of it can be reserved for forty-eight (48) hours
 28 prior to entering into a contract without payment of a fee or deposit. Groups that book the same
 29 event more than two (2) times each month will not be required to pay the fifty (50%) percent
 30 deposit but will be required to pay the full amount due no later than one (1) week prior to the
 31 first event of each month.

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SECTION 9. That Chapter 12, Community Center and Senior Center, of the Midwest City Code, Article II, Rental Rates and Charges, Section 12-47, Refund of deposits, be amended to read as follows:

Sec. 12-47. Refund of deposits.

- (a) The permittee shall receive a seventy-five (75) percent refund of his/her deposit when s/he gives written notice of cancellation to the city more than ninety (90) days to one hundred-seventy nine (179) days prior to the scheduled dates reserved.
- (b) The permittee shall receive no refund of his/her deposit when s/he gives written notice of cancellation to the city sixty (60) days or less prior to the scheduled dates reserved.
- (c) The permittee shall receive a full refund of his/her deposit if the scheduled event is canceled by the city due to no fault of the permittee or the scheduled event is otherwise canceled at the request of the city and with the consent of the permittee.
- (d) The right to a refund is not assignable except by operation of law and such right shall be barred, and the money to which any permittee shall be entitled shall be and become the sole property of the city upon the expiration of one (1) year following the date the right to such refund accrued.

SECTION 10. That Chapter 12, Community Center and Senior Center, of the Midwest City Code, Article II, Rental Rates and Charges, Section 12-49, Charges for special facilities and extra services, be amended to read as follows:

Sec. 12-49. Charges for special facilities and extra services.

- (a) The rental charges set out in this chapter shall cover only the use of the rooms, and are not in lieu of charges for special facilities and extra services. Regardless of the classification of use, when such special facilities or extra services are used or rendered an additional charge shall be determined by the city. These charges shall be based upon a schedule of extra charges which shall be kept on file by the city. The list of charges will be kept current by the city and subject to the approval of the city council.
- (b) The following are the special facilities or extra services at the community center only for which an additional charge shall be made:
 - (1) Special mechanical or electrical connection and equipment;
 - (2) Janitorial work beyond the usual hours;
 - (3) Erection of platform and stands other than those usually furnished;
 - (4) Decorating and installation or removal of fixtures; and
 - (5) Other miscellaneous services or equipment.All special charges and services must be included in the contract.

1 **SECTION 11.** That Chapter 12, Community Center and Senior Center, of the Midwest City
2 Code, Article II, Rental Rates and Charges, Section 12-59, Move-in, move-out time; rates, are
3 hereby repealed and placed into reserve.

4 **Sec. 12-59. Reserved.**

5
6 **SECTION 12.** That Chapter 12, Community Center and Senior Center, of the Midwest City
7 Code, Article II, Rental Rates and Charges, Section 12-60, Overtime use—fees; approval by city
8 required, are hereby repealed and placed into reserve.

9 **Sec. 12-60. Reserved.**

10
11 **SECTION 13.** That Chapter 12, Community Center and Senior Center, of the Midwest City
12 Code, Article II, Rental Rates and Charges, Section 12-62, Advance bookings, be amended to
13 read as follows:

14 **Sec. 12-62. Advance bookings.**

- 15 (a) For the community center, no one shall be allowed to book more than six (6) months in
16 advance. Any advance booking greater than six (6) months shall be subject to the current
17 rate charged as of the date the event is conducted. The city shall give each permittee with
18 advance bookings of greater than six (6) months written notice of the fee increases upon
19 adoption by the city council.
- 20 (b) For the senior center, no one shall be allowed to book less than 30 days or more than one (1)
21 year in advance.

22
23 **SECTION 14. REPEALER.** All ordinances or parts of ordinances in conflict herewith are
24 hereby repealed.
25

26 **SECTION 15. SEVERABILITY.** If any section, sentence, clause, or portion of this ordinance is
27 for any reason held to be invalid, such decision shall not affect the validity of the remaining
28 provisions of the ordinance.
29

30
31 PASSED AND APPROVED by the Mayor and the Council of the City of Midwest City,
32 Oklahoma, this _____ day of _____, 2025.

33
34 THE CITY OF MIDWEST CITY, OKLAHOMA

35 ATTEST:

36
37 _____
38 MATTHEW D. DUKES, II, Mayor

39 _____
40 SARA HANCOCK, City Clerk

41
42
43 Approved as to form and legality this _____ day of _____, 2025.

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DON MAISCH, City Attorney



City Attorney, Donald D. Maisch

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

MEMORANDUM

To: Mayor and Members of the City Council

From: Don Maisch
City Attorney

RE: Discussion, consideration and possible action approving an ordinance amending the Midwest City Municipal Code, Chapter 38 Subdivision Regulations, Article VII, Relief from Subdivision Standards, Section 38-62, Fees Subsection 38-62.4, Computation of Fees; providing for a repealer, and severability. (D. Maisch – City Attorney).

Date: March 25, 2025

The amendment to Chapter 38 Subdivision Regulations, Section 38-62, Fees, Subsection 38-62.4, Computation of Fees would change how sidewalk Fee-In-Lieu would be calculated by removing the width of a driveway that is connected to a sidewalk, provided the driveway contains ADA accessibility.

The Ordinance Review Committee recommending this amendment for approval.

Approval is at the discretion of the City Council.

Respectfully submitted,

Donald D. Maisch
City Attorney

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

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES, II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

Approved as to form and legality this _____ day of _____, 2025.

DONALD D. MAISCH, City Attorney

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

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES, II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

Approved as to form and legality this _____ day of _____, 2025.

DONALD D. MAISCH, City Attorney



City Attorney, Donald D. Maisch

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

MEMORANDUM

To: Mayor and Members of the City Council

From: Don Maisch
City Attorney

RE: Discussion, consideration and possible action approving an ordinance amending the Midwest City Municipal Code, Chapter 9, Building and Building Regulations, Article I, In General, Section 9-7, Code amended – International Residential Code; Chapter 20, Housing Code, Article I, Existing Structures, Section 20-2, Code amended; and providing for a repealer, and severability. (D. Maisch – City Attorney).

Date: March 25, 2025

The proposed amendments to Chapters 9 and 20 would modify existing requirements contained in the International Building Code and the International Property Maintenance Code as already adopted by reference by the City Council into City Ordinances, to require any person who installs a subsoil drain system (French drain or curtain drain) to ensure that the discharge from the drain is not directed towards or cause damage to any adjacent property.

If such direction is discovered, then enforcement would be the same as any other Chapter 9 or Chapter 20 violation (Citation from the Chief Building Official).

The Ordinance Review Committee reviewed and recommended the amendments for approval by the City Council.

Approval is at the discretion of the City Council.

Respectfully submitted,

Donald D. Maisch
City Attorney

1
2 (b) Additional information relating to the proposed improvement needed to
3 determine compliance with these regulations.
4

5 (1) A survey, prepared by an engineer or land surveyor registered in the State
6 of Oklahoma, of the boundaries of the lot on which the improvement is
7 proposed to be located.
8

9 (2) A survey, prepared by an engineer or land surveyor registered in the State
10 of Oklahoma, which shows the topographic characteristics of the site at a
11 contour interval of not less than two (2) feet and also shows the exact size,
12 shape, and dimensions of the lot to be built upon.
13

14 (3) Or any other documentation as deemed necessary to the Chief Building
15 Official to determine compliance with this code.
16

17 Nothing contained herein shall modify or alter the requirements contained in Appendix
18 A, Zoning.
19

20 *105.10 Demolition permit requirements.* A permit is required for the demolition of any
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35 drainage improvements. Fee in Table located in Section 9-47.
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21 (2) Accessory building greater than two hundred fifty (250) square feet in
22 area but less than ten thousand (10,000) square feet in area shall be. See
23 Table located in Section 9-47.

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25 (3) The fee for accessory buildings more than ten thousand (10,000) square
26 feet in area shall be. See Table located in Section 9-47.

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28 (d) Miscellaneous inspections (no permit): See Table located in Section 9-47.

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30 (e) Reinspection fee: See Table located in Section 9-47.

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32 (f) Refunds: In the case of a revocation of a permit or abandonment or
33 discontinuance of a building project, there shall be no refunds.

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36 waive development fees associated with building infill housing on city-owned
37 properties in order to support revitalization. (Development fees may include
38 building permits, fence permits, drive permits and any other development
39 related fees deemed applicable at the City Manager's discretion.)

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43 necessary permits shall be charged three times the normal rate as identified in the Table located

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6 (a) Certificate of occupancy; fee. See Table located in Section 9-47. No change
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9 this Code are met.
- 10
11 (b) Whenever a building permit is issued for the erection of a new building or
12 structure, an occupancy permit shall be required prior to being occupied. Any
13 residence occupied without a valid certificate of occupancy shall be in
14 violation of this section. If life safety issues are present as defined by the
15 electrical and fire codes, the disconnecting of utilities to include water,
16 electric and gas may also be used for enforcement.
- 17
18 (c) A temporary CO will only be issued for a one time (30) thirty day period at
19 the discretion of the City Manager due to extenuating circumstances.
- 20
21 (d) Commercial classifications are exempt from the requirements of this section;
22 they are governed by the requirements of the International Building Code as
23 adopted in this Chapter.

24
25 ~~113.1~~ 112.1 *Appeal process.* An appeal may be taken to the Chief Building Official from
26 any ruling, interpretation, requirement, or decision made by the building inspector, by filing
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28 or decision a statement in writing of the issues to be considered on appeal. The Chief Building
29 Official shall review, within three (3) business days of receipt of appeal. The Chief Building
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8 The code adopted in section 20-1 is amended and modified in the following respects:
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10 Section 101.1 is amended and shall read as follows:
11

12 101.1. *Title.* These regulations shall be known as the Property Maintenance Code of
13 Midwest City, hereinafter referred to as "this Code" as applied to this Chapter.
14

15 Section ~~106.4~~ 107.4 is amended and shall read as follows:
16

17 ~~106.4~~ 107.4. *Penalty.* Any person, firm or corporation who shall violate any provision of
18 this Code, or fail to comply therewith, or with any of the regulations thereof, shall, upon conviction
19 thereof, be subject to a fine of up to two hundred dollars (\$200.00) plus court costs, or
20 imprisonment for a term not to exceed fifteen (15) days, or both, at the discretion of the court. The
21 prosecutor, at the time the citation is accepted, may elect to proceed without jail time as punishment
22 at any time prior to the arraignment on the charged offense, thereby exempting any requirement or
23 option of a jury trial where monetary fines only are sought against the responsible party. Each day
24 that a violation continues after the first violation shall be deemed a separate offense.
25

26
27 Section ~~106~~ 106 is deleted in its entirety.
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29 Section 202 is amended and shall read as follows:
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31 — *RUBBISH.* Combustible or noncombustible waste materials, except for trash or
32 garbage, primarily derived from an organic nature, including but not limited to residue from the
33 burning of wood, coal, coke and other combustible materials, wood or wood products, tree
34 branches and limbs, yard waste, grass clippings and trimmings, shrubbery or plant cuttings, leaves,
35 mulch, dirt, manure or fodder or other similar materials.
36

37 Section 302.4 is amended and shall read as follows:
38

39 302.4. *Weeds.* All premises and exterior property shall be maintained free from weeds or
40 plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. Weeds shall
41 be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided;
42 however, this term shall not include cultivated flowers and gardens.
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1 Upon failure of the owner or responsible person having charge of a property to cut and
2 destroy weeds after service of notice of violation, he shall be subject to prosecution. Upon failure
3 to comply with the notice of violation, any code official or contractor hired by the city shall be
4 authorized to enter upon the property in violation and cut and destroy the weeds growing thereon,
5 and the costs of such removal shall be paid by the owner or responsible party of the property.
6

7 *Section 304.2* is hereby amended and shall read as follows:
8

9 *304.2. Protective treatment.* All exterior surfaces, including but not limited to doors, door
10 and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in
11 good condition. Exterior wood surfaces on a dwelling, with the exception of milled exterior cedar
12 or redwood siding, shall be protected from the elements and decay by painting or other protective
13 covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces
14 repainted. All siding and masonry joints, as well as those between the building envelope and the
15 perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight.
16 All metal surfaces subject to rust and corrosion and all surfaces with rust or corrosion shall be
17 stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from
18 exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this
19 requirement.
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21 *Section 304.7* is amended and shall read as follows:
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23 *304.7. Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects
24 that would allow rain to intrude into the residential dwelling. It shall not be sufficient by an owner
25 or responsible party to show that the interior of the dwelling does not indicate signs of water leak
26 at the time of an inspection. Any indication that the roof, flashing, or other object associated with
27 the roof of a dwelling has had damage which could admit rain shall be sufficient basis for the
28 finding of a violation of this section. Roof drainage shall be adequate to prevent dampness or
29 deterioration in the walls, gables, soffit, mansard, trim, or decking edge, behind guttering, adjacent
30 to valleys, or surrounding pipes or vents that extend through the roof, or into any interior of the
31 structure, whether the living portion of the structure or any unoccupied portion. Roof drains,
32 gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water
33 shall not be discharged in a manner that creates a public nuisance. Roof water shall not drain
34 towards or cause damage or harm to any adjacent property. If roof water is connected into a
35 subsoil drain, the subsoil drain must comply with Section 3302.1 of the International Residential
36 Code, including any amendments contained in Section 9-7 of the Midwest City Code.
37

38 *Section 507.1* is amended as follows:
39

40 *Section 507.1 General.* If the drainage of areas identified in this section is drained through
41 the use of a subsoil drain, then the subsoil drain must comply with Section 3302.1 of the
42 International Residential Code, and any amendments contained in Section 9-7 of the Midwest City
43 Code.

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2 *Section 602.3* is amended and shall read as follows:
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4 *602.3. Heat supply.* Every owner and operator of any building who rents, leases or lets one
5 or more dwelling units or sleeping units on terms, either express or implied, to furnish heat to the
6 occupants thereof shall supply heat during the period from October 15 of the year through April
7 15 of the following year to maintain a temperature of not less than 68° F (20° C) in all habitable
8 rooms, bathrooms and toilet rooms.
9

10 *Exceptions:*

- 11
- 12 1. When the outdoor temperature is below the winter outdoor design temperature
13 for the locality, maintenance of the minimum room temperature shall be
14 required, provided that the heating system is operational at its full design
15 capacity. The winter outdoor design temperature for the locality shall be as
16 indicated in the International Plumbing Code.
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 - 18 2. In areas where the average monthly temperature is above 30° F (-1° C) a
19 minimum temperature of 65° F (18° C) shall be maintained.
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25 a temperature of not less than 65° F (18° C) during the period the spaces are occupied.

26 *Exceptions:*

- 27 1. Processing, storage and operation areas that require cooling or special temperature
28 conditions.
- 29 2. Areas in which persons are primarily engaged in vigorous physical activities.
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33 **Section 3.** REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby
34 repealed.
35

36 **Section 4.** SEVERABILITY. If any section, sentence, clause, or portion of this ordinance is for
37 any reason held to be invalid, such decision shall not affect the validity of the remaining provisions
38 of the ordinance.
39

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

3
4 **THE CITY OF MIDWEST CITY, OKLAHOMA**

5
6
7 _____
8 MATTHEW D. DUKES, II, Mayor

9
10
11 ATTEST:

12
13
14 _____
15 SARA HANCOCK, City Clerk

16
17
18 Approved as to form and legality this _____ day of _____, 2025.

19
20
21 _____
22 DONALD D. MAISCH, City Attorney

1
2 (b) Additional information relating to the proposed improvement needed to
3 determine compliance with these regulations.
4

5 (1) A survey, prepared by an engineer or land surveyor registered in the State
6 of Oklahoma, of the boundaries of the lot on which the improvement is
7 proposed to be located.
8

9 (2) A survey, prepared by an engineer or land surveyor registered in the State
10 of Oklahoma, which shows the topographic characteristics of the site at a
11 contour interval of not less than two (2) feet and also shows the exact size,
12 shape, and dimensions of the lot to be built upon.
13

14 (3) Or any other documentation as deemed necessary to the Chief Building
15 Official to determine compliance with this code.
16

17 Nothing contained herein shall modify or alter the requirements contained in Appendix
18 A, Zoning.
19

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21 building in excess of one hundred twenty (120) square feet. For residential demolition and all
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31 **Section 3.** REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby
32 repealed.
33

34 **Section 4.** SEVERABILITY. If any section, sentence, clause, or portion of this ordinance is for
35 any reason held to be invalid, such decision shall not affect the validity of the remaining provisions
36 of the ordinance.
37
38
39

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

3
4
5
6
7
8
9

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES, II, Mayor

10
11
12
13
14

ATTEST:

SARA HANCOCK, City Clerk

15
16
17

Approved as to form and legality this _____ day of _____, 2025.

18
19
20
21

DONALD D. MAISCH, City Attorney

22



City Attorney, Donald D. Maisch

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

MEMORANDUM

To: Mayor and Members of the City Council

From: Don Maisch
City Attorney

RE: Discussion, consideration and possible action of approving an Ordinance amending the Midwest City Municipal Code, Chapter 9 Building and Building Regulations; Article I, In General; Sections 9-6, Code Amended – International Building Code; 9-7 Code Amended – International Residential Code; and Section 9-48, Reserved; Article II, Building; Division 3, Permits and Inspections, Section 9-88, Appeals; Article III, Electrical; Division 3, Permits and Inspections, Section 9-159, Appeals; Article IV, Mechanical; Division 3, Permits and Inspections; Section 9-228, Appeals; Article V, Fuel Gas; Division 3, Permits and Inspections; Section 9-294, Appeals; Article VI, Plumbing; Division 3, Permits and Inspections; Section 9-344, Appeals; Chapter 15, Fire Protection and Prevention; Article III, Fire Prevention Codes and Standards; Division 3, NFPA National Fire Codes; Section 15-65, Appeals; and Repealing and Placing into Reserve Sections 9-115 thru 9-120, 9-185 thru 9-190 and 9-255 thru 9-260; providing for Repealer and Severability and establishing a process for future action on Boards, Committees and Commissions. (D. Maisch – City Attorney).

Date: March 25, 2025

The proposed amendments to Chapters 9 and 15 would eliminate various Board of the City of Midwest City and combine them all into a new Trades' Advisory Board. The Trades' Advisory Board would hear appeals from either the Chief Building Official or the Fire Marshal for the City of Midwest City and either the Chief Building Official or the Fire Marshal could seek advice and guidance from the Trades' Advisory Board. Appeals from the Trades' Advisory Board would be directly to State District Court.

The Trades' Advisory Board would be made up of nine (9) members from various trades, most licensed by the State of Oklahoma. The Chief Building Official and the City's Fire Marshal will identify individuals who meet the requirements of the City Ordinance for appointment to the Board. The person identified will be sent to the City Council, who will have five (5) business days to comment including potential alternate nominees. The Mayor would then nominate a person for the trade position to be approved by the City Council. All nominees are to be members of the trade and either residents or doing business within Midwest City. If a trade cannot be filled from anyone who is either a resident or doing business within Midwest City, then a nominee may come from outside Midwest City. If no one can be found, then the position can be filled by one of the other trades.



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If approved, this would complete the orange and green highlighted sections from the Boards, Committees and Commissions list that was discussed at the January 14, 2025 meeting. Included with this memo is a revised list of Boards, Committees and Commissions. Recommended next step would be to start the review of individual Boards, Committees and Commissions that are not highlighted on the attached list. The objective would be to:

1. Determine if the specific Board, Committee or Commission should continue;
2. If determined to continue, re-establish the Board, Committee or Commission by resolution;
3. Membership will be consistent within each re-established Board Committee or Commission:
 - a. Each Board, Committee or Commission will have 7 members;
 - b. Each Member of the City Council will nominate a person from their Ward [Mayor nominee to be a resident of the City] to serve on the Board, Committee or Commission; and
 - c. All nominees will be approved by the City Council.

We would like to do 1-2 Boards, Committees or Commissions each month until all of the non-highlighted Boards, Committees and Commissions on the attached list have been reviewed. The City Manager will determine which Boards, Committees or Commissions not highlighted on the list will be undertaken for review each month, until all have been reviewed.

The Ordinance Review Committee reviewed and recommended the ordinance amendment changes for approval.

Approval is at the discretion of the City Council.

Respectfully submitted,

Donald D. Maisch
City Attorney

1 strength, exit or sanitary provisions; or to change to another use without first filing an application
2 with the Chief Building Official in writing and obtaining the required permit therefor. However
3 ordinary repairs, as defined in Sec. 9-2., and which do not involve any violation of this Code, shall
4 be exempt from this provision. The Chief Building Official may require every applicant for a
5 building permit to furnish the following information:
6

- 7 (a) A site plan, drawn to scale, showing the exact size and location on the lot of all
8 existing buildings and structures, and the exact size and location on the lot of
9 the structure or building proposed to be repaired, altered, erected or moved, and
10 the size.
11 (b) Additional information relating to the proposed improvement needed to
12 determine compliance with these regulations.
13 (1) A survey, prepared by an engineer or land surveyor registered in the State
14 of Oklahoma, of the boundaries of the lot on which the improvement is
15 proposed to be located.
16 (2) A survey, prepared by an engineer or land surveyor registered in the State
17 of Oklahoma, which shows the topographic characteristics of the site at a
18 contour interval of not less than two (2) feet and also shows the exact size,
19 shape, and dimensions of the lot to be built upon.
20 (3) Or any other documentation as deemed necessary to the Chief Building
21 Official to determine compliance with this code.

22 Nothing contained herein shall modify or alter the requirements contained in Appendix A, Zoning.
23

24 *105.2 Repairs and maintenance.* Application or notice to the Chief Building Official is not
25 required for ordinary repairs to structures, but such repairs shall not include the cutting away of
26 any wall, partition or portion thereof; the removal or cutting of any structural beam or bearing
27 support; the removal or change of any required means of egress; or the rearrangement of parts of
28 a structure affecting the exit requirements; nor shall ordinary repairs include addition to, alteration
29 of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas,
30 soil, waste, vent or similar piping; electric wiring; or mechanical or other work affecting public
31 health or general safety.
32

33 *105.10 Demolition permit requirements.* A permit is required for the demolition of any
34 building in excess of one hundred twenty (120) square feet. For residential demolition and all non-
35 commercial buildings, the project shall commence within ten (10) days of issuance of permit and
36 shall be completed and cleaned up within the next twenty (20) calendar days. For all other
37 structures/buildings, the project shall commence within ten (10) days of issuance of a permit and
38 shall be completed and cleaned up within the next forty-five (45) calendar days. Extensions may
39 be granted by the Chief Building Official upon written request. Fee in Table located in Sec. 9-47.
40

41 *107.3.1 Approved plans.*

- 42 (a) In addition, lot inspections required with the issuance of building permit. As
43 one of the requirements for the issuance of a building permit, an applicant applying for said

1 building permit on new structures shall be required to have an on-site meeting with a
2 designated representative of the City. The applicant and designated city representative will
3 discuss the drainage plan for the subject lot and what improvements will be needed to meet
4 the requirements of the drainage plan, such as the installation of a retaining wall or any
5 needed drainage improvements. Fee in Table located in Sec. 9-47.
6

7 *108.2 Schedule of permit fees.* On buildings, structures, electrical, gas, mechanical and
8 plumbing systems or alterations requiring a permit, a fee for each permit as contained in Table
9 located in Sec. 9-47 shall be paid as required, in accordance with the schedule as established by
10 the applicable governing authority.

11 (a) Plan review fees: At the time an application for permit (commercial in Table
12 located in Sec. 9-47) is submitted to the Chief Building Official it shall be paid and shall
13 not be refundable. This fee shall be known as a plan review fee. The plan review fee shall
14 be subtracted from the fee prescribed in this section when the permit is issued by the Chief
15 Building Official.

