



CITY OF MIDWEST CITY MEETINGS

FOR AUGUST 23, 2022

Meetings will be streamed live on the City of Midwest City's (MWC) YouTube channel: bit.ly/CityofMidwestCity. Due to temporary relocation of the Chamber, this service is not available.

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

To make a special assistance request, call 739-1220 or email tanderson@midwestcityok.org no less than 24 hours prior to the start of a meeting. If special assistance is needed during a meeting, call 739-1388.

MWC continues to take steps to follow federal, state and local guidelines regarding social distancing and crowd size. Thank you for helping us keep our community safe.



CITY COUNCIL AGENDA

City Hall - Midwest City Municipal Court, 100 N. Midwest Boulevard

August 23, 2022 – 6:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Susan Eads

Ward 2 Pat Byrne

Ward 3 Megan Bain

Ward 4 Sean Reed

Ward 5 Sara Bana

Ward 6 Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. **CALL TO ORDER.**

B. **OPENING BUSINESS.**

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

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

1. Discussion and consideration for adoption, including any possible amendment of the June 28, 2022 special meeting minutes. (City Clerk - S. Hancock)
2. Discussion and consideration for adoption, including any possible amendment of the July 14, 2022 special meeting minutes. (City Clerk - S. Hancock)
3. Discussion and consideration for adoption, including any possible amendments, of the July 26, 2022 meeting minutes. (City Clerk - S. Hancock)
4. Discussion and consideration for adoption, including any possible amendment, of the City Manager's Report for the month of July 2022. (Finance - T. Cromar)
5. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: General Gov't Sales Tax Fund, exhds./City Manager (01) \$1,583. General Fund, exhds./City Clerk (02) \$247; exhds./Personnel (03) \$387; exhds./ City Attorney (04) \$148; exhds./Community Development (05) \$666; exhds./Finance (08) \$396; exhds./Neighborhood Services (15) \$151; exhds./I.T. (16) \$495; exhds./ Communications (20) \$305; exhds. /Engineering & Const. Svcs. (24) \$446. Fire Fund, exhds. (64) \$552. CVB Fund, exhds./Economic (87) \$389. Public Works Fund, exhds. /Public Works (30) \$824. CDBG Fund, exhds./Grants Management (39) \$486. Risk Fund, exhds./Risk Insurance (29) \$185. Disaster Relief Fund, exhds./Disaster Relief (88) \$452. Grants/Housing Activities Fund, revenue/Intergovernmental (37) \$40,000; exhds./Housing (37) \$40,000. Reimbursed Projects Fund, revenue/ Intergovernmental (05) \$24,000; exhds./Community Development (05) \$3,273; exhds./Neighborhood Services (15) \$360; exhds./Housing (37) \$90,000; revenue/Intergovernmental (39) \$1,749,648; exhds./Grants Management (39) \$1,563,784; exhds./Economic (87) \$135,772. Grants Fund, revenue/ Intergovernmental (21) \$181,093; exhds./Transfers Out (21) \$15,000; revenue/ Intergovernmental (57) \$500,000; revenue/Intergovernmental (62) \$62,886; revenue/ Transfers In (62) \$2,099; exhds. /Police (62) \$52,093; revenue/ Intergovernmental (64) \$2,475; exhds./Fire (64) \$1,077; exhds./Transfers Out (64) \$13,311. Fire Fund, revenue/Transfers In (64) \$13,311. General Gov't Sales Tax Fund, exhds./City Manager (01) \$37,140. General Fund, exhds./City Clerk (02) \$5,984; exhds./Personnel (03) \$25,694; exhds./City Attorney (04) \$2,897; exhds./Community Development (05) \$29,051; exhds./Park & Recreation (06) \$9,584; exhds./Finance (08) \$37,895; exhds./Street (09) \$86,060; exhds./Animal Welfare (10) \$24,862; exhds./Court (12) \$21,767; exhds./Neighborhood Services (15) \$57,843; exhds./I.T. (16) \$45,664; exhds./Emergency Operations (18) \$58,794; exhds. /Swimming Pool (19) \$2,040; exhds./Communications (20) \$12,120; exhds. /Engineering & Const. Svcs. (24) \$55,777; exhds./Senior Center (55) \$9,024. Technology Fund, exhds./General Gov't (14) \$1,825. Police Fund, exhds./Police (62) \$701,639. Juvenile Fund, exhds./Court (12) \$4,928. Impound Fees Fund, exhds. (62) \$928. Fire Fund, exhds./Fire (64) \$594,327. Welcome Center Fund, exhds./Tourism (74) \$4,031. CVB Fund, exhds./Economic (87) \$7,545. Emergency Operations Fund, exhds./Emergency Operations (21) \$24,536. Public Works Fund, exhds./Public Works