16 (b) For a permit for construction, alteration, remodel, or installation of a building
17 or structure, shall pay the fee. The fee shall include the following:

18 (1) Capital improvement fee;

19 (2) Sidewalk fee;

20 (3) Conversion from residential to commercial uses requires Capital
21 improvement and Sidewalk fee;

22 (4) Commercial Remodel requires Capital Improvement and Sidewalk fee;

23 (5) New warehouse and agricultural requires Capital Improvement and
24 Sidewalk fee;

25 (6) Non-residential additions: The fee for a non-residential addition shall
26 be the same fee as would be charged for new construction.

27 (c) Accessory buildings, carports, patio cover, retaining walls and fences:

28 (1) The fee for accessory buildings of two hundred fifty (250) square feet
29 or less in area.

30 (2) Accessory building greater than two hundred fifty (250) square feet in
31 area but less than ten thousand (10,000) square feet in area.

32 (3) The fee for accessory buildings more than ten thousand (10,000) square
33 feet in area.

34 (d) Miscellaneous inspections (no permit).

35 (e) Reinspection fee.

36 (f) Refunds: In the case of a revocation of a permit or abandonment or
37 discontinuance of a building project, there shall be no refunds.
38

39 *109.4 Work commencing before permit issuance.* Any person who commences any work
40 on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the
41 necessary permits shall be charged three times the normal rate as identified in the Table located
42 in Sec. 9-47. If work was done in an emergency situation and permit has been applied for on the
43 first business day following fee may be waived by the City Manager.

1 *110.0 Certificate of occupancy (CO).*

2 (a) Certificate of occupancy; fee. See Table located in Sec. 9-47. No change shall
3 be made in the use of any building until a certificate of occupancy is obtained from the
4 Chief Building Official certifying:

5 (1) That all the provisions of this Code are met; and

6 (2) That all required federal and/or state permits or licenses have been
7 issued and copies have been received by the City, unless otherwise required under
8 federal or state law and all federal and/or state statutory and/or regulatory
9 requirements have been met.

10 (b) Whenever a building permit is issued for the erection of a new building or
11 structure, an occupancy permit shall be required prior to being occupied. Any business
12 operating without a valid certificate of occupancy shall be in violation of this section.
13 Penalties include citations of seven hundred fifty dollars (\$750) plus court cost, each day
14 is a separate violation. If life safety issues are present as defined by the electrical and fire
15 codes, the disconnecting of utilities to include water, electric and gas may also be used for
16 enforcement.

17 (1) The fee for all commercial or industrial certificates of occupancy for a
18 new building or for a change in occupancy is set in Table located in Sec. 9-47.

19 (c) A temporary CO will only be issued for a one time (30) thirty day period at the
20 discretion of The Chief Building Official and only if all life, safety requirements have been
21 met. All requirements of the final building inspection will be satisfied on or before the
22 expiration date of this Temporary Certificate of Occupancy. Failing to obtain a permanent
23 certificate of occupancy on or before the expiration date may result in citations and the
24 disconnecting of utilities to included water, electric and gas.

25 (d) One- and two-family residences are exempt from the requirements of this
26 section; they are governed by the requirements of the International Residential Code.

27
28 *113.1 Appeal process.* An appeal may be taken to the ~~Builder's Advisory Board~~ Chief
29 Building Official from any ruling, interpretation, requirement, or decision made by the building
30 inspector, by filing ~~with the Chief Building Official~~ within ten (10) business days from the building
31 inspector's ruling, interpretation, requirement, or decision a statement in writing of the issues to be
32 considered on appeal. The Chief Building Official shall review, within three (3) business days of
33 receipt of appeal. The Chief Building Official shall issue a decision, in writing, and deliver the
34 decision to the person who made the statement. If the Chief Building Official overturns the
35 decision of the building inspector, no further appeal is necessary. If the Chief Building Official
36 upholds the building inspector's decision, the appeal will proceed to the ~~Builder's Trades'~~
37 Advisory Board, as established in Section 9-48. ~~If the Chief Building Official overturns the~~
38 ~~decision of the building inspector, no further appeal is necessary.~~ The ~~Builder's Trades'~~
39 Advisory Board shall review the decision of the building inspector, the decision of the Chief
40 Building Official, the statement filed and conduct a hearing within ~~ten (10) business~~ thirty (30)
41 days of the decision of the Chief Building Official. In such matter appealed, the ~~Builder's Trades'~~
42 Advisory Board shall rule to uphold or overturn the Chief Building Official's decision. ~~The~~
43 ~~appellant may make a final appeal, in writing, within five (5) business days of the Builder's~~

1 ~~Advisory Board decision, to the City Council. Written notice of the hearing by the City Council~~
2 ~~shall be delivered to the appellant, which shall be held at the next regularly scheduled City Council~~
3 ~~meeting that permits proper notice to the appellant~~ All decisions of the Trades' Advisory Board
4 shall be in writing and issued to the Chief Building Official and the person who issued the written
5 statement. Any appeal from a decision of the Trades' Advisory Board shall be to the City
6 Council by filing the appeal request with the City Clerk. Any appeal to the City Council shall
7 be filed within thirty (30) days of the date of the decision from the Trades' Advisory Board. The
8 City Council shall hear the appeal at a regularly scheduled meeting and make a decision. Any
9 appeal of the decision of the City Council shall be filed in the Oklahoma State District Court,
10 for Oklahoma County. Any appeal shall be filed within thirty (30) days of the date of the
11 decision from the Trades' Advisory Board.

12
13 **Section 2.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
14 Article I, In General, Section 9-7, Code amended – International Residential Code; is hereby
15 amended to read as follows:

16
17 **Section 9-7, Code amended – International Residential Code.**

18
19 The ~~building~~ residential code adopted in section 9-5(b) is amended and modified in the
20 following respects:

21
22 *102.4.1 Conflicts.* In the event two (2) or more codes conflict, the more restrictive code
23 will apply.

24
25 *104.1 Administrative and enforcement procedures.* The regulations relating to building
26 permits or certificates of occupancy shall be enforced by the Chief Building Official appointed
27 by the City Manager. It shall be a violation of this Chapter for any person to change or permit
28 the change in the use of land or buildings or structures or to erect, move, or improve any building
29 or structure until a building permit or certificate of occupancy has been obtained under the
30 conditions contained herein as set forth in this chapter.

31
32 *104.2 Application for permit; when required.* It shall be unlawful to construct, enlarge,
33 alter or demolish a structure; or change the occupancy of a building or structure requiring greater
34 strength, exit or sanitary provisions; or to change to another use without first filing an application
35 with the Chief Building Official in writing and obtaining the required permit therefor. However
36 ordinary repairs, as defined in ~~See~~ Section 9-2, and which do not involve any violation of this
37 Code, shall be exempt from this provision. The Chief Building Official may require every
38 applicant for a building permit to furnish the following information:

- 39
40 (a) A site plan, drawn to scale, showing the exact size and location on the lot of
41 all existing buildings and structures, and the exact size and location on the lot
42 of the structure or building proposed to be repaired, altered, erected or moved,
43 and the size.

1
2 (b) Additional information relating to the proposed improvement needed to
3 determine compliance with these regulations.
4

5 (1) A survey, prepared by an engineer or land surveyor registered in the State
6 of Oklahoma, of the boundaries of the lot on which the improvement is
7 proposed to be located.
8

9 (2) A survey, prepared by an engineer or land surveyor registered in the State
10 of Oklahoma, which shows the topographic characteristics of the site at a
11 contour interval of not less than two (2) feet and also shows the exact size,
12 shape, and dimensions of the lot to be built upon.
13

14 (3) Or any other documentation as deemed necessary to the Chief Building
15 Official to determine compliance with this code.
16

17 Nothing contained herein shall modify or alter the requirements contained in Appendix
18 A, Zoning.
19

20 *105.10 Demolition permit requirements.* A permit is required for the demolition of any
21 building in excess of one hundred twenty (120) square feet. For residential demolition and all
22 non-commercial buildings, the project shall commence within ten (10) days of issuance of permit
23 and shall be completed and cleaned up within the next twenty (20) calendar days. Fee in Table
24 located in ~~See~~ Section 9-47.
25

26 *107.3.1 Approved plans.*
27

28 (a) In addition, lot inspections required with the issuance of building permit. As
29 one of the requirements for the issuance of a building permit, an applicant
30 applying for said building permit on new structures shall be required to have
31 an on-site meeting with a designated representative of the City. The applicant
32 and designated city representative will discuss the drainage plan for the
33 subject lot and what improvements will be needed to meet the requirements
34 of the drainage plan, such as the installation of a retaining wall or any needed
35 drainage improvements. Fee in Table located in ~~See~~ Section 9-47.
36

37 *108.2 Schedule of permit fees.* On buildings, structures, electrical, gas, mechanical and
38 plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as
39 required, in accordance with the schedule as established by the applicable governing authority.
40

41 (a) Plan review fees: At the time an application for permit for any new structures
42 is submitted to the Chief Building Official, shall be paid and shall not be
43 refundable. This fee shall be known as a plan review fee. The plan review fee

1 shall be subtracted from the fee prescribed in this section when the permit is
2 issued by the Chief Building Official. See Table located in ~~See: Section~~ Section 9-47.

3
4 (b) For a permit for construction, alteration, remodel, or installation of a building
5 or structure, the fee shall be at the rate located in ~~See: Section~~ Section 9-47. They shall
6 include the following:

7
8 (1) Capital improvement fee;

9
10 (2) Sidewalk fee.

11
12 (c) Accessory buildings, carports, patio cover, retaining walls and fences: See
13 Table located in ~~See: Section~~ Section 9-47 for fees for accessory building with
14 dwelling capabilities regardless of size will be the same as Residential
15 additions and include the capital improvement fee and sidewalk fee: Dwelling
16 capabilities defined as having heat, plumbing and electrical.

17
18 (1) The fee for accessory buildings of two hundred fifty (250) square feet or
19 less in area. See Table located in ~~See: Section~~ Section 9-47.

20
21 (2) Accessory building greater than two hundred fifty (250) square feet in
22 area but less than ten thousand (10,000) square feet in area shall be. See
23 Table located in ~~See: Section~~ Section 9-47.

24
25 (3) The fee for accessory buildings more than ten thousand (10,000) square
26 feet in area shall be. See Table located in ~~See: Section~~ Section 9-47.

27
28 (d) Miscellaneous inspections (no permit): See Table located in ~~See: Section~~ Section 9-
29 47.

30
31 (e) Reinspection fee: See Table located in ~~See: Section~~ Section 9-47.

32
33 (f) Refunds: In the case of a revocation of a permit or abandonment or
34 discontinuance of a building project, there shall be no refunds.

35
36 (g) Infill housing on city-owned property: The City Manager or designee may
37 waive development fees associated with building infill housing on city-owned
38 properties in order to support revitalization. (Development fees may include
39 building permits, fence permits, drive permits and any other development
40 related fees deemed applicable at the City Manager's discretion.)

41
42 *109.4 Work commencing before permit issuance.* Any person who commences any work
43 on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the

1 necessary permits shall be charged three times the normal rate as identified in the Table located
2 in ~~See. Section~~ Section 9-47. If work was done in an emergency situation and permit has been applied
3 for on the first business day following fee may be waived by the City Manager.

4
5 *110.0 Certificate of occupancy (CO).*

- 6
7 (a) Certificate of occupancy; fee. See Table located in ~~See. Section~~ Section 9-47. No
8 change shall be made in the use of any building until a certificate of occupancy
9 is obtained from the Chief Building Official certifying that all the provisions
10 of this Code are met.
- 11
12 (b) Whenever a building permit is issued for the erection of a new building or
13 structure, an occupancy permit shall be required prior to being occupied. Any
14 residence occupied without a valid certificate of occupancy shall be in
15 violation of this section. If life safety issues are present as defined by the
16 electrical and fire codes, the disconnecting of utilities to include water,
17 electric and gas may also be used for enforcement.
- 18
19 (c) A temporary CO will only be issued for a one time (30) thirty day period at
20 the discretion of the City Manager due to extenuating circumstances.
- 21
22 (d) Commercial classifications are exempt from the requirements of this section;
23 they are governed by the requirements of the International Building Code as
24 adopted in this Chapter.

25
26 ~~113.1~~ 112.1 *Appeal process.* An appeal may be taken to the ~~Builder's Advisory Board~~
27 Chief Building Official from any ruling, interpretation, requirement, or decision made by the
28 building inspector, by filing ~~with the Chief Building Official~~ within ten (10) business days from
29 the building inspector's ruling, interpretation, requirement, or decision a statement in writing of
30 the issues to be considered on appeal. The Chief Building Official shall review, within three (3)
31 business days of receipt of appeal. The Chief Building Official shall issue a written decision that
32 shall be delivered to the person who filed the statement. If the Chief Building Official overturns
33 the decision of the building inspector, no further appeal is necessary. If the Chief Building
34 Official upholds the building inspector's decision, the appeal will proceed to the ~~Builder's~~
35 Trades' Advisory Board. ~~If the Chief Building Official overturns the decision of the building~~
36 ~~inspector, no further appeal is necessary.~~ The ~~Builder's~~ Trades' Advisory Board shall review the
37 decision of the building inspection, the decision of the Chief Building Official, the statement
38 filed and conduct a hearing within ~~ten (10) business~~ thirty (30) days of the decision of the Chief
39 Building Official. In such matter appealed, the ~~Builder's~~ Trades' Advisory Board shall rule to
40 uphold or overturn the Chief Building Official's decision. ~~The appellant may make a final appeal,~~
41 ~~in writing, within five (5) business days of the Builder's Advisory Board decision, to the City~~
42 ~~Council. Written notice of the hearing by the City Council shall be delivered to the appellant,~~
43 ~~which shall be held at the next regularly scheduled City Council meeting that permits proper~~

1 ~~notice to the appellant.~~ All decisions of the Trades' Advisory Board shall be in writing and
2 issued to the Chief Building Official and the person who issued the written statement. Any
3 appeal from a decision of the Trades' Advisory Board shall be to the City Council by filing the
4 appeal request with the City Clerk. Any appeal to the City Council shall be filed within thirty
5 (30) days of the date of the decision from the Trades' Advisory Board. The City Council shall
6 hear the appeal at a regularly scheduled meeting and make a decision. Any appeal of the decision
7 of the City Council shall be filed in the Oklahoma State District Court, for Oklahoma County.
8 Any appeal shall be filed within thirty (30) days of the date of the decision from the Trades'
9 Advisory Board.

10
11 **Section 3.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
12 Article I, In General, Section 9-48, Reserved; is hereby taken out of Reserve and amended to read
13 as follows:
14

15 **Section 9-48, Reserved Trades' Advisory Board.**

16
17 (A) There is hereby created the Trades' Advisory Board.

18 (B) The Purpose and Mission of the Trades' Advisory Board is to hear appeals from decisions
19 made by the Chief Building Official of the City of Midwest City, the Fire Marshal for the City of
20 Midwest City, to be a technical resource and to provide advice to the Chief Building Official and/or
21 the City Fire Marshal upon request.

22 (C) The Trades' Advisory Board shall be made up of nine (9) members as follows:

23 (1) One member shall be a Engineer, licensed by the State of Oklahoma;

24 (2) One member shall be a Mechanical Contractor, licensed by the State of Oklahoma;

25 (3) One member shall be an Electrical Contractor, licensed by the State of Oklahoma;

26 (4) One member shall be a Structural Engineer, licensed by the State of Oklahoma;

27 (5) One member shall be an Architect, licensed by the State of Oklahoma;

28 (6) One member shall be a Plumber, licensed by the State of Oklahoma;

29 (7) One member shall be a General Contractor;

30 (8) One member shall be a Fire Protection Engineer, licensed by the State of Oklahoma;

31 and

32 (9) One member shall be an Industrial Safety Professional.

33 (D) All members of the Trades' Advisory Board:

34 (1) Shall be a resident or doing business within the City of Midwest City; or

35 (2) Shall be licensed to do business with the City of Midwest City, where required; or

36 (3) May meet one of the classifications listed in paragraph (C) (1) through (9) but are not
37 either residents or doing business in the City of Midwest City is such a licensed person is not
38 located within Midwest City; or

39 (4) If no one can be identified in the listed profession contained in paragraph (C) (1)
40 through (9), then that position may be filled with a person from one of the other listed professions
41 in Paragraph (C).

42 (E) The Chief Building Official and the City Fire Marshal shall recommend each member of the
43 Trades' Advisory Board. The recommendations shall initially be sent to each member of the City

1 Council, who will have five (5) business days to comment on the recommendation and possibly
2 make their own recommendation. All recommendations received shall be sent to the Mayor who
3 shall appoint each member. Each member shall be approved by the City Council.

4 (F) The term of each member of the Trades' Advisory Board shall be for three (3) years. Any
5 member may be reappointed to either one or multiple consecutive terms.

6 (G) The Trades' Advisory Board shall, from their membership, elect a chair and vice-chair.

7 (H) The Chief Building Official and the City Fire Marshal shall be the City Liaison Officers to
8 the Trades' Advisory Board.

9 (I) All meeting dates, times and agendas of the Trades' Advisory Board shall be posted at the City
10 Hall Complex and on the City's website for public notification purposes at least twenty-four (24)
11 hours prior to the start of the meeting.

12 (J) The Trades' Advisory Board shall continue until January 1, 2029. The Board may be reviewed,
13 and the City Council may determine to continue this Board beyond January 1, 2029.

14
15 **Section 4.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
16 Article II, Building, Division 3, Permits and Inspections; Section 9-88, Appeals; is amended to
17 read as follows:

18
19 **Section 9-88, Appeals.**
20

21 An appeal may be taken to the ~~builder's advisory board~~ Chief Building Official from any
22 ruling, interpretation, requirement or decision made by the building inspector, by filing ~~with the~~
23 ~~chief building official~~ within ten (10) business days from the building inspector's ruling,
24 interpretation, requirement or decision a statement in writing of the issues to be considered on
25 appeal. The chief building official shall review, within three (3) business days or receipt of appeal.
26 If the chief building official overturns the decision of the building inspector, no further appeal is
27 necessary. If the chief building official upholds the building inspector's decision, the an appeal
28 will proceed to the builder's advisory board may be taken to the Trades' Advisory Board as
29 established in 9-48. If the chief building official overturns the decision of the building inspector,
30 no further appeal is necessary. The builder's advisory board Trades Advisory Board shall review
31 the decision of the building inspector, the decision of the Chief Building Officer, the statement
32 filed and conduct a hearing within ~~ten (10) business~~ thirty (30) days of the decision of the chief
33 building official. In such matter appealed, the ~~builder's advisory board~~ Trades' Advisory Board
34 shall rule to uphold or overturn the chief building official's decision. The appellant may make a
35 final appeal, in writing, within five (5) business days of the builder's advisory of the Trades'
36 Advisory Board decision, to the city council. Written notice of the hearing by the city council shall
37 be delivered to the appellant, which shall be held at the next regularly scheduled city council
38 meeting that permits proper notice to the appellant All decisions of the Trades' Advisory Board
39 shall be in writing and issued to the Chief Building Official and the person who issued the written
40 statement. Any appeal from a decision of the Trades' Advisory Board shall be to the City
41 Council by filing the appeal request with the City Clerk. Any appeal to the City Council shall
42 be filed within thirty (30) days of the date of the decision from the Trades' Advisory Board. The
43 City Council shall hear the appeal at a regularly scheduled meeting and make a decision. Any
44 appeal of the decision of the City Council shall be filed in the Oklahoma State District Court,

1 for Oklahoma County. Any appeal shall be filed within thirty (30) days of the date of the
2 decision from the Trades' Advisory Board.

3
4 **Section 5.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
5 Article III, Electrical, Division 3, Permits and Inspections, Section 9-159, Appeals; is amended to
6 read as follows:

7
8 **Section 9-159, Appeals.**

9
10 An appeal may be taken to the ~~electrical board~~ Chief Building Official from any ruling,
11 interpretation, requirement or decision made by the electrical inspector, by filing ~~with the chief~~
12 ~~building official~~ within ten (10) business days from the building inspector's ruling, interpretation,
13 requirement or decision a statement in writing of the issues to be considered on appeal. The ~~chief~~
14 ~~building official~~ Chief Building Official shall review, within three (3) business days or receipt of
15 appeal. If the chief building official overturns the decision of the building inspector, no further
16 appeal is necessary. If the chief building official upholds the electrical inspector's decision, the
17 appeal will proceed to the ~~electrical board~~ Trades' Advisory Board as established in Section 9-48.
18 ~~If the chief building official overturns the decision of the building inspector, no further appeal is~~
19 ~~necessary.~~ The ~~electrical board~~ Trades' Advisory Board shall review the decision of the electrical
20 inspector, the decision of the Chief Building Official, statement filed and shall conduct a hearing
21 within ten (10) business thirty (30) days of the decision of the chief building official Chief Building
22 Official. In such matter appealed, the ~~electrical board~~ Trades' Advisory Board shall rule to uphold
23 or overturn the ~~chief building official's~~ Chief Building Official's decision. ~~The appellant may make~~
24 ~~a final appeal, in writing, within five (5) business days of the electrical board decision, to the city~~
25 ~~council. Written notice of the hearing by the city council shall be delivered to the appellant, which~~
26 ~~shall be held at the next regularly scheduled city council meeting that permits proper notice to the~~
27 ~~appellant.~~ All decisions of the Trades' Advisory Board shall be in writing and issued to the Chief
28 Building Official and the person who issued the written statement. Any appeal from a decision
29 of the Trades' Advisory Board shall be to the City Council by filing the appeal request with the
30 City Clerk. Any appeal to the City Council shall be filed within thirty (30) days of the date of
31 the decision from the Trades' Advisory Board. The City Council shall hear the appeal at a
32 regularly scheduled meeting and make a decision. Any appeal of the decision of the City Council
33 shall be filed in the Oklahoma State District Court, for Oklahoma County. Any appeal shall be
34 filed within thirty (30) days of the date of the decision from the Trades' Advisory Board.
35

36
37 **Section 6.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
38 Article IV, Mechanical, Division 3, Permits and Inspections, Section 9-228, Appeals; is amended
39 to read as follows:

40
41 **Section 9-228, Appeals.**

1 An appeal may be taken to the ~~plumbing, gas, and mechanical board~~ Chief Building
2 Official from any ruling, interpretation, requirement or decision made by the mechanical inspector,
3 by filing ~~with the chief building official~~ within ten (10) business days from the mechanical
4 inspector's ruling, interpretation, requirement or decision a statement in writing of the issues to be
5 considered on appeal. The chief building official shall review, within three (3) business days or
6 receipt of appeal. ~~If the chief building official overturns the decision of the mechanical inspector,~~
7 ~~no further appeal is necessary.~~ If the chief building official upholds the mechanical inspector's
8 decision, the appeal will proceed to the ~~plumbing, gas, and mechanical board~~ Trades' Advisory
9 Board as established in Section 9-48. ~~If the chief building official overturns the decision of the~~
10 ~~mechanical inspector, no further appeal is necessary.~~ The ~~plumbing, gas, and mechanical~~
11 ~~board~~ Trades' Advisory Board shall review the mechanical inspector's decision, decision of the
12 Chief Building Official, the statement filed and conduct a hearing within ~~ten (10) business~~ thirty
13 (30) days of the decision of the ~~chief building official~~ Chief Building Official. In such matter
14 appealed, the ~~plumbing, gas, and mechanical board~~ Trades' Advisory Board shall rule to uphold
15 or overturn the ~~chief building official's~~ Chief Building Official's decision. ~~The appellant may make~~
16 ~~a final appeal, in writing, within five (5) business days of the plumbing, gas, and mechanical~~
17 ~~board decision, to the city council. Written notice of the hearing by the city council shall be~~
18 ~~delivered to the appellant, which shall be held at the next regularly scheduled city council meeting~~
19 ~~that permits proper notice to the appellant.~~ All decisions of the Trades' Advisory Board shall be
20 in writing and issued to the Chief Building Official and the person who issued the written
21 statement. Any appeal from a decision of the Trades' Advisory Board shall be to the City
22 Council by filing the appeal request with the City Clerk. Any appeal to the City Council shall
23 be filed within thirty (30) days of the date of the decision from the Trades' Advisory Board. The
24 City Council shall hear the appeal at a regularly scheduled meeting and make a decision. Any
25 appeal of the decision of the City Council shall be filed in the Oklahoma State District Court,
26 for Oklahoma County. Any appeal shall be filed within thirty (30) days of the date of the
27 decision from the Trades' Advisory Board.

28
29 **Section 7.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
30 Article V, Fuel Gas, Division 3, Permits and Inspections, Section 9-294, Appeals; is amended to
31 read as follows:

32
33 **Section 9-294, Appeals.**
34

35 An appeal may be taken to the ~~plumbing, gas, and mechanical board~~ Chief Building
36 Official from any ruling, interpretation, requirement or decision made by the fuel/gas inspector,
37 by filing ~~with the chief building official~~ within ten (10) business days from the fuel/gas inspector's
38 ruling, interpretation, requirement or decision a statement in writing of the issues to be considered
39 on appeal. The ~~chief building official~~ Chief Building Official shall review, within three (3)
40 business days or receipt of appeal and issue a written decision. ~~If the chief building official~~
41 ~~overturns the decision of the fuel/gas inspector, no further appeal is necessary.~~ If the ~~chief building~~
42 ~~official~~ Chief Building Official upholds the fuel/gas inspector's decision, the appeal will proceed
43 to the ~~plumbing, gas, and mechanical board~~ Trades' Advisory Board as established in Section 9-

1 ~~48. If the chief building official overturns the decision of the fuel/gas inspector, no further appeal~~
2 ~~is necessary. The plumbing, gas, and mechanical board Trades' Advisory Board shall review the~~
3 ~~decision of the fuel/gas inspector, the decision of the Chief Building Official, the statement filed~~
4 ~~and conduct a hearing within ten (10) business thirty (30) days of the decision of the chief building~~
5 ~~official Chief Building Official. In such matter appealed, the plumbing, gas, and mechanical board~~
6 ~~Trades Advisory Board shall rule to uphold or overturn the chief building official's Chief Building~~
7 ~~Official's decision. The appellant may make a final appeal, in writing, within five (5) business~~
8 ~~days of the plumbing, gas, and mechanical board decision, to the city council. Written notice of~~
9 ~~the hearing by the city council shall be delivered to the appellant, which shall be held at the next~~
10 ~~regularly scheduled city council meeting that permits proper notice to the appellant All decisions~~
11 ~~of the Trades' Advisory Board shall be in writing and issued to the Chief Building Official and~~
12 ~~the person who issued the written statement. Any appeal from a decision of the Trades' Advisory~~
13 ~~Board shall be to the City Council by filing the appeal request with the City Clerk. Any appeal~~
14 ~~to the City Council shall be filed within thirty (30) days of the date of the decision from the~~
15 ~~Trades' Advisory Board. The City Council shall hear the appeal at a regularly scheduled meeting~~
16 ~~and make a decision. Any appeal of the decision of the City Council shall be filed in the~~
17 ~~Oklahoma State District Court, for Oklahoma County. Any appeal shall be filed within thirty~~
18 ~~(30) days of the date of the decision from the Trades' Advisory Board.~~

19
20 **Section 8.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
21 Article VI, Plumbing, Division 3, Permits and Inspections, Section 9-344, Appeals; is amended to
22 read as follows:

23
24 **Section 9-344, Appeals.**

25
26 An appeal may be taken to the ~~plumbing, gas, and mechanical board~~ Chief Building
27 Official from any ruling, interpretation, requirement or decision made by the plumbing inspector,
28 by filing ~~with the chief building official~~ within ten (10) business days from the ~~building plumbing~~
29 inspector's ruling, interpretation, requirement or decision a statement in writing of the issues to be
30 considered on appeal. The ~~chief building official~~ Chief Building Official shall review, within three
31 (3) business days or receipt of appeal, issue a written decision. If the Chief Building Official
32 overturns the decision of the building inspector, no further appeal is necessary. If the chief building
33 official Chief Building Official upholds the plumbing inspector's decision, the appeal will proceed
34 to the plumbing, gas, and mechanical board Trades' Advisory Board. If the chief building official
35 overturns the decision of the building inspector, no further appeal is necessary. The plumbing, gas,
36 and mechanical board Trades' Advisory Board shall review the plumbing inspector's decision, the
37 decision of the Chief Building Official, statement filed and conduct a hearing within ~~ten (10)~~
38 ~~business~~ thirty (30) days of the decision of the chief building official Chief Building Official. In
39 such matter appealed, the ~~plumbing, gas, and mechanical board~~ Trades' Advisory Board shall rule
40 to uphold or overturn the chief building official's decision. ~~The appellant may make a final appeal,~~
41 ~~in writing, within five (5) business days of the plumbing, gas, and mechanical board decision, to~~
42 ~~the city council. Written notice of the hearing by the city council shall be delivered to the appellant,~~
43 ~~which shall be held at the next regularly scheduled city council meeting that permits proper notice~~

1 ~~to the appellant.~~ All decisions of the Trades' Advisory Board shall be in writing and issued to
2 the Chief Building Official and the person who issued the written statement. Any appeal from
3 a decision of the Trades' Advisory Board shall be to the City Council by filing the appeal request
4 with the City Clerk. Any appeal to the City Council shall be filed within thirty (30) days of the
5 date of the decision from the Trades' Advisory Board. The City Council shall hear the appeal at
6 a regularly scheduled meeting and make a decision. Any appeal of the decision of the City
7 Council shall be filed in the Oklahoma State District Court, for Oklahoma County. Any appeal
8 shall be filed within thirty (30) days of the date of the decision from the Trades' Advisory Board.

9
10 **Section 9.** That the Midwest City Municipal Code, Chapter 15, Building and Building
11 Regulations, Article III, Fire Prevention Codes and Standards, Division 3, NFPA National Fire
12 Codes, Section 15-65, Appeals; is amended to read as follows:

13
14 **Section 15-65, Appeals.**

15
16 Whenever the appropriate fire official disapproves, in writing, an application or refuses to
17 grant a permit applied for or when it is claimed that the provisions of the currently adopted versions
18 of the NFPA National Fire Codes or the International Fire Code do not apply or that the true intent
19 and meaning of such code have been misconstrued or wrongly interpreted, the applicant may
20 ~~appeal~~ file a written statement of the issues concerning the decision of the appropriate fire official
21 ~~to the chief of the fire department~~ City Fire Marshal within five (5) business days from the date of
22 receipt of notice of the decision ~~appealed~~ of the fire official.

23
24 ~~Any aggrieved person may appeal the decision of the fire chief in writing to the city~~
25 ~~manager within five (5) business days from the date of receipt of notice of such decision. If the~~
26 ~~aggrieved person disagrees with the decision of the city manager, he may appeal the city manager's~~
27 ~~decision to the city council in writing within five (5) business days from the date of receipt of~~
28 ~~notice of the city manager's decision~~ The City Fire Marshal shall review the decision of the fire
29 official and the written statement and provide a written decision within five (5) business days of
30 the date of receipt of the written statement. If the applicant does not agree with the decision of the
31 City Fire Marshall, the applicant may file a written appeal to the Trades' Advisory Board. The
32 Trades' Advisory Board shall review the decision of the fire official, the decision of the Fire
33 Marshall, the written statement and conduct a hearing with thirty (30) days of the date of the
34 request for appeal. The Trades' Advisory Board shall rule to uphold or overturn the decision of
35 the City Fire Marshall. All decisions of the Trades' Advisory Board shall be in writing and issued
36 to the Chief Building Official and the person who issued the written statement. Any appeal from
37 a decision of the Trades' Advisory Board shall be to the City Council by filing the appeal request
38 with the City Clerk. Any appeal to the City Council shall be filed within thirty (30) days of the
39 date of the decision from the Trades' Advisory Board. The City Council shall hear the appeal at
40 a regularly scheduled meeting and make a decision. Any appeal of the decision of the City
41 Council shall be filed in the Oklahoma State District Court, for Oklahoma County. Any appeal
42 shall be filed within thirty (30) days of the date of the decision from the Trades' Advisory Board.

1 **Section 10.** The following Midwest City Municipal Codes are hereby repealed and placed into
2 Reserve: Article II, Building Division 4, Builder’s Advisory Board, Section 9-115; Section 9-116;
3 Section 9-117; Section 9-118; Section 9-119; Section 9-120; Article III, Electrical, Division 4,
4 Electrical Board, Section 9-185; Section 9-186; Section 9-187; Section 9-188; Section 9-189;
5 Section 9-190; Article IV, Mechanical, Division 4, Mechanical Board, Section 9-255; Section 9-
6 256; Section 9-257; Section 9-258; Section 9-259; and Section 9-260.

7
8 **Sec. 9-115. ~~Builder's advisory board created.~~ Reserved.**

9 ~~There is hereby created a builder's advisory board of the city.~~

10 **Sec. 9-116. ~~Members.~~ Reserved.**

11
12 ~~(a) — The builder's advisory board shall consist of seven (7) members to be appointed by the~~
13 ~~mayor and approved by the city council. The members of the board shall be chosen from either:~~

14 ~~(1) — Residents of the city at large with reference to their fitness for such office; or~~

15 ~~(2) — Ownership, operation or involvement in the building, construction or development~~
16 ~~business within the city.~~

17 ~~(b) — Each member shall serve a term of three (3) years;~~

18 ~~(c) — The members of the builder's advisory board shall hold office until their successors are~~
19 ~~appointed;~~

20 ~~(d) — Members may be removed for cause by the mayor with approval of the city council.~~
21 ~~Absences from meetings by board members shall be governed by section 2-28 of this Code.~~
22 ~~Vacancies shall be filled for an unexpired term in the same manner as appointment.~~

23 ~~(e) — The member of the builder's advisory board shall serve without pay.~~

24
25 **Sec. 9-117. ~~Meetings.~~ Reserved.**

26
27 ~~The builder's advisory board shall meet at such times as meetings are called.~~

28
29 **Sec. 9-118. ~~Quorum.~~ Reserved.**

30
31 ~~For all business purposes, a quorum is required and is defined as any four (4) voting board~~
32 ~~members.~~

33
34 **Sec. 9-119. ~~Officers and reports.~~ Reserved.**

35
36 ~~The builder's advisory board shall, immediately after its appointment, meet and organize by the~~
37 ~~election of one (1) of their number as chairperson, one (1) as vice chairperson and one (1) as~~
38 ~~secretary. Election of such officers shall be held the first meeting of each calendar year. The board~~
39 ~~shall report fully and in writing to the mayor and city council immediately after each meeting,~~
40 ~~which report shall be filed and preserved.~~

1 **Sec. 9-120. Duties. Reserved.**

2
3 (a) ~~—The builder's advisory board shall act in an advisory capacity to the mayor and city council~~
4 ~~as regards building codes, construction, development requirements and related matters of interest~~
5 ~~to the city.~~

6 (b) ~~—The chief building official or their designee may provide such assistance to the board as~~
7 ~~deemed necessary and appropriate.~~

8 (c) ~~—The builder's advisory board has the duty to review appeals as required in this chapter.~~

9
10 **Sec. 9-185. Electrical board created. Reserved.**

11
12 ~~There is hereby created the electrical board.—~~

13
14 **Sec. 9-186. Members. Reserved.**

15
16 (a) ~~—The electrical board shall consist of five (5) members to be appointed by the mayor and~~
17 ~~approved by the city council. All members of the electrical board shall be journeyman~~
18 ~~electricians or electrical contractors licensed by the city, and shall be persons who are~~
19 ~~familiar with the requirements of the National Electrical Code and who know the methods~~
20 ~~of installing electric wiring. The members of the board shall be chosen from either:—~~

21 ~~(1) Residents of the city at large with reference to their fitness for such office; or—~~

22 ~~(2) Ownership, operation or involvement in the business of electrical work as a licensed~~
23 ~~journeyman electrician or a licensed electrical contractor for the past (5) years next~~
24 ~~preceding the date of appointment.—~~

25 (b) ~~—Each member shall serve a term of three (3) years.—~~

26 (c) ~~—The members of the electrical board shall hold office until their successors are appointed;~~
27 ~~the mayor shall be an ex officio member of the board. Electrical board stipulates staggered~~
28 ~~terms of three (3) years.—~~

29 (d) ~~—Members may be removed for cause by the mayor with approval of the city council.~~
30 ~~Absences from meetings by board members shall be governed by section 2-28 of this Code.~~
31 ~~Vacancies shall be filled for an unexpired term in the same manner as appointment.—~~

32 (e) ~~—The members of the electrical board shall serve without pay.—~~

33
34 **Sec. 9-187. Meetings. Reserved.**

35
36 ~~The electrical board shall meet at such times as meetings are called.—~~

37
38 **Sec. 9-188. Quorum. Reserved.**

39
40 ~~For all business purposes, a quorum is required and is defined as any three (3) voting board~~
41 ~~members.—~~

42
43 **Sec. 9-189. Officers and reports. Reserved.**

1 The electrical board shall, immediately after its appointment, meet and organize by the
2 election of one (1) of their number as chairperson, one (1) as vice chairperson and one (1) as
3 secretary. Election of such officers shall be held the first meeting of each calendar year. The
4 board shall report fully and in writing to the mayor and city council immediately after each
5 meeting, which report shall be filed and preserved.

6
7 **Sec. 9-190. Duties. Reserved.**

- 8
9 (a) ~~The electrical board shall act in an advisory capacity to the mayor and city council as
10 regards to electrical construction and related matters of interest to the city.~~
11 (b) ~~The chief building official or their designee may provide such assistance to the board as
12 deemed necessary and appropriate.~~
13 (c) ~~The electrical board has the duty to review appeals as required in this chapter.~~
14

15 **Sec. 9-255. Plumbing, gas, and mechanical board created. Reserved.**

16 There is hereby created the plumbing, gas, and mechanical board.
17

18 **Sec. 9-256. Members. Reserved.**

- 19 (a) ~~The plumbing, gas, and mechanical board shall consist of six (6) members to be appointed
20 by the mayor and approved by the city council. All members of the plumbing, gas, and
21 mechanical board shall be licensed by the city, and shall be persons who are familiar with
22 the requirements of their governing code. The plumbing, gas, and mechanical board shall
23 include at least one (1) master of each of the trades represented. The members of the board
24 shall be chosen from either:~~
25 ~~(1) Residents of the city at large with reference to their fitness for such office; or
26 (2) Ownership, operation or involvement in the business of plumbing, gas, and/or
27 mechanical work as a licensed journeyman or a licensed contractor for the past (5)
28 years next preceding the date of appointment.~~
29 (b) ~~Each member shall serve a term of three (3) years.~~
30 (c) ~~The members of the plumbing, gas, and mechanical board shall hold office until their
31 successors are appointed; the mayor shall be an ex officio member of the board. Plumbing,
32 gas, and mechanical board stipulates staggered terms of three (3) years.~~
33 (d) ~~Members may be removed for cause by the mayor with approval of the city council.
34 Absences from meetings by board members shall be governed by section 2-28 of this Code.
35 Vacancies shall be filled for an unexpired term in the same manner as appointment.~~
36 (e) ~~The member of the plumbing, gas, and mechanical board shall serve without pay.~~

37 **Sec. 9-257. Meetings. Reserved.**

38 The plumbing, gas, and mechanical board shall meet at such times as meetings are called.

1 **Sec. 9-258. Quorum. Reserved.**

2 For all business purposes, a quorum is required and is defined as any three (3) voting board
3 members.

4 **Sec. 9-259. Officers and reports. Reserved.**

5 The plumbing, gas, and mechanical board shall, immediately after its appointment, meet
6 and organize by the election of one (1) of their number as chairperson, one (1) as vice-
7 chairperson and one (1) as secretary. Election of such officers shall be held the first meeting of
8 each calendar year. The board shall report fully and in writing to the mayor and city council
9 immediately after each meeting, which report shall be filed and preserved.

10 **Sec. 9-260. Duties. Reserved.**

11 (a) ~~The plumbing, gas, and mechanical board shall act in an advisory capacity to the mayor and~~
12 ~~city council as regards plumbing, gas, and mechanical construction and related matters of~~
13 ~~interest to the city.~~

14 (b) ~~The chief building official or their designee may provide such assistance to the board as~~
15 ~~deemed necessary and appropriate.~~

16 (c) ~~The plumbing, gas, and mechanical board has the duty to review appeals as required in this~~
17 ~~chapter.~~

18
19 **Section 11.** REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby
20 repealed.

21
22 **Section 12.** SEVERABILITY. If any section, sentence, clause, or portion of this ordinance is for
23 any reason held to be invalid, such decision shall not affect the validity of the remaining provisions
24 of the ordinance.
25

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

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES, II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

Approved as to form and legality this _____ day of _____, 2025.

DONALD D. MAISCH, City Attorney

1 strength, exit or sanitary provisions; or to change to another use without first filing an application
2 with the Chief Building Official in writing and obtaining the required permit therefor. However
3 ordinary repairs, as defined in Sec. 9-2., and which do not involve any violation of this Code, shall
4 be exempt from this provision. The Chief Building Official may require every applicant for a
5 building permit to furnish the following information:
6

- 7 (a) A site plan, drawn to scale, showing the exact size and location on the lot of all
8 existing buildings and structures, and the exact size and location on the lot of
9 the structure or building proposed to be repaired, altered, erected or moved, and
10 the size.
- 11 (b) Additional information relating to the proposed improvement needed to
12 determine compliance with these regulations.
- 13 (1) A survey, prepared by an engineer or land surveyor registered in the State
14 of Oklahoma, of the boundaries of the lot on which the improvement is
15 proposed to be located.
- 16 (2) A survey, prepared by an engineer or land surveyor registered in the State
17 of Oklahoma, which shows the topographic characteristics of the site at a
18 contour interval of not less than two (2) feet and also shows the exact size,
19 shape, and dimensions of the lot to be built upon.
- 20 (3) Or any other documentation as deemed necessary to the Chief Building
21 Official to determine compliance with this code.

22 Nothing contained herein shall modify or alter the requirements contained in Appendix A, Zoning.
23

24 *105.2 Repairs and maintenance.* Application or notice to the Chief Building Official is not
25 required for ordinary repairs to structures, but such repairs shall not include the cutting away of
26 any wall, partition or portion thereof; the removal or cutting of any structural beam or bearing
27 support; the removal or change of any required means of egress; or the rearrangement of parts of
28 a structure affecting the exit requirements; nor shall ordinary repairs include addition to, alteration
29 of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas,
30 soil, waste, vent or similar piping; electric wiring; or mechanical or other work affecting public
31 health or general safety.
32

33 *105.10 Demolition permit requirements.* A permit is required for the demolition of any
34 building in excess of one hundred twenty (120) square feet. For residential demolition and all non-
35 commercial buildings, the project shall commence within ten (10) days of issuance of permit and
36 shall be completed and cleaned up within the next twenty (20) calendar days. For all other
37 structures/buildings, the project shall commence within ten (10) days of issuance of a permit and
38 shall be completed and cleaned up within the next forty-five (45) calendar days. Extensions may
39 be granted by the Chief Building Official upon written request. Fee in Table located in Sec. 9-47.
40

41 *107.3.1 Approved plans.*

- 42 (a) In addition, lot inspections required with the issuance of building permit. As
43 one of the requirements for the issuance of a building permit, an applicant applying for said

1 building permit on new structures shall be required to have an on-site meeting with a
2 designated representative of the City. The applicant and designated city representative will
3 discuss the drainage plan for the subject lot and what improvements will be needed to meet
4 the requirements of the drainage plan, such as the installation of a retaining wall or any
5 needed drainage improvements. Fee in Table located in Sec. 9-47.
6

7 *108.2 Schedule of permit fees.* On buildings, structures, electrical, gas, mechanical and
8 plumbing systems or alterations requiring a permit, a fee for each permit as contained in Table
9 located in Sec. 9-47 shall be paid as required, in accordance with the schedule as established by
10 the applicable governing authority.

11 (a) Plan review fees: At the time an application for permit (commercial in Table
12 located in Sec. 9-47) is submitted to the Chief Building Official it shall be paid and shall
13 not be refundable. This fee shall be known as a plan review fee. The plan review fee shall
14 be subtracted from the fee prescribed in this section when the permit is issued by the Chief
15 Building Official.

16 (b) For a permit for construction, alteration, remodel, or installation of a building
17 or structure, shall pay the fee. The fee shall include the following:

18 (1) Capital improvement fee;

19 (2) Sidewalk fee;

20 (3) Conversion from residential to commercial uses requires Capital
21 improvement and Sidewalk fee;

22 (4) Commercial Remodel requires Capital Improvement and Sidewalk fee;

23 (5) New warehouse and agricultural requires Capital Improvement and
24 Sidewalk fee;

25 (6) Non-residential additions: The fee for a non-residential addition shall
26 be the same fee as would be charged for new construction.

27 (c) Accessory buildings, carports, patio cover, retaining walls and fences:

28 (1) The fee for accessory buildings of two hundred fifty (250) square feet
29 or less in area.

30 (2) Accessory building greater than two hundred fifty (250) square feet in
31 area but less than ten thousand (10,000) square feet in area.

32 (3) The fee for accessory buildings more than ten thousand (10,000) square
33 feet in area.

34 (d) Miscellaneous inspections (no permit).

35 (e) Reinspection fee.

36 (f) Refunds: In the case of a revocation of a permit or abandonment or
37 discontinuance of a building project, there shall be no refunds.
38

39 *109.4 Work commencing before permit issuance.* Any person who commences any work
40 on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the
41 necessary permits shall be charged three times the normal rate as identified in the Table located
42 in Sec. 9-47. If work was done in an emergency situation and permit has been applied for on the
43 first business day following fee may be waived by the City Manager.

1 *110.0 Certificate of occupancy (CO).*

2 (a) Certificate of occupancy; fee. See Table located in Sec. 9-47. No change shall
3 be made in the use of any building until a certificate of occupancy is obtained from the
4 Chief Building Official certifying:

5 (1) That all the provisions of this Code are met; and

6 (2) That all required federal and/or state permits or licenses have been
7 issued and copies have been received by the City, unless otherwise required under
8 federal or state law and all federal and/or state statutory and/or regulatory
9 requirements have been met.

10 (b) Whenever a building permit is issued for the erection of a new building or
11 structure, an occupancy permit shall be required prior to being occupied. Any business
12 operating without a valid certificate of occupancy shall be in violation of this section.
13 Penalties include citations of seven hundred fifty dollars (\$750) plus court cost, each day
14 is a separate violation. If life safety issues are present as defined by the electrical and fire
15 codes, the disconnecting of utilities to include water, electric and gas may also be used for
16 enforcement.

17 (1) The fee for all commercial or industrial certificates of occupancy for a
18 new building or for a change in occupancy is set in Table located in Sec. 9-47.

19 (c) A temporary CO will only be issued for a one time (30) thirty day period at the
20 discretion of The Chief Building Official and only if all life, safety requirements have been
21 met. All requirements of the final building inspection will be satisfied on or before the
22 expiration date of this Temporary Certificate of Occupancy. Failing to obtain a permanent
23 certificate of occupancy on or before the expiration date may result in citations and the
24 disconnecting of utilities to included water, electric and gas.

25 (d) One- and two-family residences are exempt from the requirements of this
26 section; they are governed by the requirements of the International Residential Code.