(30) \$56,967. Fleet Fund, exhds./Fleet (25) \$52,495. Surplus Fund, exhds./Surplus Property (26) \$1,995. Park & Recreation Fund, exhds./Park & Recreation (06) \$2,477. CDBG Fund, exhds./Grants Management (39) \$20,599. Risk Fund, exhds./Risk \$11,176. Disaster Relief Fund, exhds./Neighborhood Services (15) \$7,910. 2018 Election G.O. Bonds Fund, exhds./29th Street (92) \$10,425. CDBG Fund, exhds./Grants Management (39) \$238,495. Decreases: General Fund, exhds./Street (09) \$173,059. (Finance - T. Cromar)

6. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: General Gov't Sales Tax Fund, exhds./City Manager (01) \$35,096; exhds./ Personnel (03) \$30,000; exhds./Community Development (05) \$1,052,945; exhds./Park & Rec (06) \$18,758; exhds./Street (09) \$171,158; exhds./Animal Welfare (10) \$3,925; exhds./Municipal Court (12) \$590; exhds./General Gov't (14) \$70,150; exhds./Neighborhood Svcs. (15) \$18,413; exhds./I.T. (16) \$193,056; exhds./Swimming Pools (19) \$21,874; exhds./Senior Center (55) \$87,248. Capital Outlay Reserve Fund, exhds./ General Gov't (14) \$382,877. Street & Alley Fund, exhds./Street (09) \$360,191. Technology Fund, exhds./General Gov't (14) \$66,408. Reimbursed Projects Fund, exhds./Community Development (05) \$16,558; exhds./Park & Recreation (06) \$61,090; exhds./Animal Welfare (10) \$345; exhds./ General Gov't (14) \$8,602; exhds./ Neighborhood Services (15) \$41,500; exhds./MWC Parks (23) \$57,416; exhds./MWC Fire Department (64) \$1,764. Police Capitalization Fund, exhds./Police Department (62) \$280,560. Juvenile Fund, exhds./Municipal Court (12) \$600. Police Impound Fees Fund, exhds./Police Department (62) \$2,098. Fire Capitalization Fund, exhds./ Fire Department (64) \$468,459. Dedicated Tax 2012 Fund, exhds./Park & Rec (06) \$13,558; exhds./Street (09) \$172,932; exhds./Parks (23) \$675,789; exhds./Streets (66) \$7,500; exhds./Economic (87) \$73,452. Public Works Fund, exhds./Public Works (30) \$174,689. Fleet Fund, exhds./Fleet (25) \$247,419. Surplus Property Fund, exhds./ Surplus Property (26) \$3,375. Activity Fund, exhds./Recreation (78) \$4,812. Park & Recreation Fund, exhds./ Park & Rec (06) \$1,064,821. CDBG Fund, exhds./Grants Management (39) \$1,500. Grant Fund, exhds./Capital Improvements (57) \$150,000. Capital Improvements Fund, exhds./Capital Improvements (57) \$1,173,799. Downtown Redevelopment Fund, exhds./29th Street (92) \$561,088. Animals Best Friend Fund, exhds./Animal Welfare (10) \$15,796. 2002 G.O. Street Bond Fund, exhds./Street Bond (69) \$77,499. 2018 Election GO Bonds Fund, exhds. /Park & Rec (06) \$651,381; exhds./Street (09) \$4,201,214; exhds./Animal Welfare (10) \$8,693; exhds./General Gov't (14) \$1,619,803; exhds./Fire (64) \$5,235; exhds./29th Street (92) \$96,947. 2018 Election GO Bonds – Proprietary Fund, exhds./JC Regional Golf (47) \$3,235. 2022 Issue G.O. Bond Fund, exhds./MWC Fire Department (64) \$5,549,460. Emergency Oper. Fund, revenue/Transfers In (00) \$15,000; exhds./Emergency Oper. Fund (21) \$23,349. (Finance - T. Cromar)
7. Discussion and consideration for adoption, including any possible amendment, of a resolution to renew the Sales Tax Agreement required by the Capital Improvement Revenue Bonds, Series 2011A and Capital Improvement Refunding Revenue Bonds, Series 2019 for FY 2022-2023. (Finance – T. Cromar)