27
28 *113.1 Appeal process.* An appeal may be taken to the Chief Building Official from any
29 ruling, interpretation, requirement, or decision made by the building inspector, by filing within ten
30 (10) business days from the building inspector's ruling, interpretation, requirement, or decision a
31 statement in writing of the issues to be considered on appeal. The Chief Building Official shall
32 review, within three (3) business days of receipt of appeal. The Chief Building Official shall issue
33 a decision, in writing, and deliver the decision to the person who made the statement. If the Chief
34 Building Official overturns the decision of the building inspector, no further appeal is necessary.
35 If the Chief Building Official upholds the building inspector's decision, the appeal will proceed to
36 the Trades' Advisory Board, as established in Section 9-48. The Trades' Advisory Board shall
37 review the decision of the building inspector, the decision of the Chief Building Official, the
38 statement filed and conduct a hearing within thirty (30) days of the decision of the Chief Building
39 Official. In such matter appealed, the Trades' Advisory Board shall rule to uphold or overturn the
40 Chief Building Official's decision. All decisions of the Trades' Advisory Board shall be in
41 writing and issued to the Chief Building Official and the person who issued the written statement.
42 Any appeal from a decision of the Trades' Advisory Board shall be to the City Council by filing
43 the appeal request with the City Clerk. Any appeal to the City Council shall be filed within thirty

1 (30) days of the date of the decision from the Trades’ Advisory Board. The City Council shall
2 hear the appeal at a regularly scheduled meeting and make a decision. Any appeal of the decision
3 of the City Council shall be filed in the Oklahoma State District Court, for Oklahoma County.
4 Any appeal shall be filed within thirty (30) days of the date of the decision from the Trades’
5 Advisory Board.
6

7 **Section 2.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
8 Article I, In General, Section 9-7, Code amended – International Residential Code; is hereby
9 amended to read as follows:

10
11 **Section 9-7, Code amended – International Residential Code.**
12

13 The residential code adopted in section 9-5(b) is amended and modified in the following
14 respects:

15
16 *102.4.1 Conflicts.* In the event two (2) or more codes conflict, the more restrictive code
17 will apply.
18

19 *104.1 Administrative and enforcement procedures.* The regulations relating to building
20 permits or certificates of occupancy shall be enforced by the Chief Building Official appointed
21 by the City Manager. It shall be a violation of this Chapter for any person to change or permit
22 the change in the use of land or buildings or structures or to erect, move, or improve any building
23 or structure until a building permit or certificate of occupancy has been obtained under the
24 conditions contained herein as set forth in this chapter.
25

26 *104.2 Application for permit; when required.* It shall be unlawful to construct, enlarge,
27 alter or demolish a structure; or change the occupancy of a building or structure requiring greater
28 strength, exit or sanitary provisions; or to change to another use without first filing an application
29 with the Chief Building Official in writing and obtaining the required permit therefor. However
30 ordinary repairs, as defined in Section 9-2, and which do not involve any violation of this Code,
31 shall be exempt from this provision. The Chief Building Official may require every applicant for
32 a building permit to furnish the following information:
33

- 34 (a) A site plan, drawn to scale, showing the exact size and location on the lot of
35 all existing buildings and structures, and the exact size and location on the lot
36 of the structure or building proposed to be repaired, altered, erected or moved,
37 and the size.
38
39 (b) Additional information relating to the proposed improvement needed to
40 determine compliance with these regulations.
41

- 1 (1) A survey, prepared by an engineer or land surveyor registered in the State
2 of Oklahoma, of the boundaries of the lot on which the improvement is
3 proposed to be located.
4
- 5 (2) A survey, prepared by an engineer or land surveyor registered in the State
6 of Oklahoma, which shows the topographic characteristics of the site at a
7 contour interval of not less than two (2) feet and also shows the exact size,
8 shape, and dimensions of the lot to be built upon.
9
- 10 (3) Or any other documentation as deemed necessary to the Chief Building
11 Official to determine compliance with this code.
12

13 Nothing contained herein shall modify or alter the requirements contained in Appendix
14 A, Zoning.
15

16 *105.10 Demolition permit requirements.* A permit is required for the demolition of any
17 building in excess of one hundred twenty (120) square feet. For residential demolition and all
18 non-commercial buildings, the project shall commence within ten (10) days of issuance of permit
19 and shall be completed and cleaned up within the next twenty (20) calendar days. Fee in Table
20 located in Section 9-47.
21

22 *107.3.1 Approved plans.*
23

- 24 (a) In addition, lot inspections required with the issuance of building permit. As
25 one of the requirements for the issuance of a building permit, an applicant
26 applying for said building permit on new structures shall be required to have
27 an on-site meeting with a designated representative of the City. The applicant
28 and designated city representative will discuss the drainage plan for the
29 subject lot and what improvements will be needed to meet the requirements
30 of the drainage plan, such as the installation of a retaining wall or any needed
31 drainage improvements. Fee in Table located in Section 9-47.
32

33 *108.2 Schedule of permit fees.* On buildings, structures, electrical, gas, mechanical and
34 plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as
35 required, in accordance with the schedule as established by the applicable governing authority.
36

- 37 (a) Plan review fees: At the time an application for permit for any new structures
38 is submitted to the Chief Building Official, shall be paid and shall not be
39 refundable. This fee shall be known as a plan review fee. The plan review fee
40 shall be subtracted from the fee prescribed in this section when the permit is
41 issued by the Chief Building Official. See Table located in ~~See~~ Section 9-47.
42

1 (b) For a permit for construction, alteration, remodel, or installation of a building
2 or structure, the fee shall be at the rate located in Section 9-47. They shall
3 include the following:

4
5 (1) Capital improvement fee;

6
7 (2) Sidewalk fee.

8
9 (c) Accessory buildings, carports, patio cover, retaining walls and fences: See
10 Table located in Section 9-47 for fees for accessory building with dwelling
11 capabilities regardless of size will be the same as Residential additions and
12 include the capital improvement fee and sidewalk fee: Dwelling capabilities
13 defined as having heat, plumbing and electrical.

14
15 (1) The fee for accessory buildings of two hundred fifty (250) square feet or
16 less in area. See Table located in Section 9-47.

17
18 (2) Accessory building greater than two hundred fifty (250) square feet in
19 area but less than ten thousand (10,000) square feet in area shall be. See
20 Table located in Section 9-47.

21
22 (3) The fee for accessory buildings more than ten thousand (10,000) square
23 feet in area shall be. See Table located in Section 9-47.

24
25 (d) Miscellaneous inspections (no permit): See Table located in Section 9-47.

26
27 (e) Reinspection fee: See Table located in Section 9-47.

28
29 (f) Refunds: In the case of a revocation of a permit or abandonment or
30 discontinuance of a building project, there shall be no refunds.

31
32 (g) Infill housing on city-owned property: The City Manager or designee may
33 waive development fees associated with building infill housing on city-owned
34 properties in order to support revitalization. (Development fees may include
35 building permits, fence permits, drive permits and any other development
36 related fees deemed applicable at the City Manager's discretion.)

37
38 *109.4 Work commencing before permit issuance.* Any person who commences any work
39 on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the
40 necessary permits shall be charged three times the normal rate as identified in the Table located
41 in Section 9-47. If work was done in an emergency situation and permit has been applied for on
42 the first business day following fee may be waived by the City Manager.

1 *110.0 Certificate of occupancy (CO).*
2

- 3 (a) Certificate of occupancy; fee. See Table located in Section 9-47. No change
4 shall be made in the use of any building until a certificate of occupancy is
5 obtained from the Chief Building Official certifying that all the provisions of
6 this Code are met.
7
8 (b) Whenever a building permit is issued for the erection of a new building or
9 structure, an occupancy permit shall be required prior to being occupied. Any
10 residence occupied without a valid certificate of occupancy shall be in
11 violation of this section. If life safety issues are present as defined by the
12 electrical and fire codes, the disconnecting of utilities to include water,
13 electric and gas may also be used for enforcement.
14
15 (c) A temporary CO will only be issued for a one time (30) thirty day period at
16 the discretion of the City Manager due to extenuating circumstances.
17
18 (d) Commercial classifications are exempt from the requirements of this section;
19 they are governed by the requirements of the International Building Code as
20 adopted in this Chapter.
21

22 *112.1 Appeal process.* An appeal may be taken to the Chief Building Official from any
23 ruling, interpretation, requirement, or decision made by the building inspector, by filing within
24 ten (10) business days from the building inspector's ruling, interpretation, requirement, or
25 decision a statement in writing of the issues to be considered on appeal. The Chief Building
26 Official shall review, within three (3) business days of receipt of appeal. The Chief Building
27 Official shall issue a written decision that shall be delivered to the person who filed the
28 statement. If the Chief Building Official overturns the decision of the building inspector, no
29 further appeal is necessary. If the Chief Building Official upholds the building inspector's
30 decision, the appeal will proceed to the Trades' Advisory Board. The Trades' Advisory Board
31 shall review the decision of the building inspection, the decision of the Chief Building Official,
32 the statement filed and conduct a hearing within thirty (30) days of the decision of the Chief
33 Building Official. In such matter appealed, the Trades' Advisory Board shall rule to uphold or
34 overturn the Chief Building Official's decision. All decisions of the Trades' Advisory Board
35 shall be in writing and issued to the Chief Building Official and the person who issued the written
36 statement. Any appeal from a decision of the Trades' Advisory Board shall be to the City
37 Council by filing the appeal request with the City Clerk. Any appeal to the City Council shall
38 be filed within thirty (30) days of the date of the decision from the Trades' Advisory Board. The
39 City Council shall hear the appeal at a regularly scheduled meeting and make a decision. Any
40 appeal of the decision of the City Council shall be filed in the Oklahoma State District Court,
41 for Oklahoma County. Any appeal shall be filed within thirty (30) days of the date of the
42 decision from the Trades' Advisory Board.
43

1 **Section 3.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
2 Article I, In General, Section 9-48, Reserved; is hereby taken out of Reserve and amended to read
3 as follows:
4

5 **Section 9-48, Trades' Advisory Board.**
6

7 (A) There is hereby created the Trades' Advisory Board.

8 (B) The Purpose and Mission of the Trades' Advisory Board is to hear appeals from decisions
9 made by the Chief Building Official of the City of Midwest City, the Fire Marshal for the City of
10 Midwest City, to be a technical resource and to provide advice to the Chief Building Official and/or
11 the City Fire Marshal upon request.

12 (C) The Trades' Advisory Board shall be made up of nine (9) members as follows:

- 13 (1) One member shall be a Engineer, licensed by the State of Oklahoma;
- 14 (2) One member shall be a Mechanical Contractor, licensed by the State of Oklahoma;
- 15 (3) One member shall be an Electrical Contractor, licensed by the State of Oklahoma;
- 16 (4) One member shall be a Structural Engineer, licensed by the State of Oklahoma;
- 17 (5) One member shall be an Architect, licensed by the State of Oklahoma;
- 18 (6) One member shall be a Plumber, licensed by the State of Oklahoma;
- 19 (7) One member shall be a General Contractor;
- 20 (8) One member shall be a Fire Protection Engineer, licensed by the State of Oklahoma;

21 and

- 22 (9) One member shall be an Industrial Safety Professional.

23 (D) All members of the Trades' Advisory Board:

- 24 (1) Shall be a resident or doing business within the City of Midwest City; or
- 25 (2) Shall be licensed to do business with the City of Midwest City, where required; or
- 26 (3) May meet one of the classifications listed in paragraph (C) (1) through (9) but are not
27 either residents or doing business in the City of Midwest City is such a licensed person is not
28 located within Midwest City; or
- 29 (4) If no one can be identified in the listed profession contained in paragraph (C) (1)
30 through (9), then that position may be filled with a person from one of the other listed professions
31 in Paragraph (C).

32
33 (E) The Chief Building Official and the City Fire Marshal shall recommend each member of the
34 Trades' Advisory Board. The recommendations shall initially be sent to each member of the City
35 Council, who will have five (5) business days to comment on the recommendation and possibly
36 make their own recommendation. All recommendations received shall be sent to the Mayor who
37 shall appoint each member. Each member shall be approved by the City Council.
38

39 (F) The term of each member of the Trades' Advisory Board shall be for three (3) years. Any
40 member may be reappointed to either one or multiple consecutive terms.

41
42 (G) The Trades' Advisory Board shall, from their membership, elect a chair and vice-chair.

1 (H) The Chief Building Official and the City Fire Marshal shall be the City Liaison Officers to
2 the Trades' Advisory Board.

3
4 (I) All meeting dates, times and agendas of the Trades' Advisory Board shall be posted at the City
5 Hall Complex and on the City's website for public notification purposes at least twenty-four (24)
6 hours prior to the start of the meeting.

7
8 (J) The Trades' Advisory Board shall continue until January 1, 2029. The Board may be reviewed,
9 and the City Council may determine to continue this Board beyond January 1, 2029.

10
11 **Section 4.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
12 Article II, Building, Division 3, Permits and Inspections; Section 9-88, Appeals; is amended to
13 read as follows:

14
15 **Section 9-88, Appeals.**

16
17 An appeal may be taken to the Chief Building Official from any ruling, interpretation,
18 requirement or decision made by the building inspector, by filing within ten (10) business days
19 from the building inspector's ruling, interpretation, requirement or decision a statement in writing
20 of the issues to be considered on appeal. The chief building official shall review, within three (3)
21 business days or receipt of appeal. If the chief building official overturns the decision of the
22 building inspector, no further appeal is necessary. If the chief building official upholds the
23 building inspector's decision, an appeal may be taken to the Trades' Advisory Board as established
24 in 9-48. The Trades Advisory Board shall review the decision of the building inspector, the
25 decision of the Chief Building Officer, the statement filed and conduct a hearing within thirty (30)
26 days of the decision of the chief building official. In such matter appealed, the Trades' Advisory
27 Board shall rule to uphold or overturn the chief building official's decision. The appellant may
28 make an appeal of the Trades' Advisory Board decision. All decisions of the Trades' Advisory
29 Board shall be in writing and issued to the Chief Building Official and the person who issued
30 the written statement. Any appeal from a decision of the Trades' Advisory Board shall be to the
31 City Council by filing the appeal request with the City Clerk. Any appeal to the City Council
32 shall be filed within thirty (30) days of the date of the decision from the Trades' Advisory Board.
33 The City Council shall hear the appeal at a regularly scheduled meeting and make a decision.
34 Any appeal of the decision of the City Council shall be filed in the Oklahoma State District
35 Court, for Oklahoma County. Any appeal shall be filed within thirty (30) days of the date of the
36 decision from the Trades' Advisory Board.

37
38 **Section 5.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
39 Article III, Electrical, Division 3, Permits and Inspections, Section 9-159, Appeals; is amended to
40 read as follows:

41
42 **Section 9-159, Appeals.**

1 An appeal may be taken to the Chief Building Official from any ruling, interpretation,
2 requirement or decision made by the electrical inspector, by filing within ten (10) business days
3 from the building inspector's ruling, interpretation, requirement or decision a statement in writing
4 of the issues to be considered on appeal. The Chief Building Official shall review, within three (3)
5 business days or receipt of appeal. If the chief building official overturns the decision of the
6 building inspector, no further appeal is necessary. If the chief building official upholds the
7 electrical inspector's decision, the appeal will proceed to the Trades' Advisory Board as established
8 in Section 9-48. The Trades' Advisory Board shall review the decision of the electrical inspector,
9 the decision of the Chief Building Official, statement filed and shall conduct a hearing within thirty
10 (30) days of the decision of the Chief Building Official. In such matter appealed, the Trades'
11 Advisory Board shall rule to uphold or overturn the Chief Building Official's decision. All
12 decisions of the Trades' Advisory Board shall be in writing and issued to the Chief Building All
13 decisions of the Trades' Advisory Board shall be in writing and issued to the Chief Building
14 Official and the person who issued the written statement. Any appeal from a decision of the
15 Trades' Advisory Board shall be to the City Council by filing the appeal request with the City
16 Clerk. Any appeal to the City Council shall be filed within thirty (30) days of the date of the
17 decision from the Trades' Advisory Board. The City Council shall hear the appeal at a regularly
18 scheduled meeting and make a decision. Any appeal of the decision of the City Council shall be
19 filed in the Oklahoma State District Court, for Oklahoma County. Any appeal shall be filed
20 within thirty (30) days of the date of the decision from the Trades' Advisory Board.

21
22 **Section 6.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
23 Article IV, Mechanical, Division 3, Permits and Inspections, Section 9-228, Appeals; is amended
24 to read as follows:

25
26 **Section 9-228, Appeals.**
27

28 An appeal may be taken to the Chief Building Official from any ruling, interpretation,
29 requirement or decision made by the mechanical inspector, by filing within ten (10) business days
30 from the mechanical inspector's ruling, interpretation, requirement or decision a statement in
31 writing of the issues to be considered on appeal. The chief building official shall review, within
32 three (3) business days or receipt of appeal. If the chief building official overturns the decision of
33 the mechanical inspector, no further appeal is necessary. If the chief building official upholds the
34 mechanical inspector's decision, the appeal will proceed to the Trades' Advisory Board as
35 established in Section 9-48. The Trades' Advisory Board shall review the mechanical inspector's
36 decision, decision of the Chief Building Official, the statement filed and conduct a hearing within
37 thirty (30) days of the decision of the Chief Building Official. In such matter appealed, the Trades'
38 Advisory Board shall rule to uphold or overturn the Chief Building Official's decision. All
39 decisions of the Trades' Advisory Board shall be in writing and issued to the Chief Building
40 Official and the person who issued the written statement. Any appeal from a decision of the
41 Trades' Advisory Board shall be to the City Council by filing the appeal request with the City
42 Clerk. Any appeal to the City Council shall be filed within thirty (30) days of the date of the
43 decision from the Trades' Advisory Board. The City Council shall hear the appeal at a regularly

1 scheduled meeting and make a decision. Any appeal of the decision of the City Council shall be
2 filed in the Oklahoma State District Court, for Oklahoma County. Any appeal shall be filed
3 within thirty (30) days of the date of the decision from the Trades' Advisory Board.
4

5 **Section 7.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
6 Article V, Fuel Gas, Division 3, Permits and Inspections, Section 9-294, Appeals; is amended to
7 read as follows:
8

9 **Section 9-294, Appeals.**
10

11 An appeal may be taken to the Chief Building Official from any ruling, interpretation,
12 requirement or decision made by the fuel/gas inspector, by filing within ten (10) business days
13 from the fuel/gas inspector's ruling, interpretation, requirement or decision a statement in writing
14 of the issues to be considered on appeal. The Chief Building Official shall review, within three (3)
15 business days or receipt of appeal and issue a written decision. If the chief building official
16 overturns the decision of the fuel/gas inspector, no further appeal is necessary. If the Chief
17 Building Official upholds the fuel/gas inspector's decision, the appeal will proceed to the Trades'
18 Advisory Board as established in Section 9-48. The Trades' Advisory Board shall review the
19 decision of the fuel/gas inspector, the decision of the Chief Building Official, the statement filed
20 and conduct a hearing within thirty (30) days of the decision of the Chief Building Official. In such
21 matter appealed, the Trades Advisory Board shall rule to uphold or overturn the Chief Building
22 Official's decision. All decisions of the Trades' Advisory Board shall be in writing and issued to
23 the Chief Building Official and the person who issued the written statement. Any appeal from
24 a decision of the Trades' Advisory Board shall be to the City Council by filing the appeal request
25 with the City Clerk. Any appeal to the City Council shall be filed within thirty (30) days of the
26 date of the decision from the Trades' Advisory Board. The City Council shall hear the appeal at
27 a regularly scheduled meeting and make a decision. Any appeal of the decision of the City
28 Council shall be filed in the Oklahoma State District Court, for Oklahoma County. Any appeal
29 shall be filed within thirty (30) days of the date of the decision from the Trades' Advisory Board.
30

31 **Section 8.** That the Midwest City Municipal Code, Chapter 9, Building and Building Regulations,
32 Article VI, Plumbing, Division 3, Permits and Inspections, Section 9-344, Appeals; is amended to
33 read as follows:
34

35 **Section 9-344, Appeals.**
36

37 An appeal may be taken to the Chief Building Official from any ruling, interpretation,
38 requirement or decision made by the plumbing inspector, by filing ~~with the chief building official~~
39 within ten (10) business days from the plumbing inspector's ruling, interpretation, requirement or
40 decision a statement in writing of the issues to be considered on appeal. The ~~chief building official~~
41 Chief Building Official shall review, within three (3) business days or receipt of appeal, issue a
42 written decision. If the Chief Building Official overturns the decision of the building inspector,
43 no further appeal is necessary. If the Chief Building Official upholds the plumbing inspector's

1 decision, the appeal will proceed to the Trades' Advisory Board. The Trades' Advisory Board shall
2 review the plumbing inspector's decision, the decision of the Chief Building Official, statement
3 filed and conduct a hearing within thirty (30) days of the decision of the Chief Building Official.
4 In such matter appealed, the Trades' Advisory Board shall rule to uphold or overturn the chief
5 building official's decision. All decisions of the Trades' Advisory Board shall be in writing and
6 issued to the Chief Building Official and the person who issued the written statement. Any
7 appeal from a decision of the Trades' Advisory Board shall be to the City Council by filing the
8 appeal request with the City Clerk. Any appeal to the City Council shall be filed within thirty
9 (30) days of the date of the decision from the Trades' Advisory Board. The City Council shall
10 hear the appeal at a regularly scheduled meeting and make a decision. Any appeal of the decision
11 of the City Council shall be filed in the Oklahoma State District Court, for Oklahoma County.
12 Any appeal shall be filed within thirty (30) days of the date of the decision from the Trades'
13 Advisory Board.

14
15 **Section 9.** That the Midwest City Municipal Code, Chapter 15, Building and Building
16 Regulations, Article III, Fire Prevention Codes and Standards, Division 3, NFPA National Fire
17 Codes, Section 15-65, Appeals; is amended to read as follows:

18
19 **Section 15-65, Appeals.**

20
21 Whenever the appropriate fire official disapproves, in writing, an application or refuses to
22 grant a permit applied for or when it is claimed that the provisions of the currently adopted versions
23 of the NFPA National Fire Codes or the International Fire Code do not apply or that the true intent
24 and meaning of such code have been misconstrued or wrongly interpreted, the applicant may file
25 a written statement of the issues concerning the decision of the appropriate fire official to the City
26 Fire Marshal within five (5) business days from the date of receipt of notice of the decision of the
27 fire official.

28
29 The City Fire Marshal shall review the decision of the fire official and the written statement
30 and provide a written decision within five (5) business days of the date of receipt of the written
31 statement. If the applicant does not agree with the decision of the City Fire Marshal, the applicant
32 may file a written appeal to the Trades' Advisory Board. The Trades' Advisory Board shall review
33 the decision of the fire official, the decision of the Fire Marshal, the written statement and conduct
34 a hearing with thirty (30) days of the date of the request for appeal. The Trades' Advisory Board
35 shall rule to uphold or overturn the decision of the City Fire Marshal. All decisions of the Trades'
36 Advisory Board shall be in writing and issued to the Chief Building Official and the person who
37 issued the written statement. Any appeal from a decision of the Trades' Advisory Board shall
38 be to the City Council by filing the appeal request with the City Clerk. Any appeal to the City
39 Council shall be filed within thirty (30) days of the date of the decision from the Trades'
40 Advisory Board. The City Council shall hear the appeal at a regularly scheduled meeting and
41 make a decision. Any appeal of the decision of the City Council shall be filed in the Oklahoma
42 State District Court, for Oklahoma County. Any appeal shall be filed within thirty (30) days of
43 the date of the decision from the Trades' Advisory Board.

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Section 10. The following Midwest City Municipal Codes are hereby repealed and placed into Reserve: Article II, Building Division 4, Builder’s Advisory Board, Section 9-115; Section 9-116; Section 9-117; Section 9-118; Section 9-119; Section 9-120; Article III, Electrical, Division 4, Electrical Board, Section 9-185; Section 9-186; Section 9-187; Section 9-188; Section 9-189; Section 9-190; Article IV, Mechanical, Division 4, Mechanical Board, Section 9-255; Section 9-256; Section 9-257; Section 9-258; Section 9-259; and Section 9-260.

- Sec. 9-115.** Reserved.
- Sec. 9-116.** Reserved.
- Sec. 9-117.** Reserved.
- Sec. 9-118.** Reserved.
- Sec. 9-119.** Reserved.
- Sec. 9-120.** Reserved.
- Sec. 9-185.** Reserved.
- Sec. 9-186.** Reserved.
- Sec. 9-187.** Reserved.
- Sec. 9-188.** Reserved.
- Sec. 9-189.** Reserved.
- Sec. 9-190.** Reserved.
- Sec. 9-255.** Reserved.
- Sec. 9-256.** Reserved.
- Sec. 9-257.** Reserved.
- Sec. 9-258.** Reserved.
- Sec. 9-259.** Reserved.
- Sec. 9-260.** Reserved.

Section 11. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 12. SEVERABILITY. If any section, sentence, clause, or portion of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining provisions of the ordinance.

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

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES, II, Mayor

1 ATTEST:

2

3

4

5 _____
SARA HANCOCK, City Clerk

6

7 Approved as to form and legality this ____ day of _____, 2025.

8

9

10

11 _____
DONALD D. MAISCH, City Attorney

CITY OF MIDWEST CITY - BOARD, COMMITTEE, COMMISSION SUMMARY SHEET - 01/01/2025

Legend:	Requires state statute or Charter change to modify	Requires trust indenture amendment or indenture contract amendment to change	Retain	
---------	--	--	--------	--

Committee / Board	Staff Person Assigned	Has there been a meeting in the last 2 years?	How often in the last year?	When was the last meeting?	How/When Created?	Membership	Staff Recommendation
Airport Zoning Commission	Matt Summers	No	N/A	Unknown	State Statute (3 O.S. Sec. 105) and City Ordinance, Appendix B, Sec. 1.5.2	The membership is the Planning Commission	N/A - required by state statute when is adopting ordinances concerning airport hazard area.
Board of Adjustment	Matt Summers	Yes	3 times since Oct. 2023	January, 2024	State Statute (11 O.S. Sec. 44-101)	Set by State Statute, 7 members, Mayor Appointment, approved by City Council	N/A - Board of Adjustment is mandated by state law when a Municipality exercises zoning powers. Changes must come from the legislature.
Central Oklahoma Master Conservancy District (COMCD)	Paul Streets/ Carrie Evenson	Yes	Once a Month	September, 2024	State Statute (82 O.S. Sec. 541)	9 Members, 3 from Midwest City, Appointed by City Council, approved by District Judge	N/A - established in state statute, not under City Council Control

Committee / Board	Staff Person Assigned	Has there been a meeting in the last 2 years?	How often in the last year?	When was the last meeting?	How/When Created?	Membership	Staff Recommendation
Planning Commission	Matt Summers	Yes	12 times	12/03/24	State Statute (11 O.S. Sec. 45-102)	Set by State Statute, 7 members, Mayor Appointment, approved by City Council	N/A - Required by state statute. To change will require amendments in state law.
Tax Increment Finance Review Committee	Robert Coleman	Yes	As Needed	2024	State Statute (62 O.S. Sec. 851 et seq)	Set by State Statute, City Council approves appointments	N/A - Established in state statute. Would require an amendment of state statute to modify.
Urban Renewal Authority	Robert Coleman	Yes	As needed	July, 2024	State Statute (11 O.S. Sec. 38-107)	Set by State Statute, 5 members, appointed by Mayor, Approved by City Council	N/A - Required by state statute. To change will require amendments in state law.
Parkland Review Committee	Matt Summers	Yes	2 times since Oct. 2023	08/26/24	Article X of the City Charter, City Ordinance 38-65.120	5 members of the Committee: One rep from Builders' Advisory Board; one rep from Park and Recreation Board; One rep from Planning Commission; One rep from Tree Board and One rep appointed by the Mayor	N/A - Established in City Charter. Would need a vote of Midwest City Residents to change or amend

Committee / Board	Staff Person Assigned	Has there been a meeting in the last 2 years?	How often in the last year?	When was the last meeting?	How/When Created?	Membership	Staff Recommendation
Special Economic Development Authority	Tim Lyon	Yes	Yes	September, 2024	Resolution 2017-54	City Council	N/A - Set by Trust Indenture, Trust Indenture would need to be amended
Memorial Hospital Authority	Tim Lyon	Yes	Monthly	October, 2024	State Statute (60 O.S. Sec. 176 et seq)	City Council	N/A - Set by Trust Indenture, Trust Indenture would need to be amended
Municipal Authority	Tim Lyon	Yes	Monthly	October, 2024	State Statute (60 O.S. Sec. 176 et seq)	City Council	N/A - Set by Trust Indenture, Trust Indenture would need to be amended
Midwest City Utilities Authority	Tim Lyon	Yes	Monthly	2024	State Statute (60 O.S. Sec. 176 et seq)	City Council	N/A - Set by Trust Indenture, Trust Indenture would need to be amended

Committee / Board	Staff Person Assigned	Has there been a meeting in the last 2 years?	How often in the last year?	When was the last meeting?	How/When Created?	Membership	Staff Recommendation
Board of Grantors	Dohna Ebersole	Yes	3 times	June, 2024	Hospital Authority Contract w/ Chamber, July 28, 1998	Established in Contract, 9 members, City Council Member nominates a person to be approved by the City Council with 2 Chamber appointments	N/A - Established in a contract with the Hospital Authority through negotiations with the Chamber. To change, would need to negotiate with the Chamber.
**Arts Council	Vaughn Sullivan	N/A Just created -- yet to hold first meeting	N/A	N/A	Council Resolution 2023-20	7 Members, each City Council Member nominates a person to be approved by the City Council	Retain
ADA Transition Plan Committee	Julie Shannon	Yes	Twice per year	May, 2024	Federal Requirement in Title 28 of the CFR Sec. 35.150 - Created by Agenda Memo July 28, 2015	Memo calls for up to 15 members. First 7 members approved by the City Council, Committee itself selects the next 6 members. 51% of the Committee members must have some disability.	Meets regularly - Retain

Committee / Board	Staff Person Assigned	Has there been a meeting in the last 2 years?	How often in the last year?	When was the last meeting?	How/When Created?	Membership	Staff Recommendation
Citizens Advisory Committee on Housing and Community Development	Terri Craft	Yes	4 Times	October, 2024	City Council by adopting City Consolidated Plan - earliest version found, July 22, 1997	9 members, each member of the City Council appoints a member and two other members are at-large	Meets regularly - Retain
Economic Development Commission	Tim Lyon	Yes	As Needed	As Needed	City Ordinance (Sec. 40-72)	City Council	Retain - a part of the Hotel/Motel Tax oversight
**MWC Historical Society	Ryan Rushing	N/A Just created -- yet to hold first meeting	N/A	N/A	Resolution 2023-21	7 Members, each City Council Member nominates a person to be approved by the City Council	Retain
Ordinance Oversight Council Committee (OCCC)	Sara Hancock	Yes	Quarterly	September, 2024	City Council Agenda Memo November 27, 2018	3 members of the City Council, Mayor, Vice-Mayor and Ward 1	Meets regularly - Retain
Park and Recreation Board	Josh Ryan	Yes	Monthly	Sep-24	State Statute (11 O.S. Sec. 33-105) and City Ordinance Section 30-30	7 members, appointed by the Mayor and approved by the City Council.	Meets regularly - Retain
Police Community Advisory Board	Jonathan Goforth	Yes	3 times	September, 2024	City Council Agenda Memo November 24, 2015	7 members who are citizens of the City, approved by the Mayor, City Manager and Police Chief	Meets regularly - Retain

Committee / Board	Staff Person Assigned	Has there been a meeting in the last 2 years?	How often in the last year?	When was the last meeting?	How/When Created?	Membership	Staff Recommendation
Race Relations Committee	Troy Bradley	Yes	Monthly	October, 2024	City Council Agenda Memo September 8, 2020	7 members who must be citizens from the City, must apply and must be from the following ethnic backgrounds: African-American; Asian; Pacific Islander; American Indian; Hispanic/Latino; Open Position	
Sidewalk Committee	Engineering and Construction	Yes	Once	February, 2023	City Council Agenda Memo February 12, 1985	6 members: 2 from the City Council; 2 from the Planning Commission; and 2 members from the Builders' Advisory Committee	Has not met in 2 years.
Traffic and Safety Commission	Patrick Menefee	Yes	Yes	October, 2024	City Ordinance (Sec. 2-91)	7 members, appointed by the Mayor and approved by the City Council.	Meets regularly - Retain
Tree Board	Paul Streets / Steve Bray	Yes	4 times	July, 2024	City Ordinance (Sec.42-23)	7 members, nominated by the Mayor and confirmed by the City Council.	Meets regularly - Retain

Committee / Board	Staff Person Assigned	Has there been a meeting in the last 2 years?	How often in the last year?	When was the last meeting?	How/When Created?	Membership	Staff Recommendation
Whole Community Planning Group	Debi Wagner	Yes	4 times	May, 2024	Grant Agreement with Oklahoma Department of Emergency Management -- first grant approval February 10, 2015 City Council Agenda Memo	Community Partners that assist in Emergency Response	Meets regularly

** already has a resolution to create committee



NEW BUSINESS/
PUBLIC DISCUSSION





FURTHER INFORMATION



TO
FROM
SUBJECT

Midwest City Community Members
Midwest City Comp Plan Project Team
Monthly Project Update: March 2025

Dear Midwest City Community Members,

We are pleased to share an update on the progress of the Midwest City Comprehensive Plan 2045: A Plan for the Future. Over the past month, significant efforts have been made to gather community input and advance the planning process. Below are key highlights of our recent work.

Recent Activities:

- Stakeholder Interviews: The Planning Team has been conducting interviews with key stakeholders to gather insights specific to various groups throughout the community.
- Public Engagement Analysis: The Planning Team has been reviewing feedback collected from both the public (1/14/25) and virtual open house (available from 1/14/25 to 2/15/25).
- Steering Committee Visioning Exercise: The project's Steering Committee met on 2/21/25 to engage in a visioning exercise, helping to shape the long-term direction of the plan.
- Formulation of Guiding Principles: Guiding Principles for the plan were developed based on community input and analysis.
- Ongoing Coordination: Staff and the FNI team continue to meet regularly to discuss project progress and key topics.

Upcoming Tasks:

- Development of Plan Chapters: Work will begin on drafting the Community Snapshot, Vision, and Guiding Principles chapter of the Plan.
- Market Analysis: A market analysis will be finalized to inform and support plan recommendations relating to economic development, housing and land use.
- Earth Day Festival Community Engagement: We will have a presence at the upcoming Earth Day festival to engage with the public and gather additional input related to Future Land Use and Transportation.
- Student Survey: A student survey is being developed, with planned outreach to students in the Mid-Del district and at Rose State, to capture youth perspectives on the future of Midwest City.

We greatly appreciate your ongoing participation and support in this process. Your input is invaluable in shaping a plan that reflects the needs and aspirations of Midwest City. Please view the project website for further updates and additional opportunities to get involved.

Project website: <https://fni.mysocialpinpoint.com/midwest-city-comprehensive-plan>





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

TO : Honorable Mayor and Council

FROM : Randall Fryar, Chief Building Official

DATE : March 25, 2025

SUBJECT : Monthly Residential and Commercial Building report for February 2025

Attached is the monthly building report. This report is used by multiple parties to track permits on an ongoing basis.

Internally, we use this permit to forecast the workload on our staff.

Nationally, the trend is for new housing permits to be down year over year because of the elevated financing cost and the high cost of building materials. This is echoed regionally and in the metro with numerous other Cities seeing similar trends.

If there are any questions, please let me know.

Sincerely,

Randall Fryar, Chief Building Official
Engineering and Construction Services



100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits Summary - Issued 2/1/2025 to 2/28/2025

Building - Commercial & Industrial

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
1	Alteration of Man Home Or Const of Space	\$60,000.00
1	Com Fence Permit	\$6,000.00
1	Com Remodel Bldg Permit	\$80,000.00
Total Value of Building - Commercial & Industrial:		146,000.00

Building - Public & Semi-Public

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
1	School Remodel Bldg Permit	\$1,600,000.00
Total Value of Building - Public & Semi-Public:		1,600,000.00

Building - Residential

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
1	Res Accessory Bldg Permit	\$1,000.00
1	Res Demolition Permit	\$0.00
1	Res Retaining Wall Permit	
4	Res Single-Fam New Const Bldg Permit	\$756,065.00
Total Value of Building - Residential:		757,065.00

Grand Total: \$2,503,065.00



100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits by Type - Issued 2/1/2025 to 2/28/2025

Building - Commercial & Industrial

Alteration of Man Home Or Const of Space

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/27/25	10301 SE 29TH ST, 500 73130	TeFawn Hail	B-24-3244	\$60,000.00
				\$60,000.00

Com Fence Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/26/25	2113 S AIR DEPOT BLVD, 73110	efren lorea	B-24-2940	\$6,000.00
				\$6,000.00

Com Remodel Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/11/25	2601 S DOUGLAS BLVD, 120 73130	Encompass Design Build - Michael Fitch	B-25-0084	\$80,000.00
				\$80,000.00

Building - Public & Semi-Public

School Remodel Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/4/25	213 ELM ST, Midwest City, OK, 73110	Willowbrook, Inc.	B-25-0004	\$1,600,000.00
				\$1,600,000.00

Building - Residential

Res Accessory Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/26/25	312 CHAR LN, 73110	JULIO DOMINGUEZ CAMPO	B-24-3268	\$1,000.00
				\$1,000.00

Res Demolition Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/5/25	205 GRANDVIEW RD, MWC, OK, 73130	Chadd Fleming	B-24-3247	\$0.00
				\$0.00

Res Retaining Wall Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/20/25	13175 RED OAK DR, MIDWEST CITY, OK, 73020	David Wayne Franzoni Sr.	B-24-3124	

Res Single-Fam New Const Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>

2/10/25	2121 STEVENS DR, Midwest City, OK, 73110	Two Structures LLC	B-25-0069	\$162,065.00
2/24/25	2558 TURTLE WAY, Midwest City, OK, 73130	Linda Clark	B-25-0082	\$213,000.00
2/24/25	2554 TURTLE WAY, Midwest City, OK, 73130	Linda Clark, HOME CREATIONS	B-25-0104	\$199,500.00
2/24/25	2553 TURTLE WAY, Midwest City, OK, 73130	Linda Clark, HOME CREATIONS	B-25-0107	\$181,500.00

\$756,065.00

Grand Total: **\$2,503,065.00**



100 N Midwest Boulevard - Midwest City, OK 73110

Inspections Summary - Inspected 2/1/2025 to 2/28/2025

<u>Inspection Description</u>	<u>Count</u>
Accessory Bldg Inspection	2
Building/Electrical General Inspection	6
Buildings - CO Inspection & Sign Off	4
Com Building Final Inspection	6
Com Drainage3 Inspection	1
Com Drainage4 Inspection	1
Com Drainage4 Reinspection	3
Com Electrical Ceiling Inspection	2
Com Electrical Final Inspection	12
Com Electrical Final Reinspection	3
Com Electrical Ground Inspection	3
Com Electrical Rough-in Inspection	2
Com Electrical Service Inspection	5
Com Electrical Wall Inspection	3
Com Fence Inspection	1
Com Fire Alarm Final Inspection	3
Com Fire Sprinkler Final Inspection	3
Com Framing Inspection	3
Com Grease Trap Rough Inspection (Building)	2
Com Grease Trap Rough Inspection (Line Maintenance)	2
Com Mechanical Ceiling Inspection	3
Com Mechanical Final Inspection	5
Com Mechanical Rough-in Inspection	2
Com Plumbing Final Inspection	3
Com Plumbing Ground Inspection	4
Com Plumbing Ground Reinspection	1
Com Plumbing Rough-in Inspection	1
Com Roofing Inspection	2
Com Sewer Service Inspection	2
Com Temporary Electrical Pole Inspection	2
Com Vent Hood Rough Inspection	1
Com Water Service Line Inspection	2
Commercial Meter Tap Inspection	1
Electrical Generator Inspection	7
Engineering Site Inspection (Residential)	1
Engineering Site Inspection 1-2 (Commercial)	1
Engineering Site Reinspection (Commercial)	1
Fire - CO Inspection & Sign Off	11
Fire - CO Reinspection & Sign Off	2
Fire Marshal General Inspection	1
General Inspection	2
Hot Water Tank Inspection	18
Hot Water Tank Reinspection	2
Irrigation System Inspection	1
Line Maintenance General Inspection	1

Mechanical Change Out Inspection	20
Mechanical Change Out Reinspection	4
Planning - CO Inspection & Sign Off	15
Planning - CO Reinspection & Sign Off	1
Planning General Inspection	1
Plumbing/Mechanical General Inspection	1
Pre-Con Site Inspection/Meeting	4
Res Building Final Inspection	8
Res Building Final Reinspection	2
Res Drainage1 Inspection	2
Res Drainage1 Reinspection	1
Res Drainage2 Inspection	2
Res Drainage2 Reinspection	1
Res Drainage3 Inspection	2
Res Drainage4 Inspection	2
Res Drainage5 Inspection	1
Res Drainage5 Reinspection	1
Res Driveway Inspection	5
Res Electrical Final Inspection	3
Res Electrical Final Reinspection	2
Res Electrical Rough-in Inspection	4
Res Electrical Rough-in Reinspection	2
Res Electrical Service Inspection	16
Res Electrical Service Reinspection	4
Res Fence Inspection	1
Res Footing & Building Setback Inspection	13
Res Framing Inspection	1
Res Gas Meter Inspection	2
Res Gas Piping Inspection	8
Res Gas Piping Reinspection	1
Res Insulation Inspection	3
Res Mechanical Final Inspection	4
Res Mechanical Rough-in Inspection	4
Res Plumbing Final Inspection	3
Res Plumbing Final Reinspection	2
Res Plumbing Ground Inspection	12
Res Plumbing Rough-in Inspection	10
Res Plumbing Rough-in Reinspection	1
Res Roofing Inspection	3
Res Sewer Service Inspection	23
Res Sewer Service Reinspection	1
Res Solar Final	1
Res Solar Final Inspection	3
Res Solar Final Reinspection	2
Res Storm Shelter Inspection	10
Res Termite Inspection	1
Res Water Service Line Inspection	22
Residential Meter Tap Inspection	2
Residential Meter Tap Reinspection	3
Sewer Cap Inspection	2
Sign Inspection	2
Stormwater Site Inspection (Commercial)	1
Stormwater Site Inspection (Residential)	1
Utilities - CO Inspection & Sign Off	11
Utilities Site Inspection (Commercial)	1
Utilities Site Inspection (Residential)	1
Utilities Site Reinspection (Residential)	1



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 25, 2025
RE: Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager.

This item is placed on the agenda at the request of the Council. Attached to this memo is information regarding the current financial condition of the City Employees' Health Benefits Plan for the month of February 2025, which is the eighth (8) period of FY 2024/2025.

Troy Bradley, Human Resources Director

FISCAL YEAR 2024-2025	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
PLAN INCOME												
Projected Budgeted (MTD)	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681
Actual (MTD)	1,438,404	897,547	910,732	1,029,474	983,958	906,254	898,970	902,636				
Projected Budgeted (YTD)	963,681	1,927,362	2,891,043	3,854,724	4,818,405	5,782,086	6,745,767	7,709,448	8,673,129	9,636,810	10,600,491	11,564,172
Actual (YTD)	1,438,404	2,335,951	3,246,683	4,276,157	5,260,115	6,166,369	7,065,339	7,967,975				
PLAN CLAIMS/ADMIN COSTS	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Projected Budgeted (MTD)	1,066,931	853,545	1,066,931	853,545	853,545	1,066,931	853,545	853,545	1,066,931	853,545	853,545	1,066,931
Actual (MTD)	739,422	896,199	1,040,618	888,177	960,024	1,039,942	979,095	929,105				
Projected Budgeted (YTD)	1,066,931	1,920,476	2,987,407	3,840,952	4,694,497	5,761,428	6,614,973	7,468,518	8,535,449	9,388,994	10,242,539	11,309,470
Actual (YTD)	739,422	1,635,621	2,676,239	3,564,416	4,524,440	5,564,382	6,543,477	7,472,582				
EXCESS INCOME vs. EXPENDITURES	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Projected Budgeted (MTD)	-103,250	110,136	-103,250	110,136	110,136	-103,250	110,136	110,136	-103,250	110,136	110,136	-103,250
Actual (MTD)	698,982	1,348	-129,886	141,297	23,934	-133,688	-80,125	-26,469	0	0	0	0
Projected Budgeted (YTD)	-103,250	6,886	-96,364	13,772	123,908	20,658	130,794	240,930	137,680	247,816	357,952	254,702
Actual (YTD)	698,982	700,330	570,444	711,741	735,675	601,987	521,862	495,393	0	0	0	0
FISCAL YEAR 2023-2024	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
PLAN INCOME												
Projected Budgeted (MTD)	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962	908,962
Actual (MTD)	842,448	830,192	859,381	837,643	1,121,966	605,683	925,894	819,806	872,511	868,550	872,489	864,639
Projected Budgeted (YTD)	908,962	1,817,924	2,726,886	3,635,848	4,544,810	5,453,772	6,362,734	7,271,696	8,180,658	9,089,620	9,998,582	10,907,544
Actual (YTD)	842,448	1,672,640	2,532,021	3,369,664	4,491,630	5,097,313	6,023,207	6,843,013	7,715,524	8,584,074	9,456,563	10,321,202
PLAN CLAIMS/ADMIN COSTS	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Projected Budgeted (MTD)	1,006,148	804,918	804,918	1,006,148	804,918	804,918	1,006,148	804,918	804,918	1,006,148	804,918	804,918
Actual (MTD)	955,777	772,922	874,065	858,857	1,012,243	778,430	1,122,190	803,629	753,491	849,456	802,326	961,942
Projected Budgeted (YTD)	1,006,148	1,811,066	2,615,984	3,622,132	4,427,050	5,231,968	6,238,116	7,043,034	7,847,952	8,854,100	9,659,018	10,463,936
Actual (YTD)	955,777	1,728,699	2,602,764	3,461,621	4,473,864	5,252,294	6,374,484	7,178,113	7,931,604	8,781,060	9,583,386	10,545,328
EXCESS INCOME vs. EXPENDITURES	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Projected Budgeted (MTD)	-97,186	104,044	104,044	-97,186	104,044	104,044	-97,186	104,044	104,044	-97,186	104,044	104,044
Actual (MTD)	-113,329	57,270	-14,684	-21,214	109,723	-172,747	-196,296	16,177	119,020	19,094	70,163	-97,303
Projected Budgeted (YTD)	-97,186	6,858	110,902	13,716	117,760	221,804	124,618	228,662	332,706	235,520	339,564	443,608
Actual (YTD)	-113,329	-56,059	-70,743	-91,957	17,766	-154,981	-351,277	-335,100	-216,080	-196,986	-126,823	-224,126

Feb 8/FY 2025: \$2,836,506
 Jan 7/FY 2024: \$2,230,141
 Jan 7/FY 2023: \$2,413,504
 Jan 7/FY 2022: \$2,068,714

*** HAD FIVE MONDAYS WITH REPORTED MEDICAL CLAIMS PAID***
 *** July 2024 includes a 500,000 transfer in from other funds***

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

February 04, 2025 - 5:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on February 04, 2025, at 5:00 p.m., with the following members present:

Commissioners present: Russell Smith
 Jess Huskey
 Dean Hinton
 Jim Smith
 Rick Rice
 Rick Dawkins

Commissioners absent: Dee Collins

Staff present: Matthew Summers, Planning and Zoning Director
 Emily Richey, Current Planning Manager
 Julie Shannon, Planner III
 Cameron Veal, Planner I
 Patrick Menefee, City Engineer
 Don Maisch, City Attorney

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 5:01p.m.

B. MINUTES

1. A motion was made by Rick Dawkins, seconded by Rick Rice to approve the minutes of the January 7, 2025, Planning Commission meeting and to approve the minutes of the January 14, 2025 Special Planning Commission meeting as presented.
Voting aye: R. Smith, Huskey, Hinton, J. Smith, R. Rice and R. Dawkins.
Nay: none.
Motion carried.