8. Discussion and consideration for adoption, including any possible amendment, of a resolution to renew the Projects Agreement required by the Tax Apportionment Refunding Bonds Taxable Series 2018 for FY 2022-2023. (Finance – T. Cromar)
9. Discussion and consideration of adopting, including any possible amendment, the monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager and action as deemed necessary by the Council to maintain the plan. (Human Resources - T. Bradley)
10. Discussion and consideration for adoption, including any possible amendment of change order #02 amending the contract with Downey Contracting, LLC to construct the Midwest City Council Chambers COVID and ADA retrofit in an increase of \$1,901.15 and 30 additional days. (Engineering & Construction Services - B. Bundy)
11. Discussion and consideration for adoption, including any possible amendment of, the solutions agreement with Superior, LLC, also known as CentralSquare, in the amount of \$103,334.09 for year five of hosted NaviLine Public Administration services for FY 22-23. (Information Technology - A. Stephenson)
12. Discussion and consideration for adoption, including any possible amendment of change order #1 amending the contract with Rudy Construction Co. to construct the Library Sidewalk Project in an increase of \$16,220 and add 21 days of time. (Engineering & Construction Services - B. Bundy)
13. Discussion and consideration, including any amendment thereto, of approving Change Order #02 with the Oklahoma Department of Transportation for TAP-255D(330)AG/SRS-255E, State Job Number 31437(04), Palmer Loop Trail for \$10,906.66. (Engineering & Construction Services - B. Bundy)
14. Discussion and consideration for adoption, including any possible amendment of change order #8 amending the contract with Shiloh Enterprises, Inc. to construct the WP Bill Atkinson Park in an increase of \$10,244.30 and add 42 days of time. (Engineering & Construction Services - B. Bundy)
15. Discussion and consideration, including any amendment thereto, of (1) Re-appointing Marcus Hays and Kim Morphis; and (2) appointing Scott Young to two-year terms for the City of Midwest City Traffic and Safety Commission. (Engineering & Construction Services - P. Menefee)
16. Discussion and consideration, including any possible amendment, of approving the Planning Commission's recommendation to appoint Rick Dawkins to the Trails Advisory Committee to fill the vacancy from the Planning Commission Seat. (Community Development - B. Harless)
17. Discussion and consideration for adoption, including any possible amendment of, declaring various obsolete computer equipment and other miscellaneous items of city property on the attached list as surplus and authorizing their disposal by public auction, sealed bid or other means as necessary. (Information Technology - A. Stephenson)

18. Discussion and consideration for adoption, including any possible amendment of declaring the following items from Street Department as surplus and authorizing their disposal by sealed bid, public auction or by other means as necessary. (Public Works - R. Paul Streets)

D. DISCUSSION ITEMS.

1. Public Hearing, discussion, consideration and to provide information and answer questions, pursuant to Title 62, Section 859 of the Oklahoma Statutes regarding the establishment of “Increment District Number Three, City of Midwest City, Oklahoma” in consideration of MTG Property Holdings, LLC and Centrillum Proteins, LLC request for development financing assistance in constructing a ± 55,000 square foot food processing plant near 7210 NE 36th Street; and in consideration of Global Turbine Systems request for economic development finance assistance to develop a maintenance, repair and jet turbine overhaul facility near 7450 NE 23rd Street. (Presentation by Dan McMahan, Representing the City of Midwest City) (Economic Development - R. Coleman)
2. Discussion, consideration and possible action to approve and/or amend an ordinance approving and adopting that a certain “Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (“North Side Increment District”);” ratifying and confirming actions, recommendations and findings of the Midwest City Local Development Act Review Committee; establishing “Increment District Number Three, City of Midwest City, Oklahoma”; designating and adopting the Project Area and Increment District boundaries; adopting certain findings; apportioning incremental ad valorem, sales and use tax revenues; creating the North Side Increment District Apportionment Fund; designating the Midwest City Economic Development Authority (the “Authority”) as the public entity to carry out and administer the Project Plan and authorizing the Authority to make minor plan amendments; authorizing the Authority to issue Tax Apportionment bonds or notes; designating the City Manager/General Manager of the Authority as the person in charge of the administration of the Project Plan; providing for severability; and containing other provisions relating thereto; declaring an emergency; and containing other provisions relating thereto. (Presentation by Dan McMahan, Representing the City of Midwest City, OK.) (Economic Development - R. Coleman)
3. Discussion and consideration for approval, including any possible amendment, of: (1) a resolution declaring certain property located on the Northwest Corner of N. Air Depot Boulevard and Reno (portions of the former Heritage Park Mall [and other adjacent property]) as blighted; (2) accepting the blight report; and (3) requesting that the Midwest City Urban Renewal Authority to adopt an Urban Renewal Plan for the area, all in accordance with Title 11 of the Oklahoma Statutes, Section 38-101 *et seq.* (City Attorney - D. Maisch)

4. (PC – 2117) Public hearing with discussion and consideration for adoption, including any possible amendment of, an ordinance to redistrict from R-6, Single Family Residential, C-1, Restricted Commercial, O-1, Restricted Office District, and C-3, Community Commercial District, to PUD, Planned Unit Development, governed by the C-3, Community Commercial district as well as MIX, Mixed Use Overlay for the property described as a part of the SW/4 of Section 12, T-11-N, R-2-W, located at 7430 SE 15th Street. (Community Development - B. Harless)
5. (PC – 2118) Discussion and consideration for adoption, including any possible amendment of the proposed preliminary plat of Glenhaven described as a part of the SW/4 of Section 34, T12N, R2W, addressed as 2905 N. Glenhaven. (Community Development - B. Harless)
6. (PC – 2119) Discussion and consideration for approval, including any possible amendments, of the proposed final plat of Primrose Hill, described as a part of the SW/4 of Section 31, T12N, R1W, located at 316 N. Post Road. (Community Development - B. Harless)
7. (PC – 2120) Public hearing with discussion and consideration for adoption, including any possible amendment, of an ordinance to redistrict from R-6, Single Family Residential to PUD, Planned Unit Development, an overlay governed by the R-6, Single Family Residential for the property described as a part of the SW/4 of Section 25, T-12-N, R-2-W, located at 1612 & 1624 N. Douglas Avenue. No Action Needed. (Community Development - B. Harless)
8. Public hearing with discussion and consideration, including any amendments, of passing a resolution declaring the structure(s) located at **2024 Saint Mark** a dilapidated building(s) as defined in MCO 9-2 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site. (Neighborhood Services - M. Stroh)
9. Public hearing with discussion and consideration, including any amendments, of passing a resolution declaring the structure(s) located at **2201 St Luke Ave** a dilapidated building(s) as defined in MCO 9-2 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site. (Neighborhood Services - M. Stroh)
10. Public hearing, presentation, discussion and consideration, including any possible amendments, of a resolution adopting the proposed amendments and adoption of an ordinance amending the Midwest City Code at Chapter 14, Elections; Section 14-1, Wards created; boundaries of the City Ordinances for the City of Midwest City that create and define the ward boundaries for the six wards in Midwest City. (City Attorney – D. Maisch)
11. Discussion and consideration for adoption, including any amendments, of an ordinance amending the Midwest City Municipal Code, Chapter 2 Administration; Article II, City Council; Section 2-11, Time of regular meetings of council; and providing for a repealer, and severability. (City Attorney - D. Maisch)

- 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. Monthly Residential and Commercial Building report for July 2022 (Engineering & Construction Services - B. Bundy)
 2. Review of the June 7, 2022 Planning Commission Meeting Minutes. (Community Development - B. Harless)
- G. ADJOURNMENT.





CONSENT AGENDA



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

**Midwest City Council Minutes
Special Meeting**

June 28, 2022

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

Mayor Matt Dukes called the meeting to order at 5:19 PM with following members present:

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

DISCUSSION ITEM.

- 1. Discussion and consideration of, including any amendment of (1) participating in the OMAG's training program, (2) renew and adopt a governing body best practice handbook, (3) complete the OMAG Stability Test, (4) review the Declarations and Explanation of Coverage page video in compliance with the Oklahoma Municipal Assurance Group Liability Protection Plan (MLPP), and (5) accepting the resolution as completion of the Recognition Program requirements.**

Bill Tackett and David Weatherford presented information.

*Councilmember Reed arrived at 5:24 PM.

**Councilmember Eads arrived at 5:29 PM.

*Councilmember Reed left the meeting at 5:31 PM and returned at 5:32 PM.

After Discussion, Eads made motion to renew and adopt the handbook as presented and accept the RES 2022-12, seconded by Favors. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 5:57 PM.