C. NEW MATTERS

1. (MP-20) Public hearing, discussion, consideration, and possible action to consider approval of the Minor Plat of Sooner Rose II 2nd Addition described as all of Lot Two (2) in Block Two (2) of Sooner Rose II Addition, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Emily Richey - Current Planning Manager, presented the staff report.

There was general discussion amongst the Commission.

The applicant, Terry Haynes – 815 W Main St. was present and addressed the Commission.

A motion was made by Jess Huskey, seconded by Dean Hinton to recommend approval of this item.
Voting aye R. Smith, Huskey, Hinton, J. Smith, R. Rice and R. Dawkins.

Nay: None.
Motion Carried.

- 2. (PC-2203) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) to an amended Planned Unit Development (“PUD”), for the property described as Lot One (1), in Block One (1) of Tonick Plaza, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, According to the Recorded Plat Thereof, located at 10011 SE 15th Street, Midwest City, Oklahoma.

Emily Richey – Current Planning Manager, presented the staff report.

There was general discussion amongst the Commission.

The applicant, Greg Schmatz was present and addressed the Commission.

A motion was made by Jess Huskey, seconded by Rick Rice to recommend approval of this item. Voting aye R. Smith, Huskey, Hinton, J. Smith, R. Rice and R. Dawkins.

Nay: None.
Motion Carried.

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION:

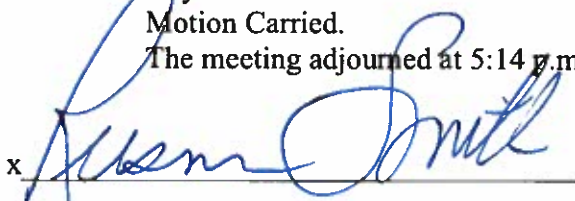
Emily Richey – Current Planning Manager, shared with the Commission that the National Planning Conference would take place on March 29th, 2025

G. ADJOURNMENT:

A motion to adjourn was made by Rick Dawkins, Seconded by Jess Huskey. Voting aye: R. Smith, Huskey, Hinton, J. Smith, R. Rice and R. Dawkins.

Nay: None.
Motion Carried.

The meeting adjourned at 5:14 p.m.

x 

Chairman Russell Smith

(CV)



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

TO: Honorable Mayor and City Council
FROM: Tiatia Cromar, Finance Director/ City Treasurer
DATE: March 25, 2025

SUBJECT: Review of the City Manager's Report for the month of February 2025.

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

Reimbursed Projects (16) decreased due to the budgeted transfer of \$1,247,803 to Hospital Authority.

2018 Election G.O. Bond (270) decreased because of the payments for:

Capital Outlays <\$534,884>

MWC Hospital Authority (425) activities for February:

Compounded Principal (9010) - unrealized loss on investment < \$688,964>

Discretionary (9050) - unrealized loss on investment <\$364,166>

Opioid Settlements (9090) – transferred in from Fund 16 \$1,247,803

Tiatia Cromar

Tiatia Cromar
Finance Director/ City Treasurer

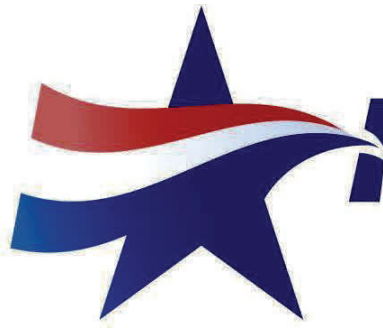
City of Midwest City
Financial Summary by Fund
for Period Ending February, 2025

(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2024 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
9	GENERAL GOVERNMENT SALES TAX	10,913,575	(15,863)	10,602,218	2,387,751	(2,092,258)	295,493	10,897,711
10	GENERAL	15,002,587	(153,123)	14,564,397	30,693,751	(30,408,683)	285,068	14,849,465
13	STREET AND ALLEY FUND	2,031,282	-	1,905,991	417,262	(291,971)	125,291	2,031,282
14	TECHNOLOGY FUND	771,698	-	702,378	193,197	(123,876)	69,321	771,698
15	STREET LIGHT FEE	779,815	-	926,093	417,923	(564,200)	(146,278)	779,815
16	REIMBURSED PROJECTS	825,452	(1,600)	1,830,255	514,022	(1,520,425)	(1,006,403)	823,852
20	MWC POLICE DEPARTMENT	16,191,006	(4,092)	15,755,687	13,554,541	(13,123,313)	431,228	16,186,915
21	POLICE CAPITALIZATION	2,595,840	(11,822)	2,042,168	1,448,985	(907,136)	541,849	2,584,018
25	JUVENILE FUND	116,557	-	107,039	36,282	(26,764)	9,518	116,557
30	POLICE STATE SEIZURES	91,694	-	122,201	16,199	(46,705)	(30,507)	91,694
31	SPECIAL POLICE PROJECTS	87,992	-	79,275	13,765	(5,048)	8,717	87,992
35	EMPLOYEE ACTIVITY FUND	17,315	-	11,482	22,762	(16,929)	5,833	17,315
36	JAIL	290,566	-	239,506	77,490	(26,431)	51,059	290,566
37	POLICE IMPOUND FEE	153,785	-	142,752	26,947	(15,914)	11,033	153,785
40	MWC FIRE DEPARTMENT	10,644,834	(4)	10,248,563	10,327,535	(9,931,268)	396,267	10,644,830
41	FIRE CAPITALIZATION	3,050,442	-	2,805,222	562,336	(317,116)	245,220	3,050,442
45	MWC WELCOME CENTER	634,377	-	610,847	154,081	(130,551)	23,530	634,377
46	CONV / VISITORS BUREAU	854,555	-	727,189	278,542	(151,175)	127,367	854,555
60	CAPITAL DRAINAGE IMP	262,721	-	458,571	326,246	(522,096)	(195,850)	262,721
61	STORM WATER QUALITY	1,641,121	-	1,664,376	630,601	(653,856)	(23,255)	1,641,121
65	STREET TAX FUND	2,620,382	-	2,497,454	452,314	(329,386)	122,928	2,620,382
70	EMERGENCY OPER FUND	1,799,071	-	1,632,454	721,142	(554,525)	166,617	1,799,071
75	PUBLIC WORKS ADMIN	1,193,104	-	1,178,989	978,999	(964,884)	14,115	1,193,104
80	INTERSERVICE FUND	552,547	-	499,625	2,329,875	(2,276,952)	52,923	552,547
81	SURPLUS PROPERTY	809,655	(610,296)	173,682	51,218	(25,542)	25,676	199,358
115	ACTIVITY FUND	481,740	(3,083)	533,225	140,250	(194,818)	(54,568)	478,657
123	PARK & RECREATION	3,257,116	(12,764)	2,355,834	1,239,172	(350,653)	888,519	3,244,352
141	COMM. DEV. BLOCK GRANT	6,029	-	6,029	401,373	(401,373)	-	6,029
142	GRANTS/HOUSING ACTIVITIES	174,024	(180)	173,118	50,683	(49,958)	726	173,844
143	GRANT FUNDS	115,919	(55,919)	67,094	972,800	(979,894)	(7,094)	60,000
157	CAPITAL IMPROVEMENTS	8,403,611	(190,094)	5,911,177	3,523,012	(1,220,672)	2,302,340	8,213,517
172	CAP. WATER IMP-WALKER	1,739,277	-	2,826,592	531,181	(1,618,495)	(1,087,315)	1,739,277
178	CONST LOAN PAYMENT REV	5,916,119	-	5,028,768	1,068,782	(181,430)	887,351	5,916,119
184	SEWER BACKUP FUND	135,232	-	78,534	57,189	(490)	56,699	135,232
186	SEWER CONSTRUCTION	4,222,336	-	3,068,800	1,208,675	(55,139)	1,153,536	4,222,336

City of Midwest City
Financial Summary by Fund
for Period Ending February, 2025
(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2024 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
187	UTILITY SERVICES	1,412,579	(924)	1,170,665	1,031,948	(790,957)	240,990	1,411,656
188	CAP. SEWER IMP.-STROTH	2,476,824	-	2,160,141	637,385	(320,702)	316,682	2,476,824
189	UTILITIES CAPITAL OUTLAY	3,303,064	(104,580)	2,988,498	209,986	-	209,986	3,198,483
190	MWC SANITATION DEPARTMENT	7,936,106	-	7,561,319	6,318,684	(5,943,897)	374,787	7,936,106
191	MWC WATER DEPARTMENT	9,723,721	(3,081,730)	5,002,695	7,300,523	(5,661,227)	1,639,296	6,641,991
192	MWC SEWER DEPARTMENT	6,966,287	(48)	6,036,177	7,038,368	(6,108,305)	930,063	6,966,240
193	MWC UTILITIES AUTHORITY	1,369,713	-	1,342,942	27,193	(422)	26,771	1,369,713
194	DOWNTOWN REDEVELOPMENT	377,430	(1,172)	505,281	10,551	(139,573)	(129,022)	376,258
195	HOTEL/CONFERENCE CENTER	940,357	(1,425,130)	(410,137)	2,753,015	(2,827,652)	(74,636)	(484,774)
196	HOTEL 4% FF&E	878,730	-	868,516	110,089	(99,875)	10,214	878,730
197	JOHN CONRAD REGIONAL GOLF	1,450,930	(3,598)	1,219,818	1,252,533	(1,025,019)	227,514	1,447,332
201	URBAN RENEWAL AUTHORITY	194,187	-	163,889	44,692	(14,395)	30,297	194,187
202	RISK MANAGEMENT	1,226,534	(37)	1,572,367	1,098,486	(1,444,355)	(345,869)	1,226,497
204	WORKERS COMP	3,479,492	-	3,410,296	729,284	(660,088)	69,196	3,479,492
220	ANIMALS BEST FRIEND	101,438	(2,000)	129,659	68,822	(99,042)	(30,221)	99,438
225	HOTEL MOTEL FUND	-	-	-	461,522	(461,522)	-	-
230	CUSTOMER DEPOSITS	1,514,164	(1,514,164)	-	38,014	(38,014)	-	-
235	MUNICIPAL COURT	106,272	(106,272)	-	2,296	(2,296)	-	-
240	L & H BENEFITS	2,894,019	(50,285)	2,346,380	7,969,936	(7,472,582)	497,354	2,843,734
250	CAPITAL IMP REV BOND	2,343,838	(28,888,904)	(27,223,481)	8,078,928	(7,400,514)	678,414	(26,545,067)
269	2002 G.O. STREET BOND	47,551	-	47,057	1,165	(671)	494	47,551
270	2018 ELECTION G.O. BOND	2,074,506	(67,205)	5,405,521	172,463	(3,570,683)	(3,398,220)	2,007,301
271	2018 G.O. BONDS PROPRIETARY	312,616	-	309,618	10,150	(7,153)	2,998	312,616
272	2022 ISSUE G.O. BOND	897,395	-	1,034,513	23,155	(160,273)	(137,118)	897,395
310	DISASTER RELIEF	8,287,974	(231,590)	7,900,727	277,649	(121,992)	155,657	8,056,384
340	REVENUE BOND SINKING FUND	-	-	-	1,718,500	(1,718,500)	-	-
350	G. O. DEBT SERVICES	5,105,794	(14,576)	2,881,644	3,413,151	(1,203,576)	2,209,575	5,091,219
352	SOONER ROSE TIF	1,832,714	-	1,509,975	676,412	(353,673)	322,739	1,832,714
353	ECONOMIC DEV AUTHORITY	59,468,525	(49,885,019)	9,405,167	1,393,495	(1,215,156)	178,340	9,583,506
354	NORTHSIDE TIF	283,722	(267,076)	9,651	6,995	-	6,995	16,646
425-9010	MWC HOSP AUTH-COMP PRINCIPAL	113,423,838	(4,167)	113,031,620	7,273,805	(6,885,750)	388,056	113,419,675
425-9050	MWC HOSP AUTH-DISCRETIONARY	34,277,409	(1,107)	29,569,417	5,349,432	(642,548)	4,706,884	34,276,301
425-9060	MWC HOSP IN LIEU OF/ROR/MISC	11,544,318	(30,113)	10,652,130	1,020,131	(158,056)	862,074	11,514,204
425-9080	MWC HOSP AUTH GRANTS	746,494	-	180,068	566,426	-	566,426	746,494
425-9090	MWC HOSP AUTH OPIOID SETTLEMENT	1,252,139	(4,336)	-	1,247,803	-	1,247,803	1,247,803
	TOTAL	386,634,060	(86,742,873)	282,359,715	144,159,871	(126,628,396)	17,531,475	299,891,189



MIDWEST CITY

Where the Spirit Flies High

ECONOMIC DEVELOPMENT
AUTHORITY AGENDA





SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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

March 25, 2025 – 6:01 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

A. **CALL TO ORDER.**

B. **DISCUSSION ITEMS.**

1. Discussion, consideration and possible action to approve the December 10, 2024 meeting minutes. (Secretary- S. Hancock)
2. Discussion, consideration, and possible action of awarding the bid to Donoley Construction LLC and entering into a contract with the Midwest City Municipal Hospital Authority and Donoley Construction LLC for \$846,691.88 and 90 Calendar Days for the Centrillum Railroad Spur Project. The Economic Development Authority delegates the Chairman to sign and execute the contract. (P. Menefee - Public Works)

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. **ADJOURNMENT.**



DISCUSSION ITEMS



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

Midwest City Economic Development Authority Minutes

December 10, 2024

This **special meeting** was held in Midwest City Council 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 6:42 PM with following members present:

Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

DISCUSSION ITEMS.

1. Discussion, consideration, and possible action to approve the November 12, 2024 meeting minutes.

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

2. Discussion, consideration, and possible action of accepting and awarding the base bid and bid alternate 2 and entering into a contract with Cimarron Construction Company for \$3,051,828.00 and 270 Calendar Days and authorizing the Chairman to execute a contract for the Sooner Rose Sanitary Sewer Improvement Project.

Evenson, Streets and Lyon addressed the Trustees. After Staff and Trustee discussion, Eads made a motion to approve, seconded by Bana. Voting Aye: Eads, Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

PUBLIC DISCUSSION. There was no public discussion.

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 6:47 PM.

ATTEST:

MATTHEW D DUKES II, Chairman

SARA HANCOCK, Secretary



**Public Works
Administration**
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

To: Honorable Chairman and Trustees

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

Date: March 25th, 2025

Subject: Discussion, consideration, and possible action of awarding the bid to Donoley Construction LLC and entering into a contract with the Midwest City Municipal Hospital Authority and Donoley Construction LLC for \$846,691.88 and 90 Calendar Days for the Centrillium RailRoad Spur Project. The Economic Development Authority delegates the Chairman to sign and execute the contract.

On Tuesday, March 11th, 2025 the Midwest City Economic Development Authority opened the two received bids for the Centillium Rail Road Spur Project. The spur is needed to help provide service to the new Centrillium Plant when it opens in the near future.

The project is funded in the budget under the description Centrillium Rail Switch in the 425 Midwest City Memorial Hospital Authority account Fund under the Project Number 902404. The Engineer's Estimate and the bid tab for the two detailed bids and the associated alternate is attached. The consultant's letter of recommendation is also attached. The project base bid and add alternate 1 are recommended for award.

Patrick Menefee, P.E.,
City Engineer
Attachment



750 SW 24th St.
Suite 200
Moore, OK 73160

TEL 405.329.2555
FAX 405.329.3555

www.GarverUSA.com

March 13, 2025

City of Midwest City
100 N. Midwest Boulevard
Midwest City, OK 73110

Re: City of Midwest City
Centrillium Protein Railroad Spur
Recommendation of Award

Dear Mr. Coleman:

Bids were received for the Centrillium Protein Railroad Spur project at the City of Midwest City (City Hall) at 2:00 PM on March 11, 2025. A total of two (2) bids were received. A detailed tabulation of the bids is attached to this letter.

The bids have been checked for mathematical accuracy and for compliance with the contract documents. There were no mathematical errors in the bids and all bidders submitted the required bid documents. The two (2) bids received and the Engineer's Estimate are summarized in the table below.

	Engineer's Estimate	Donoley Construction	Railworks Track Systems
Base Bid	\$762,631.10	\$828,260.93	\$933,526.00
Add Alternate 1	\$15,950.00	\$18,430.95	\$21,750.00
Total	\$778,581.10	\$846,691.88	\$955,276.00

The lowest and best bid submitted for the Base Bid was from Donoley Construction in the total amount of \$828,260.93. If Add Alternate 1 is to be included in the project award, the lowest and best bidder still remains Donoley Construction.

Garver recommends that Donoley Construction be awarded a construction contract for the Centrillium Protein Railroad Spur project for the Base Bid amount, and Add Alternate 1 if included in the project award.

Sincerely,

GARVER, LLC

John Strahorn, P.E.
Project Manager

**CENTRILLIUM PROTEIN RAILROAD SPUR
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
BID OPENING: MARCH 11, 2025 @ 2:00 PM
BID TABULATION (BASE BID)**

BASE BID					ENGINEER'S ESTIMATE		DONOLEY CONSTRUCTION		RAILWORKS TRACK SYSTEMS	
ITEM	CODE NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	* AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
201(A)	1200	CLEARING AND GRUBBING	L.SUM	1.00	\$10,000.00	\$11,000.00	\$53,475.00	\$53,475.00	\$34,250.00	\$34,250.00
202(A)	2200	UNCLASSIFIED EXCAVATION	C.Y.	1,495.00	\$12.00	\$19,734.00	\$33.20	\$49,634.00	\$12.00	\$17,940.00
	220	1100 SWPPP DOCUMENTATION AND MANAGEMENT	L.SUM	1.00	\$8,000.00	\$8,800.00	\$8,870.00	\$8,870.00	\$5,400.00	\$5,400.00
221(B)	2300	TEMPORARY SILT FENCE	L.F.	2,101.00	\$5.00	\$11,555.50	\$8.86	\$18,614.86	\$3.75	\$7,878.75
221(E)	2600	TEMPORARY SILT DIKE	L.F.	156.00	\$25.00	\$4,290.00	\$42.44	\$6,620.64	\$33.00	\$5,148.00
230(A)	7200	SOLID SLAB SODDING	S.Y.	5,949.00	\$5.00	\$32,719.50	\$8.03	\$47,770.47	\$6.75	\$40,155.75
310(B)	5300	SUBGRADE, METHOD B	S.Y.	3,066.00	\$6.00	\$20,235.60	\$3.42	\$10,485.72	\$3.25	\$9,964.50
613(A)	5358	28"X18" R.C. PIPE ARCH CLASS A-III	L.F.	64.00	\$160.00	\$11,264.00	\$151.89	\$9,720.96	\$115.00	\$7,360.00
613(L)	6620	28"X18" PREFAB. CULVERT END SEC., ARCH	EA.	2.00	\$2,500.00	\$5,500.00	\$1,860.00	\$3,720.00	\$2,045.00	\$4,090.00
613(S)	7700	STANDARD BEDDING MATERIAL, CLASS B	C.Y.	25.00	\$90.00	\$2,475.00	\$123.76	\$3,094.00	\$229.00	\$5,725.00
613(V)	8000	TRENCH EXCAVATION	C.Y.	37.00	\$35.00	\$1,424.50	\$20.61	\$762.57	\$30.00	\$1,110.00
641	2110	MOBILIZATION	L.SUM	1.00	\$60,000.00	\$66,000.00	\$30,000.00	\$30,000.00	\$198,000.00	\$198,000.00
642(A)	3300	CONSTRUCTION STAKING LEVEL II	L.SUM	1.00	\$12,500.00	\$13,750.00	\$17,745.00	\$17,745.00	\$34,250.00	\$34,250.00
880(J)	7110	CONSTRUCTION TRAFFIC CONTROL	L.SUM	1.00	\$2,500.00	\$2,750.00	\$53,480.00	\$53,480.00	\$43,750.00	\$43,750.00
-	-	BALLAST	C.Y.	683.00	\$110.00	\$82,643.00	\$132.65	\$90,599.95	\$78.00	\$53,274.00
-	-	SUB-BALLAST	C.Y.	820.00	\$120.00	\$108,240.00	\$159.67	\$130,929.40	\$163.00	\$133,660.00
-	-	TRACK CONSTRUCTION	L.F.	1,052.00	\$225.00	\$260,370.00	\$205.93	\$216,638.36	\$185.00	\$194,620.00
-	-	RAILROAD SWITCH	L.SUM	1.00	\$90,000.00	\$99,000.00	\$73,600.00	\$73,600.00	\$136,150.00	\$136,150.00
-	-	EARTHEN BUMPER	L.SUM	1.00	\$800.00	\$880.00	\$2,500.00	\$2,500.00	\$800.00	\$800.00
BASE BID TOTAL						\$762,631.10		\$828,260.93		\$933,526.00

* INCLUDES 10% DESIGN CONTINGENCY



CENTRILLIUM PROTEIN RAILROAD SPUR
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
BID OPENING: MARCH 11, 2025 @ 2:00 PM
BID TABULATION (ADD ALTERNATE 1)

ADD ALT. 1				ENGINEER'S ESTIMATE		DONOLEY CONSTRUCTION		RAILWORKS TRACK SYSTEMS		
ITEM	CODE NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	* AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
303(A)	1200	AGGREGATE BASE (TYPE A)	C.Y.	145.00	\$100.00	\$15,950.00	\$127.11	\$18,430.95	\$150.00	\$21,750.00
ADD ALT. 1 TOTAL							\$15,950.00		\$18,430.95	\$21,750.00

* INCLUDES 10% DESIGN CONTINGENCY





CENTRILLIUM PROTEIN RAILROAD SPUR
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
BID OPENING: MARCH 11, 2025 @ 2:00 PM

BID RESULTS SHEET

BIDDER	BASE BID	ADD ALT. 1	TOTAL
ENGINEER'S ESTIMATE	\$762,631.10	\$15,950.00	\$778,581.10
DONOLEY CONSTRUCTION	\$828,260.93	\$18,430.95	\$846,691.88
RAILWORKS TRACK SYSTEMS	\$933,526.00	\$21,750.00	\$955,276.00

BIDDER	BASE BID	TOTAL
DONOLEY CONSTRUCTION	\$828,260.93	\$828,260.93
RAILWORKS TRACK SYSTEMS	\$933,526.00	\$933,526.00

BIDDER	BASE BID	ADD ALT. 1	TOTAL
DONOLEY CONSTRUCTION	\$828,260.93	\$18,430.95	\$846,691.88
RAILWORKS TRACK SYSTEMS	\$933,526.00	\$21,750.00	\$955,276.00

CENTRILLIUM PROTEIN RAILROAD SPUR
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
BID OPENING: MARCH 11, 2025 @ 2:00 PM
BID TABULATION (BASE BID)