ATTEST:

MATTEW D. DUKES II, Mayor

SARA HANCOCK, City Clerk

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

**Midwest City Council Minutes
Special Meeting**

July 14, 2022

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

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

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

DISCUSSION ITEM.

5. Discussion and consideration of adopting, including any possible amendment, the Collective Bargaining Agreement (CBA) between the City of Midwest City and the Fraternal Order of Police (FOP) Lodge 127, as negotiated to be effective from July 1, 2022, through June 30, 2024. T. Bradley presented information. After discussion, Reed made a motion to approve, seconded by Byrne. Voting aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

1. Presentation of committee recommendations of the Fees in Lieu for Capital Improvements and Subdivision Regulations. Mark Zigzow and Tim Johnson with Johnson and Associates presented information. Discussion was had. No action needed.

*Recessed at 7:16 PM and Reconvened at 7:25 PM.

2. Presentation and discussion of the Zoning Amendments and Staff Report Process. B. Harless presented information. Discussion was had. No action needed.

3. Presentation and discussion of the legal use of Overlay Districts. B. Harless presented information. Discussion was had. No Action needed.

4. Presentation and discussion of a report regarding planning and zoning, and recruiting and their relationship to Economic Development. R. Coleman presented information. Discussion was had. No Action needed.

6. Presentation and discussion of proposed amendments to Chapter 14, Elections; Section 14-1, Wards created; boundaries of the City Ordinances for the City of Midwest City that create and define the ward boundaries for the six wards in Midwest City. D. Maisch presented information. Discussion was had. No action needed.

7. **Discussion and consideration for adoption, including any amendments, of setting a date for a special City Council Meeting for strategic planning.** After discussion, no action was taken.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 8:54 PM.

ATTEST:

MATTEW D. DUKES II, Mayor

SUSAN MULLENDORE, Acting City Clerk

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

Midwest City Council Minutes

July 26, 2022

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

Vice Mayor Pat Byrne called the meeting to order at 6:00 PM with following members present:

Ward 1 Susan Eads	Ward 5 Sara Bana	City Manager Tim Lyon
Ward 2 Pat Byrne	Ward 6 Rick Favors	City Clerk Sara Hancock
		City Attorney Don Maisch

Absent: Mayor Matthew Dukes, Ward 3 Megan Bain, and Ward 4 Sean Reed

OPENING BUSINESS. The Invocation was led by Assistant City Manager Vaughn Sullivan. Pledge of Allegiance was led by Vice Mayor Pat Byrne. Staff and Council made community-related announcements and comments. City Manager Lyon presented Mayoral Proclamations for: Retirees Brian Phillips and Maciek Hoyetski and the Lakes Appreciation Month.

CONSENT AGENDA. Eads made motion to approve consent agenda with the exception to pull items #8, 10, 16 and 17, seconded by Bana. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

1. Discussion and consideration for adoption, including any possible amendments, of the June 28, 2022 meeting minutes.
2. Discussion and consideration for adoption, including any possible amendment, of the City Manager's Report for the month of June 2022.
3. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: Grants Fund, revenue/Intergovernmental (88) \$1,229,182; expenditures/Transfers Out (88) \$1,229,182. Disaster Relief Fund, revenue/Transfers In (88) \$1,229,182. Dedicated Tax 2012 Fund, expenditures/Economic (87) \$13,980. Grants Fund, revenue/Intergovernmental (21) \$11,000; expenditures/Emergency Operations (21) \$11,000.
4. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2021-2022, increase: Street Light Fee Fund, expenditures/General Government (14) \$47,000. Grant Fund, revenues/Intergovernmental (88) \$27,037; expenditures/Transfers Out (88) \$27,037. Disaster Relief Fund, revenues/Transfers In (88) \$27,037. 29th & Douglas Property Fund, expenditures/Transfers Out (17) \$3,065.