BASE BID					ENGINEER'S ESTIMATE		DONOLEY CONSTRUCTION		RAILWORKS TRACK SYSTEMS	
ITEM	CODE NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	* AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
201(A)	1200	CLEARING AND GRUBBING	L.SUM	1.00	\$10,000.00	\$11,000.00	\$53,475.00	\$53,475.00	\$34,250.00	\$34,250.00
202(A)	2200	UNCLASSIFIED EXCAVATION	C.Y.	1,495.00	\$12.00	\$19,734.00	\$33.20	\$49,634.00	\$12.00	\$17,940.00
220	1100	SWPPP DOCUMENTATION AND MANAGEMENT	L.SUM	1.00	\$8,000.00	\$8,800.00	\$8,870.00	\$8,870.00	\$5,400.00	\$5,400.00
221(B)	2300	TEMPORARY SILT FENCE	L.F.	2,101.00	\$5.00	\$11,555.50	\$8.86	\$18,614.86	\$3.75	\$7,878.75
221(E)	2600	TEMPORARY SILT DIKE	L.F.	156.00	\$25.00	\$4,290.00	\$42.44	\$6,620.64	\$33.00	\$5,148.00
230(A)	7200	SOLID SLAB SODDING	S.Y.	5,949.00	\$5.00	\$32,719.50	\$8.03	\$47,770.47	\$6.75	\$40,155.75
310(B)	5300	SUBGRADE, METHOD B	C.Y.	3,066.00	\$6.00	\$20,235.60	\$3.42	\$10,485.72	\$3.25	\$9,964.50
613(A)	5358	28"X18" R.C. PIPE ARCH CLASS A-III	L.F.	64.00	\$160.00	\$11,264.00	\$151.89	\$9,720.96	\$115.00	\$7,360.00
613(L)	6620	28"X18" PREFAB. CULVERT END SEC., ARCH	EA.	2.00	\$2,500.00	\$5,500.00	\$1,860.00	\$3,720.00	\$2,045.00	\$4,090.00
613(S)	7700	STANDARD BEDDING MATERIAL, CLASS B	C.Y.	25.00	\$90.00	\$2,475.00	\$123.76	\$3,094.00	\$229.00	\$5,725.00
613(V)	8000	TRENCH EXCAVATION	C.Y.	37.00	\$35.00	\$1,424.50	\$20.61	\$762.57	\$30.00	\$1,110.00
641	2110	MOBILIZATION	L.SUM	1.00	\$60,000.00	\$66,000.00	\$30,000.00	\$30,000.00	\$198,000.00	\$198,000.00
642(A)	3300	CONSTRUCTION STAKING LEVEL II	L.SUM	1.00	\$12,500.00	\$13,750.00	\$17,745.00	\$17,745.00	\$34,250.00	\$34,250.00
880(J)	7110	CONSTRUCTION TRAFFIC CONTROL	L.SUM	1.00	\$2,500.00	\$2,750.00	\$53,480.00	\$53,480.00	\$43,750.00	\$43,750.00
-	-	BALLAST	C.Y.	883.00	\$110.00	\$92,643.00	\$132.65	\$90,599.95	\$78.00	\$53,274.00
-	-	SUB-BALLAST	C.Y.	820.00	\$120.00	\$108,240.00	\$159.67	\$130,929.40	\$163.00	\$133,660.00
-	-	TRACK CONSTRUCTION	L.F.	1,052.00	\$225.00	\$260,370.00	\$205.93	\$216,638.36	\$185.00	\$194,620.00
-	-	RAILROAD SWITCH	L.SUM	1.00	\$90,000.00	\$99,000.00	\$73,600.00	\$73,600.00	\$136,150.00	\$136,150.00
-	-	EARTHEN BUMPER	L.SUM	1.00	\$800.00	\$880.00	\$2,500.00	\$2,500.00	\$800.00	\$800.00
BASE BID TOTAL						\$762,631.10		\$828,260.93		\$933,526.00

* INCLUDES 10% DESIGN CONTINGENCY



CENTRILLIUM PROTEIN RAILROAD SPUR
 MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
 BID OPENING: MARCH 11, 2025 @ 2:00 PM
 BID TABULATION (ADD ALTERNATE 1)

ADD ALT. 1			ESTIMATED QUANTITY		ENGINEER'S ESTIMATE		DONOLEY CONSTRUCTION		RAILWORKS TRACK SYSTEMS	
ITEM	CODE NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	* AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
303(A)	1200	AGGREGATE BASE (TYPE A)	C.Y.	145.00	\$100.00	\$15,950.00	\$127.11	\$18,430.95	\$150.00	\$21,750.00
				ADD ALT. 1 TOTAL		\$15,950.00		\$18,430.95		\$21,750.00

* INCLUDES 10% DESIGN CONTINGENCY



CENTRILLIUM PROTEIN RAILROAD SPUR
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
BID OPENING: MARCH 11, 2025 @ 2:00 PM
BID TABULATION

BIDDER	BID BOND	BID	CERTIFICATION OF PRE-BID SITE INSPECTION	STATEMENT OF BIDDER'S QUALIFICATIONS	BUSINESS RELATIONSHIPS AFFIDAVIT	BID AFFIDAVIT	NON-COLLUSION AFFIDAVIT	CONTRACTOR CERTIFICATION	ADDENDUM ACKNOWLEDGEMENT(S)
DONOLEY CONSTRUCTION	X	X	X	X	X	X	X	X	X
RAILWORKS TRACK SYSTEMS	X	X	X	X	X	X	X	X	X





PUBLIC DISCUSSION





HOSPITAL AUTHORITY
AGENDA





MEMORIAL HOSPITAL AUTHORITY AGENDA

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

March 25, 2025 – 6:02 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

A. **CALL TO ORDER.**

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

1. Discussion, consideration and possible action to approve the February 25, 2025 minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives. (Finance - T. Cromar)
3. Discussion, consideration, and possible action of approving Amendment No. 1 to the Construction Manager at Risk (CMAR) services for the Plaza 62 revitalization district with Willowbrook, Inc. originally approved August 27, 2024. (Assistant City Manager - V. Sullivan)
4. Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2024 Grant approval for Ring cameras for all of Leah's Hope homes. (D. Maisch – City Attorney).
5. Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2024 Grant approval for Tree Giveaway. (D. Maisch – City Attorney).

C. **DISCUSSION ITEM.**

1. Discussion, consideration, and possible action of entering into a contract with The Midwest City Economic Development Authority and Donoley Construction LLC for \$846,691.88 and 90 Calendar Days for the Centrillium Railroad Spur Project. The Hospital Authority delegates the Chairman to sign and execute the contract. (Public Works - P. Menefee)

- D. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.**
- E. EXECUTIVE SESSION.
1. Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, concerning Project "Adam"; and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session. (Economic Development - R. Coleman)
- D. DISCUSSION ITEM CONTINUED.
2. Discussion, consideration, and possible action to approve an agreement to provide professional predevelopment services for ± 15.03 acres lying between 8800 – 8920 SE 29th Street (a/k/a lying in the NE/4, NE/4; Sec. 14, T11N, R02W, I.M, Oklahoma County); and to authorize the General Manager/Administrator to spend up to \$508,000 in development-related expenses for Project "Adam." (R. Coleman - Economic Development)
- F. ADJOURNMENT.



CONSENT AGENDA



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

Midwest City Memorial Hospital Authority Minutes

February 25, 2025

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

Chairman Matt Dukes called the meeting to order at 7:46 PM with following members present:

	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

Absent: Trustee Susan Eads

CONSENT AGENDA. Byrne made a motion to approve with exception to pull Item #3, seconded by Favors. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

1. Discussion, consideration, and possible action to approve January 28, 2025 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Hospital Authority Fund, revenue/Hospital Authority (90) \$1,247,803.
4. Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2024 Grant approval for Animal Welfare's Spay and Neutering program.
5. Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2023 Grant approval for Blue Light Phones.
3. **Discussion, consideration and possible action to reallocate assets, change fund managers or make changes to the Statement of Investment Policy, Guidelines and Objectives.**

Cromar and Keith Reynolds, Vice President & Senior Consultant from Sedal Marco Advisors addressed the Trustees. Discussion was had. No action needed.

DISCUSSION ITEMS.

1. **Discussion, consideration, and possible action of approving the funding recommendations of the Memorial Hospital Authority Board of Grantors for the FY2024-2025 Community Improvement Grant Program in an amount not to exceed the budgeted amount of \$565,871.**

Pastor Tim Taylor of 10113 Oak Park Dr. addressed the Trustees. After Staff and Trustee discussion, Bana made a motion to approve the funding recommendations, seconded by Byrne. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

2. Discussion, consideration, and possible action of approving the funding recommendations of the Memorial Hospital Authority Board of Grantors for the FY2024-2025 Community Improvement Grant Program in an amount not to exceed the budgeted amount of \$565,871.

Lyon and Maisch addressed the Trustees. After Staff and Trustee discussion, Thompson made a motion to approve the funding recommendations, seconded by Favors. Voting Aye: Byrne, Maxwell, Thompson, Bana, and Favors. Nay: None. Recused: Dukes. Absent: Eads. Motion Carried.

3. Discussion, consideration, and possible action of approving an Assignment of Commercial Land Contract from Sooner Investment, agreeing to purchase a ± 1.75-acre tract located from 8912 - 8920 SE 29th Street (a/k/a Part of the NE/4, NE/4, NE/4 of Section 14, Township 11N, Range 2W, I.M., Oklahoma County) for \$2,600,000, plus Closing costs; and the authorize the Chairman to execute all documents necessary for the Closing.

Byrne made a motion to accept and approve the Assignment of Commercial Land Contract from Sooner Investment, agreeing to purchase a ± 1.75-acre tract located from 8912 - 8920 SE 29th Street as described for \$2,600,000, plus Closing costs - only after Sooner Investment provides proof of expenses as outlined in Exhibit C of the Assignment in addition to all reports, maps, test results and any other pertinent information that came as result of those expenses to the satisfaction of the General Manager; and to the authorize the Chairman to execute all documents necessary for the Closing., seconded by Thompson. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: None. Absent: Eads. Motion Carried.

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

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 8:15 PM.

ATTEST:

MATTHEW D DUKES II, Chairman

SARA HANCOCK, Secretary



Memorial Hospital Authority

General Manager/Administrator, Tim Lyon
100 North Midwest Boulevard
Midwest City, Oklahoma 73110
Office (405) 739-1201
tlyon@midwestcityok.org
www.midwestcityok.org

MEMORANDUM

To: Honorable Chairman and Trustees

From: Tiatia Cromar, Finance Director

Date: March 25, 2025

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

This item is on each agenda in the event that the Hospital Authority's investments need to be reallocated, an investment fund manager needs to be changed, or changes need to be made to the Statement of Investment Policy on short notice.

Tiatia Cromar
Finance Director

AMENDMENT No. 1
TO THE AIA A133 – 2019 STANDARD FORM OF AGREEMENT BETWEEN
OWNER AND CONSTRUCTION MANAGER AS CONSTRUCTOR dated August 27th, 2024
between Willowbrook, Inc. and Midwest City Memorial Hospital Authority.

February 10, 2025

Midwest City Memorial Hospital Authority
100 N. Midwest Blvd.
Midwest City, OK 73110

This Amendment No. 1 will result in a revision to the AIA Document A133-2019 Standard Form of Agreement between Owner and Construction Manager as Constructor as follows:

Amend the following:

Page 1, for the following Projects: New Midwest City YMCA

Page 1, The Architect: TBD

Article 1, Initial Information: TBD during design phase

Article 5, Compensation and Payments for Preconstruction Phase Services: .75%

Article 6, Compensation for Construction Phase Services: 4%

OWNER:
Midwest City Memorial Hospital Authority

CONSTRUCTION MANAGER
Willowbrook, Inc.

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date : _____

Date : _____

Mid-Del Public Schools

YMCA of Greater Oklahoma City

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date : _____

Date : _____



City Manager's Office
Vaughn Sullivan,
Assistant City Manager
vsullivan@midwestcityok.org
100 N. Midwest Blvd,
Midwest City, Oklahoma 73110
O: 405-739-1207 /Fax: 405-739-1208

MEMORANDUM

To: Honorable Chairman and Trustees

From: Vaughn K. Sullivan, Assistant City Manager

Date: March 25, 2025

Subject: Discussion, consideration, and possible action of approving Amendment No. 1 to the Construction Manager at Risk (CMAR) services for the Plaza 62 revitalization district with Willowbrook, Inc. originally approved August 27, 2024.

On August 27, 2024 the Authority entered into a contract for the Plaza 62 revitalization district with Willowbrook, Inc. in the amount of 1% of the construction budget for Preconstruction Phase Services and 5% of the total Construction Cost of Work.

The YMCA is an integral part of the Plaza 62 district. As a key community asset within the district, it is essential that this facility integrates well with the overall goals of Plaza 62. As a result, we are requesting the following Amendment to the Plaza 62 original contract with Willowbrook Construction.

Amendment No. 1 will result in a revision to the AIA Document A133-2019 Standard Form of Agreement between Owner and Construction Manager as Constructor as follows:

- Page 1, for the following Projects: New Midwest City YMCA
- Page 1, The Architect: TBD
- Article 1, Initial Information: TBD during design phase
- Article 5, Compensation and Payments for Preconstruction Phase Services: .75%
- Article 6, Compensation for Construction Phase Services: 4%

Note: Despite the complexity of the YMCA construction—due to three partners and an estimated cost of nearly \$40 million, Willowbrook Construction has agreed to reduce its preconstruction fee from 1% to 0.75% and its project management fee from 5% to 4% of construction costs for the YMCA project.

Staff recommends approval.

Vaughn K. Sullivan
Assistant City Manager



City Attorney, Donald D. Maisch

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

MEMORANDUM

To: Chair and Trustees of the Midwest City Memorial Hospital Authority

From: Don Maisch
City Attorney

RE: Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2024 Grant approval for Ring cameras for all of Leah's Hope homes. (D. Maisch – City Attorney).

Date: March 25, 2025

In February of 2024, the Trustees for the Midwest City Memorial Hospital Authority approved a grant of \$16,000.00 to Leah's Hope for the installation of Ring cameras in all Leah's Hope Safe Homes. To date, the Ring cameras have been successfully installed in each of the Safe Homes. However, each house requires Wi-Fi service and an individual Ring subscription to fully activate and utilize the cameras.

Leah's Hope is actively working on setting up the necessary services but has requested an extension to complete this phase of the project.

We recommend granting this extension to allow Leah's Hope adequate time to finalize the Wi-Fi and subscription setup in each home to ensure the security system's full functionality.

Respectfully submitted,

Donald D. Maisch
City Attorney



Public Works Administration

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

Public Works Director

pstreets@midwestcityok.org

(405) 739-1061

Assistant Public Works Director

cevenson@midwestcityok.org

(405) 739-1062

www.midwestcityok.org

To: Honorable Chairman and Trustees

From: R. Paul Streets, Public Works Director

Date: March 25, 2025

Subject: Discussion, consideration and possible action of approving a request for a six (6) month extension to expend Grant funds from the 2024 Grant approval for Tree Giveaway. (Public Works - P. Streets).

In February of 2024, the Trustees for the Midwest City Memorial Hospital Authority approved a grant to the Tree Board in the amount of \$5,000.00 to provide trees for a tree giveaway. Due to an accounting error, these funds were not used for the 2024 Tree Giveaway as originally intended. Therefore, the Tree Board specifically requests that the Hospital Authority Trustees approve this request for a six (6) month extension to expend the funds. If the request is granted, the Tree Board will use the funds to provide trees to Midwest City residents as part of the 2025 Tree Giveaway to be held during the Third Annual Earth Day Festival and Community Resource Fair on April 26, 2025.

Respectfully,

R. Paul Streets
Public Works Director



DISCUSSION ITEMS





**Public Works
Administration**
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

To: Honorable Chairman and Trustees

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

Date: March 25th, 2025

Subject: Discussion, consideration, and possible action of entering into a contract with The Midwest City Economic Development Authority and Donoley Construction LLC for \$846,691.88 and 90 Calendar Days for the Centrillium RailRoad Spur Project. The Hospital Authority delegates the Chairman to sign and execute the contract.

On Tuesday, March 11th, 2025, the Midwest City Economic Development Authority opened the two received bids for the Centillium Rail Road Spur Project. The spur is needed to help provide service to the new Centrillium Plant when it opens in the near future.

The project is funded in the budget under the description Centrillium Rail Switch in the 425 Hospital Authority account under Project Number 902404. The Engineer's Estimate and the bid tab for the two detailed bids and the associated alternate is attached. The consultant's letter of recommendation is also attached. The project base bid and add alternate 1 are recommended for award.

Patrick Menefee, P.E.,
City Engineer
Attachment



750 SW 24th St.
Suite 200
Moore, OK 73160

TEL 405.329.2555
FAX 405.329.3555

www.GarverUSA.com

March 13, 2025

City of Midwest City
100 N. Midwest Boulevard
Midwest City, OK 73110

Re: City of Midwest City
Centrillium Protein Railroad Spur
Recommendation of Award

Dear Mr. Coleman:

Bids were received for the Centrillium Protein Railroad Spur project at the City of Midwest City (City Hall) at 2:00 PM on March 11, 2025. A total of two (2) bids were received. A detailed tabulation of the bids is attached to this letter.

The bids have been checked for mathematical accuracy and for compliance with the contract documents. There were no mathematical errors in the bids and all bidders submitted the required bid documents. The two (2) bids received and the Engineer's Estimate are summarized in the table below.

	Engineer's Estimate	Donoley Construction	Railworks Track Systems
Base Bid	\$762,631.10	\$828,260.93	\$933,526.00
Add Alternate 1	\$15,950.00	\$18,430.95	\$21,750.00
Total	\$778,581.10	\$846,691.88	\$955,276.00

The lowest and best bid submitted for the Base Bid was from Donoley Construction in the total amount of \$828,260.93. If Add Alternate 1 is to be included in the project award, the lowest and best bidder still remains Donoley Construction.

Garver recommends that Donoley Construction be awarded a construction contract for the Centrillium Protein Railroad Spur project for the Base Bid amount, and Add Alternate 1 if included in the project award.

Sincerely,

GARVER, LLC

John Strahorn, P.E.
Project Manager

**CENTRILLIUM PROTEIN RAILROAD SPUR
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
BID OPENING: MARCH 11, 2025 @ 2:00 PM
BID TABULATION (BASE BID)**

BASE BID					ENGINEER'S ESTIMATE		DONOLEY CONSTRUCTION		RAILWORKS TRACK SYSTEMS	
ITEM	CODE NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	* AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
201(A)	1200	CLEARING AND GRUBBING	L.SUM	1.00	\$10,000.00	\$11,000.00	\$53,475.00	\$53,475.00	\$34,250.00	\$34,250.00
202(A)	2200	UNCLASSIFIED EXCAVATION	C.Y.	1,495.00	\$12.00	\$19,734.00	\$33.20	\$49,634.00	\$12.00	\$17,940.00
	220	1100 SWPPP DOCUMENTATION AND MANAGEMENT	L.SUM	1.00	\$8,000.00	\$8,800.00	\$8,870.00	\$8,870.00	\$5,400.00	\$5,400.00
221(B)	2300	TEMPORARY SILT FENCE	L.F.	2,101.00	\$5.00	\$11,555.50	\$8.86	\$18,614.86	\$3.75	\$7,878.75
221(E)	2600	TEMPORARY SILT DIKE	L.F.	156.00	\$25.00	\$4,290.00	\$42.44	\$6,620.64	\$33.00	\$5,148.00
230(A)	7200	SOLID SLAB SODDING	S.Y.	5,949.00	\$5.00	\$32,719.50	\$8.03	\$47,770.47	\$6.75	\$40,155.75
310(B)	5300	SUBGRADE, METHOD B	S.Y.	3,066.00	\$6.00	\$20,235.60	\$3.42	\$10,485.72	\$3.25	\$9,964.50
613(A)	5358	28"X18" R.C. PIPE ARCH CLASS A-III	L.F.	64.00	\$160.00	\$11,264.00	\$151.89	\$9,720.96	\$115.00	\$7,360.00
613(L)	6620	28"X18" PREFAB. CULVERT END SEC., ARCH	EA.	2.00	\$2,500.00	\$5,500.00	\$1,860.00	\$3,720.00	\$2,045.00	\$4,090.00
613(S)	7700	STANDARD BEDDING MATERIAL, CLASS B	C.Y.	25.00	\$90.00	\$2,475.00	\$123.76	\$3,094.00	\$229.00	\$5,725.00
613(V)	8000	TRENCH EXCAVATION	C.Y.	37.00	\$35.00	\$1,424.50	\$20.61	\$762.57	\$30.00	\$1,110.00
641	2110	MOBILIZATION	L.SUM	1.00	\$60,000.00	\$66,000.00	\$30,000.00	\$30,000.00	\$198,000.00	\$198,000.00
642(A)	3300	CONSTRUCTION STAKING LEVEL II	L.SUM	1.00	\$12,500.00	\$13,750.00	\$17,745.00	\$17,745.00	\$34,250.00	\$34,250.00
880(J)	7110	CONSTRUCTION TRAFFIC CONTROL	L.SUM	1.00	\$2,500.00	\$2,750.00	\$53,480.00	\$53,480.00	\$43,750.00	\$43,750.00
-	-	BALLAST	C.Y.	683.00	\$110.00	\$82,643.00	\$132.65	\$90,599.95	\$78.00	\$53,274.00
-	-	SUB-BALLAST	C.Y.	820.00	\$120.00	\$108,240.00	\$159.67	\$130,929.40	\$163.00	\$133,660.00
-	-	TRACK CONSTRUCTION	L.F.	1,052.00	\$225.00	\$260,370.00	\$205.93	\$216,638.36	\$185.00	\$194,620.00
-	-	RAILROAD SWITCH	L.SUM	1.00	\$90,000.00	\$99,000.00	\$73,600.00	\$73,600.00	\$136,150.00	\$136,150.00
-	-	EARTHEN BUMPER	L.SUM	1.00	\$800.00	\$880.00	\$2,500.00	\$2,500.00	\$800.00	\$800.00
BASE BID TOTAL						\$762,631.10		\$828,260.93		\$933,526.00

* INCLUDES 10% DESIGN CONTINGENCY



CENTRILLIUM PROTEIN RAILROAD SPUR
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
BID OPENING: MARCH 11, 2025 @ 2:00 PM
BID TABULATION (ADD ALTERNATE 1)

ADD ALT. 1				ENGINEER'S ESTIMATE		DONOLEY CONSTRUCTION		RAILWORKS TRACK SYSTEMS		
ITEM	CODE NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	* AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
303(A)	1200	AGGREGATE BASE (TYPE A)	C.Y.	145.00	\$100.00	\$15,950.00	\$127.11	\$18,430.95	\$150.00	\$21,750.00
ADD ALT. 1 TOTAL							\$15,950.00		\$18,430.95	\$21,750.00

* INCLUDES 10% DESIGN CONTINGENCY





CENTRILLIUM PROTEIN RAILROAD SPUR
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
BID OPENING: MARCH 11, 2025 @ 2:00 PM

BID RESULTS SHEET

BIDDER	BASE BID	ADD ALT. 1	TOTAL
ENGINEER'S ESTIMATE	\$762,631.10	\$15,950.00	\$778,581.10
DONOLEY CONSTRUCTION	\$828,260.93	\$18,430.95	\$846,691.88
RAILWORKS TRACK SYSTEMS	\$933,526.00	\$21,750.00	\$955,276.00

BIDDER	BASE BID	TOTAL
DONOLEY CONSTRUCTION	\$828,260.93	\$828,260.93
RAILWORKS TRACK SYSTEMS	\$933,526.00	\$933,526.00

BIDDER	BASE BID	ADD ALT. 1	TOTAL
DONOLEY CONSTRUCTION	\$828,260.93	\$18,430.95	\$846,691.88
RAILWORKS TRACK SYSTEMS	\$933,526.00	\$21,750.00	\$955,276.00

CENTRILLIUM PROTEIN RAILROAD SPUR
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
BID OPENING: MARCH 11, 2025 @ 2:00 PM
BID TABULATION (BASE BID)

BASE BID					ENGINEER'S ESTIMATE		DONOLEY CONSTRUCTION		RAILWORKS TRACK SYSTEMS	
ITEM	CODE NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	* AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
201(A)	1200	CLEARING AND GRUBBING	L.SUM	1.00	\$10,000.00	\$11,000.00	\$53,475.00	\$53,475.00	\$34,250.00	\$34,250.00
202(A)	2200	UNCLASSIFIED EXCAVATION	C.Y.	1,495.00	\$12.00	\$19,734.00	\$33.20	\$49,634.00	\$12.00	\$17,940.00
220	1100	SWPPP DOCUMENTATION AND MANAGEMENT	L.SUM	1.00	\$8,000.00	\$8,800.00	\$8,870.00	\$8,870.00	\$5,400.00	\$5,400.00
221(B)	2300	TEMPORARY SILT FENCE	L.F.	2,101.00	\$5.00	\$11,555.50	\$8.86	\$18,614.86	\$3.75	\$7,878.75
221(E)	2600	TEMPORARY SILT DIKE	L.F.	156.00	\$25.00	\$4,290.00	\$42.44	\$6,620.64	\$33.00	\$5,148.00
230(A)	7200	SOLID SLAB SODDING	S.Y.	5,949.00	\$5.00	\$32,719.50	\$8.03	\$47,770.47	\$6.75	\$40,155.75
310(B)	5300	SUBGRADE, METHOD B	C.Y.	3,066.00	\$6.00	\$20,235.60	\$3.42	\$10,485.72	\$3.25	\$9,964.50
613(A)	5358	28"X18" R.C. PIPE ARCH CLASS A-III	L.F.	64.00	\$160.00	\$11,264.00	\$151.89	\$9,720.96	\$115.00	\$7,360.00
613(L)	6620	28"X18" PREFAB. CULVERT END SEC., ARCH	EA.	2.00	\$2,500.00	\$5,500.00	\$1,860.00	\$3,720.00	\$2,045.00	\$4,090.00
613(S)	7700	STANDARD BEDDING MATERIAL, CLASS B	C.Y.	25.00	\$90.00	\$2,475.00	\$123.76	\$3,094.00	\$229.00	\$5,725.00
613(V)	8000	TRENCH EXCAVATION	C.Y.	37.00	\$35.00	\$1,424.50	\$20.61	\$762.57	\$30.00	\$1,110.00
641	2110	MOBILIZATION	L.SUM	1.00	\$60,000.00	\$66,000.00	\$30,000.00	\$30,000.00	\$198,000.00	\$198,000.00
642(A)	3300	CONSTRUCTION STAKING LEVEL II	L.SUM	1.00	\$12,500.00	\$13,750.00	\$17,745.00	\$17,745.00	\$34,250.00	\$34,250.00
880(J)	7110	CONSTRUCTION TRAFFIC CONTROL	L.SUM	1.00	\$2,500.00	\$2,750.00	\$53,480.00	\$53,480.00	\$43,750.00	\$43,750.00
-	-	BALLAST	C.Y.	883.00	\$110.00	\$92,643.00	\$132.65	\$90,599.95	\$78.00	\$53,274.00
-	-	SUB-BALLAST	C.Y.	820.00	\$120.00	\$108,240.00	\$159.67	\$130,929.40	\$163.00	\$133,660.00
-	-	TRACK CONSTRUCTION	L.F.	1,052.00	\$225.00	\$260,370.00	\$205.93	\$216,638.36	\$185.00	\$194,620.00
-	-	RAILROAD SWITCH	L.SUM	1.00	\$90,000.00	\$99,000.00	\$73,600.00	\$73,600.00	\$136,150.00	\$136,150.00
-	-	EARTHEN BUMPER	L.SUM	1.00	\$800.00	\$880.00	\$2,500.00	\$2,500.00	\$800.00	\$800.00
BASE BID TOTAL						\$762,631.10		\$828,260.93		\$933,526.00

* INCLUDES 10% DESIGN CONTINGENCY



CENTRILLIUM PROTEIN RAILROAD SPUR
 MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
 BID OPENING: MARCH 11, 2025 @ 2:00 PM
 BID TABULATION (ADD ALTERNATE 1)

ADD ALT. 1			ESTIMATED QUANTITY		ENGINEER'S ESTIMATE		DONOLEY CONSTRUCTION		RAILWORKS TRACK SYSTEMS	
ITEM	CODE NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	* AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
303(A)	1200	AGGREGATE BASE (TYPE A)	C.Y.	145.00	\$100.00	\$15,950.00	\$127.11	\$18,430.95	\$150.00	\$21,750.00
				ADD ALT. 1 TOTAL		\$15,950.00		\$18,430.95		\$21,750.00

* INCLUDES 10% DESIGN CONTINGENCY



CENTRILLIUM PROTEIN RAILROAD SPUR
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY
BID OPENING: MARCH 11, 2025 @ 2:00 PM
BID TABULATION

BIDDER	BID BOND	BID	CERTIFICATION OF PRE-BID SITE INSPECTION	STATEMENT OF BIDDER'S QUALIFICATIONS	BUSINESS RELATIONSHIPS AFFIDAVIT	BID AFFIDAVIT	NON-COLLUSION AFFIDAVIT	CONTRACTOR CERTIFICATION	ADDENDUM ACKNOWLEDGEMENT(S)
DONOLEY CONSTRUCTION	X	X	X	X	X	X	X	X	X
RAILWORKS TRACK SYSTEMS	X	X	X	X	X	X	X	X	X





NEW BUSINESS/
PUBLIC DISCUSSION





EXECUTIVE SESSION





Economic Development
100 N. Midwest Blvd.
Midwest City, OK 73110
rcoleman@midwestcityok.org
Office: 405-739-1218/Fax: 405-739-1208
www.midwestcityok.org

MEMORANDUM

TO: Honorable Chairman and Trustees

FROM: Robert Coleman, Economic Development Director

DATE: March 25, 2025

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

Appropriate information will be dispersed during executive session.

Robert Coleman

Robert Coleman
Economic Development Director



DISCUSSION ITEMS





Midwest City Memorial Hospital Authority
100 North Midwest Boulevard
Midwest City, Oklahoma 73110
Office (405) 739-1207/Fax (405) 739-1208
www.midwestcityok.org

MEMORANDUM

To: Honorable Chairman and Trustees

From: Tim Lyon, General Manager/Administrator

Date: March 25, 2025

Subject: Discussion, consideration, and possible action to approve an agreement to provide professional predevelopment services for ± 15.03 acres lying between 8800 – 8920 SE 29th Street (a/k/a lying in the NE/4, NE/4; Sec. 14, T11N, R02W, I.M, Oklahoma County); to authorize the General Manager/Administrator to spend up to \$510,000 in development-related expenses for Project “Adam;” and to delegate and authorize the General Manager/Administrator to execute a contract.

The Midwest City Memorial Hospital Authority (“Authority”) in the April plans to close on the ± 1.75 acre tract lying at the southwest corner of SE 29th Street and S Douglas Boulevard, which combined with our existing property will allow for the assemblage of approximately 15.03 acres of prime commercial real estate that we hope to develop into a first-class shopping center.

Sooner has approached the Authority with a potential suitor for approximate 1.61 acres of this site, but time is of the essence if we hope to secure the deal. Sooner is prepared to begin the entitlement work to obtain the zoning, engineering and subdivision work along with all other entitlements necessary for the project. The total cost of this work is estimated at just under \$510,000.

A draft contract is provided. Certain terms and conditions of the contract are still being negotiated. The Trustees will need to delegate and authorize the General Manager/Administrator to execute the contract, once all terms and conditions are finalized.

Please contact Economic Development Director Robert Coleman (405/739-1218) with any questions.

Respectfully,

Tim Lyon, General Manager/Administrator

Attachments: Draft Pre-Development Services Agreement

STATE OF OKLAHOMA

PREDEVELOPMENT SERVICES AGREEMENT

COUNTY OF OKLAHOMA

THIS PREDEVELOPMENT SERVICES AGREEMENT (this “Agreement”) is entered into as of the 25th day of March, 2025 (the “Effective Date”), by and between Midwest City Memorial Hospital Authority, an Oklahoma public trust (the “Authority”), and Sooner Investment DEV Co., LLC, an Oklahoma limited liability company (“Sooner”).

STATEMENT OF PURPOSE

The Authority is the owner of that certain property located at the Southwest corner of SE 29th Street and Douglas Blvd in Midwest City, Oklahoma, and more particularly described as the “Property” in Section 2.1, below. The Authority desires to develop the Property for retail, restaurant, and ancillary uses compatible with a first-class retail development of the “Shopping Center” as more particularly defined in Section 2.2, below. Concurrent with the execution of this Agreement, the Authority has retained Sooner Investment RE Co., LLC. (the “Broker”) to market the Property for sale pursuant to that certain Listing Agreement, by and between the Authority and Broker, effective _____, 2025.

To facilitate the development of the Shopping Center, the Authority desires to retain Sooner to manage and direct, under the Authority’s oversight and approval, the design, engineering, and permitting of the Shopping Center, including but not limited to rezoning and subdivision of the Property, engineering and permitting of the roadways and infrastructure associated therewith, and thereby maximizing its value for the lease or sale of portions of the Property to third parties.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by all parties, the parties hereto agree as follows:

1. **Statement of Purpose.** The parties hereto agree that the foregoing Statement of Purpose is true and correct, the terms of which are hereby incorporated by reference.
2. **Definitions; Exhibits.**
 - 2.1. The term “Property” as used in this Agreement shall mean that certain real property more particularly described on the Boundary and Topographic Survey, prepared by Cowan Group Engineering, and dated December 29, 2024, a copy of which is attached hereto as Exhibit A.
 - 2.2. The term “Shopping Center” shall mean development of the Property for the Required Infrastructure (defined below) and generally consistent with the Conceptual Development Plan attached hereto as Exhibit B. The parties hereto agree that Exhibit B is a conceptual plan only and shall be subject to change by the parties’ mutual agreement during the predevelopment process.
 - 2.3. The term “Predevelopment Budget” shall mean the budget of estimated predevelopment costs associated with the Predevelopment Activities attached hereto as Exhibit C. The parties agree that Exhibit C is an estimated Predevelopment Budget only and shall be subject to change concurrent with changes to the Conceptual Development Plan during the predevelopment process. During the course of the Predevelopment Activities (defined below), Sooner shall, with the Authority’s consent, which consent shall not be unreasonably withheld, revise the Predevelopment Budget consistent with changes to the Shopping

Center, market changes in costs, and for other reasons mutually agreed to by Sooner and the Authority.

- 2.4. The term “Required Infrastructure” shall mean (i) mass grading, (ii) rights-of-way and street improvements, (iii) water, sanitary sewer, stormwater, electric, and other utilities, and (iv) other public infrastructure reasonably necessary for the Shopping Center consistent with Exhibit B. Required Infrastructure may also include offsite improvements, such as roadway and intersection improvements, including traffic signals, and utilities required to connect the Property with utility services in the surrounding area.
- 2.5. The term “Predevelopment Activities” shall mean those activities reasonably necessary to subdivide and permit the development of the Shopping Center, including, without limitation, the development of the Required Infrastructure, all consistent with Exhibit B. Predevelopment Activities shall include oversight of (i) geotechnical, ATLA surveying, and topographic surveying, (ii) civil engineering of roadways, sidewalks, utilities (including potable water, sanitary sewer, stormwater, gas, and electric) stubbed to the Property boundary, and site grading (including erosion control measures), (iii) preparation and submittal of site plan and plat applications for the subdivision of the Property and dedication of public rights-of-way serving the Property, (iv) procurement of TIF or other types of financing available for the Shopping Center, (v) environmental consultation, analysis, borings, lab testing, reports and remedial measures necessary for environmental approvals from ODEQ and Oklahoma Corporation Commission for “No Further Action” or other regulatory closure regarding environmental conditions of the Property, (vi) all activities necessary to obtain approval from the City of Midwest City for the land use and zoning for the Property consistent with Exhibit B and reasonably necessary for the Shopping Center, and (vii) other such matters as the parties may reasonably agree.
- 2.6. The term “Predevelopment Schedule” shall mean the schedule of estimated Predevelopment Activities, milestones, and anticipated completion dates as mutually agreed by the parties and is attached hereto as Exhibit D. The Predevelopment Schedule shall serve as a framework for tracking progress and coordinating efforts, but shall be subject to reasonable modifications based on project needs, unforeseen conditions, or regulatory requirements, and other such matters as the parties may reasonably agree.
- 2.7. The following Exhibits are attached to this Agreement and are hereby incorporated by this reference:

<u>Exhibit A:</u>	Boundary and Topographic Survey
<u>Exhibit B:</u>	Conceptual Development Plan
<u>Exhibit C:</u>	Predevelopment Budget
<u>Exhibit D:</u>	Predevelopment Schedule

3. **Predevelopment Services.** The services described in this Section 3 shall be referred to herein as the “Predevelopment Services.”
 - 3.1. The parties anticipate that Sooner will provide the Predevelopment Services set forth in Sections 3.1.1 - 3.1.7 below:
 - 3.1.1. **Management and oversight of changes to the Property’s land use designation, platting, and zoning reasonably necessary to facilitate the development of the Property for the Shopping Center;**
 - 3.1.2. Management and oversight of the Predevelopment Activities, including but not limited coordinating the architect, engineers, and other predevelopment services

- consultants associated with the Predevelopment Activities, including the administration of the vendors' service contracts;
- 3.1.3. In consultation and under the direction of the Authority's legal counsel, management of legal services associated with and in support of the Predevelopment Activities;
 - 3.1.4. Coordination and support of the Broker to aid in the lease or sale of the Property or portions thereof to third parties;
 - 3.1.5. Conceptual analysis and project estimating;
 - 3.1.6. In consultation and under the direction of the Authority's accounting and bookkeeping team, administering the expenses associated with the Predevelopment Activities, including the processing of payment requests and draws with Authority staff; and
 - 3.1.7. Any and all or actions or services reasonably related to the Predevelopment Activities and approved by the parties hereto.
- 3.2. Sooner shall use commercially reasonable efforts and practices in the execution and management of the Predevelopment Services. Sooner shall use commercially reasonable efforts to undertake, or cause to be undertaken, the Predevelopment Services for the costs established by the Authority and Sooner and set forth on the Predevelopment Budget.
 - 3.3. The parties hereto acknowledge that Sooner shall undertake the Predevelopment Services for no compensation except as otherwise provided in this Agreement.
 - 3.4. Notwithstanding the foregoing, Sooner shall keep the Authority fully apprised of all Predevelopment Services performed, or those which will be performed soon, for the development of the Property for the Shopping Center at periodic meetings with Authority's legal counsel and designees conducted throughout the Term of this Agreement. Additionally, Sooner shall consult with, and when reasonably appropriate, shall seek approval and direction from the Authority regarding the Predevelopment Services.
4. **Agency Authority.** By executing this Agreement, the Authority authorizes Sooner to undertake any and all actions reasonably related to the exercise of its duties to undertake the Predevelopment Services, and to hold itself out as the developer for the Property. The parties agree to execute any subsequent documents, contracts, authorizations, or similar instruments reasonably necessary for Sooner to undertake the Predevelopment Services and which is necessary, advisable or appropriate to effectuate the intent of Sooner and the Authority under this Agreement for the development of the Property for the Shopping Center.
 5. **Costs associated with the Predevelopment Services.** Sooner shall obtain written proposals for all services and activities performed by third parties on behalf of the Authority and associated with the Predevelopment Services, which proposals shall be subject to the Authority's review and written approval. Such proposals shall be issued in the name of the Authority and shall be payable directly by the Authority pursuant to the terms of the individual proposals. All costs incurred for the Predevelopment Services and approved in writing by the Authority shall be the obligation of the Authority and shall not be the responsibility of Sooner, its agents, officers, directors, or employees unless otherwise agreed to in writing by Sooner and the Authority. All actual costs incurred by Sooner in the undertaking of the Predevelopment Services shall be paid directly by the Authority or reimbursed by the Authority to Sooner to the extent Sooner advances any actual costs incurred on behalf of the Authority and such costs were approved by the Authority in writing prior to being incurred.
 6. **Compensation.** In consideration of Sooner undertaking the Predevelopment Services, the Authority shall pay Sooner as an expense to the Shopping Center development a fee for the Predevelopment Services during which Sooner was the developer, as set forth below ("Development Fee"). The Authority shall pay Sooner a Development Fee of six

percent (6%) of the actual costs for the Predevelopment Activities. The Development Fee shall be calculated as a percentage of the actual costs to be paid from each payment request submitted to the Authority. For example only, if the a monthly payment request is for \$1,000.00 in costs, then the Development Fee paid for that month would be \$60.00.

7. **Term.** The “Term” of this Agreement shall commence on the Effective Date and terminate upon the earlier of: (i) the mutual written agreement of the parties hereto, (ii) the issuance of site development approvals for the Shopping Center, including the Required Infrastructure, (iii) upon ninety (90) days’ prior written notice of either party to the other of its intent to terminate this Agreement, or (iv) in accordance with the default provisions of Section 8. In the event the Authority shall elect to unilaterally terminate this Agreement pursuant to (iii), and provided Sooner shall not be in default of the Agreement, then the Authority shall pay to Sooner the Termination Fee due as defined in Section 8.2. In the event Sooner shall elect to unilaterally terminate this Agreement pursuant to (iii) and provided the Authority shall not be in default of the Agreement, then the Authority shall not be obligated to pay Sooner the Termination Fee defined in Section 8.2. In any event, upon termination pursuant to this Section 7, Sooner shall provide to the Authority electronic copies of all reports, surveys, plans, permits, and other such documents associated with the Predevelopment Services in Sooner’s possession.

8. **Default.**

- 8.1. In the event Sooner shall suspend, fail to perform, or discontinue its performance of the Predevelopment Services or any other services obligated under this Agreement without the Authority’s prior approval and for reasons other than the Authority’s default or breach hereunder, or in the event Sooner is in default of any of its other obligations as provided in this Agreement, and in each instance fails to cure such default within thirty (30) days following written notice of same, then the Authority may terminate this Agreement by written notice to Sooner which shall be effective immediately upon delivery; or, the Authority may seek specific performance of Sooner’s obligations under this Agreement.
- 8.2. In the event the Authority shall be in default of any of its obligations as provided in this Agreement, following thirty (30) days’ prior written notice from Sooner to the Authority with the Authority’s opportunity to cure, Sooner may terminate this Agreement or seek specific performance of the Authority’s obligations pursuant to the term hereof. In the event Sooner shall elect to terminate this Agreement as a result of the Authority’s default, then Sooner shall be entitled to one hundred percent (100%) of the unpaid portion of the Development Fee shown on the Predevelopment Budget (the “Termination Fee”).
- 8.3. The specified rights and remedies to which the Authority and Sooner are entitled under this Agreement are not exclusive and are intended to be in addition to any other means of redress which the Authority or Sooner may have, including specific performance.
- 8.4. Notwithstanding anything contained in this Agreement, under no circumstances will the Authority or Sooner be liable for consequential damages, including lost profits, the right to such damages being expressly waived.
- 8.5. Neither party shall be held in default of this Agreement for any delay or failure of such party in performing its obligations pursuant to this Agreement if such delay or failure is caused by Force Majeure. If such party is delayed in any work pursuant to this Agreement for occurrence of an event of Force Majeure, the date for action required or contemplated by this Agreement shall be extended by the number of days equal to the number of days such party is delayed. The party seeking to be excused based on an event of Force Majeure shall give written notice of the delay indicating its anticipated duration. Each party shall use its best efforts to rectify any conditions causing the delay and will cooperate with the other party, except for the occurrence of unreasonable additional costs and expenses, to

overcome any loss of time that has resulted. The term “Force Majeure” shall mean those conditions beyond the reasonable control of the Authority or Sooner which will excuse any delay in the performance of their respective obligations and covenants hereunder due to: fire; flood; hurricane; tornado; earthquake; windstorm; sinkhole; unavailability of materials, equipment or fuel; war; declaration of hostilities; terrorist act; civil strife; strike; labor dispute; epidemic; archaeological excavation; or act of God, shall be deemed events of Force Majeure and such delays shall be excused in the manner herein provided.

9. **Assignment.** Sooner shall be entitled to assign its rights and obligations under this Agreement to a parent, subsidiary, or affiliated entity, provided that Chris Challis remains in operational control of the assignee, including but not limited to, a single-asset entity or joint venture entity. Any other assignment shall require the prior written consent of the Authority, in the Authority’s sole discretion.
10. **Notice.** All notices, requests, consents or other communications required or permitted pursuant to this Agreement shall be in writing and shall be either hand delivered by courier service, emailed, mailed by certified mail return receipt requested, or sent by overnight carrier, to the following designees:

If to the Authority:

Midwest City Memorial Hospital Authority
100 N Midwest Boulevard
Midwest City, OK 73110
Attn: General Manager/Administrator
TLyon@MidwestCityOK.org

If to Sooner:

Sooner Investment DEV Co., LLC
2301 W. I-44 Service Rd., Suite 100
Oklahoma City, OK 73112
Attn: Chris Challis
chris@soonerinvestment.com

Such notice shall be deemed delivered on the date of delivery, or on the next business day after delivery in the event of an email transmission or personal delivery after 5:00 p.m. central time.

11. **Indemnity.** To the fullest extent permitted by law, the Authority hereby indemnifies, and agrees to defend and hold harmless Sooner, including Sooner’s officers, directors, agents and employees, to the extent a loss, damage, expense (including reasonably attorneys’ fees), or injury is caused by the Authority or its employees resulting from the Authority’s gross negligence or willful misconduct. To the fullest extent permitted by law, Sooner hereby indemnifies, and agrees to defend and hold harmless the Authority, including the Authority’s officers, directors, agents and employees, to the extent a loss, damage, expense (including reasonably attorneys’ fees), or injury is caused by Sooner or its employees resulting from Sooner’s gross negligence or willful misconduct.
12. **Third Party Reliance.** All documents produced by Sooner or under Sooner’s direction are for the Authority’s use only. At the Authority’s request, Sooner may provide a letter authorizing reliance on documents prepared by Sooner or at Sooner’s request, in Sooner’s sole discretion.
13. **Miscellaneous.**
- A. The execution of this Agreement has been duly authorized by the appropriate body of each of the parties hereto. Each party has complied with all the applicable requirements of law and has full power and authority to comply with the terms and conditions of this Agreement. This Agreement shall amend, supersede, and supplant any prior agreement between the parties. In the event any of the parties hereto are required to enforce this Agreement by court proceedings

or otherwise, the prevailing party shall be entitled to its reasonable costs and expenses, including reasonable attorney's fees, from the non-prevailing party.

B. The venue and jurisdiction of any litigation arising out of this Agreement, regardless of any choice of law provisions, shall be Oklahoma County, Oklahoma, and nowhere else.

C. The exhibits attached hereto and incorporated by reference herein are by such attachment and incorporation made a part of this Agreement for all purposes. The fact that one of the parties to this Agreement may be deemed to have drafted or structured the provisions of this Agreement, whether in whole or in part, shall not be considered in construing or interpreting any particular provision hereof, whether in favor of or against such party.

D. This Agreement is solely for the benefit of the parties hereto and their respective successors and assigns, and no right or cause of action shall accrue upon or result by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, whether express or implied, is intended or shall be construed to confer upon any person other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions hereof.

E. This Agreement may not be changed, amended, or modified in any respect whatsoever, nor may any covenant, condition, agreement, requirement, provision, or obligation contained herein be waived, except in writing signed by all of the parties hereto. The headings preceding the text of the sections and subsections hereof are inserted solely for convenience of reference and shall not constitute a part of this Agreement nor shall they affect its meaning, construction or effect.

F. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution and delivery of this Agreement by electronic transmission, including PDF or electronic signature, shall have the same legal effect as an original.

G. Sooner is hereby designated as an independent contractor. This Agreement does not create an employer/employee relationship between the contractor and the City of Midwest City or its public trusts.

H. City of Midwest City and its public trusts are covered by the Oklahoma Tort Claims Act at 51 O.S. Sec. 151 et seq. Any claims for damages against the City of Midwest City (agents, employees, etc...) must be filed and comply with the requirements of the Oklahoma Tort Claims Act

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[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto attached their hands as of the Effective Date set forth above.

“Authority”

Midwest City Memorial Hospital Authority,
an Oklahoma public trust

By: _____

Name: _____

Title: _____

“Sooner”

Sooner Investment DEV Co., LLC
an Oklahoma limited liability company

By: _____

Chris Challis, Manager

EXHIBIT A

Boundary and Topographic Survey

EXHIBIT B

Conceptual Development Plan

EXHIBIT C
Predevelopment Budget

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EXHIBIT D

Predevelopment Schedule