5. Discussion and consideration of passing and approving, including any possible amendment of Resolution 2022-17 for the City of Midwest City, Oklahoma to release unappropriated fund balances at the close of day June 30, 2022 to be made available for fiscal year 2022-2023; and amending the budgets for fiscal year 2022-2023 to include the released appropriations from the fiscal year 2021-2022 budgets as supplemental appropriations; and, effective July 1, 2022, renewing encumbrance commitments cancelled at the close of day June 30, 2022.
6. Discussion and consideration of adopting, including any possible amendment, the monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager and action as deemed necessary by the Council to maintain the plan.
7. Discussion and consideration, including any possible amendments, of accepting the Urban Renewal Authority's Fiscal Year 2021-2022 Annual Report.
9. Discussion and consideration, including any possible amendment of awarding a contract for construction management to Lippert Brothers Construction, Inc. (LBI), associated with phase II additions to the Multi-Athletic Complex (MAC) in the amount of 6% of actual construction costs for construction management services and a flat fee of \$5,000.00 for pre-construction services.
11. Discussion and consideration of adoption, including any possible amendment of, a contract for FY 22-23 in the amount of \$203,980 with Central Oklahoma Transportation and Parking Authority (COTPA) for the provision of EMBARK Route 15 bus service in Midwest City.
12. Discussion and consideration, including any amendment thereto, of accepting a State and Local Assistance Performance Grant from and entering into an Agreement for the Sub-Grant of the Emergency Management Performance Grant American Rescue Plan Act (EMPG-ARPA) with the State of Oklahoma Department of Emergency Management and Homeland Security (OEMHS) in the amount of \$1,000 effective February 8, 2022 for the acquisition of a pallet of water designated for emergency use.
13. Discussion and consideration, including any amendment thereto, of accepting a State and Local Assistance Performance Grant from and entering into an Agreement for the Sub-Grant of Emergency Management Performance Grant American Rescue Plan Act (EMPG-ARPA) with the State of Oklahoma Department of Emergency Management and Homeland Security (OEMHS) in the amount of \$10,000 effective February 8, 2022 for the acquisition of a generator.
14. Discussion and consideration for adoption, including any possible amendment of change order #7 amending the contract with Shiloh Enterprises, Inc. to construct the WP Bill Atkinson Park in an increase of \$2,459.47 and add 6 days of time.
15. Discussion and consideration for adoption, including any possible amendment of change order #01 amending the contract with Downey Contracting, LLC to construct the Midwest City Council Chambers COVID and ADA retrofit in an increase of \$3,500 and with no time added.
18. Discussion and consideration, including any possible amendment of declaring various items of City property as surplus property and authorizing their disposal through sealed bid, public auction, or by other means as necessary.

8. **Discussion and consideration, including any possible amendment, of awarding the bid and entering into a Property Lease Agreement for Turn-key Concession Operations at Kiwanis Park with Tasty Snow in the amount of \$850.00 per month from March to October.** Sullivan addressed the Council. After Staff and Council discussion, Bana made a motion approve the lease agreement, seconded Eads. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.
10. **Discussion and consideration for adoption, including any possible amendment, of a Memorandum of Understanding for 2022-23 in the amount of \$75,000 with the Boys and Girls Clubs of Oklahoma County Inc. for the operation of a club site at Country Estates Elementary School, located at 1609 Felix Place in Midwest City.** T. Craft address the Council. After Staff and Council discussion, Bana made a motion to approve the memorandum, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Duke, Bain, Reed. Motion Carried.
16. **Discussion and consideration of adoption, including any possible amendment, of renewing the utility bill production agreement with DataProse, LLC contract, with modifications for Fiscal Year 22-23.** S. Hancock addressed Council. After Staff and Council discussion, Eads made a motion to approve renewal, seconded by Bana. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.
17. **Discussion and consideration, including any amendment, of reappointing Dave Herbert and Russell Smith to the Midwest City Urban Renewal Authority for an additional three-year term to end on July 22, 2025.** R/ Coleman address the Council. After Staff and Council discussion, Favors made a motion to approve, seconded by Bana. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

DISCUSSION ITEMS.

1. **Public Hearing, discussion, consideration and to provide information and answer questions, pursuant to Title 62, Section 859 of the Oklahoma Statutes regarding the establishment of “Increment District Number Three, City of Midwest City, Oklahoma” in consideration of MTG Property Holdings, LLC and Centrillum Proteins, LLC request for development financing assistance in constructing a ± 55,000 square foot food processing plan near 7210 NE 36th Street; and in consideration of Global Turbine Systems request for economic development finance assistance to develop a maintenance, repair and jet turbine overhaul facility near 7450 NE 23rd Street. (Presentation By Dan McMahan, Representing the City of Midwest City)** R. Coleman and D. McMahan presented information. Glen Pontious of 3304 W. Idylwild addressed the Council. Discussion was had. No Action Taken.
2. **Discussion and consideration for entering into and approving, including any possible amendment for Professional Services with Plummer Associates, Inc. in the amount of \$299,365 to provide survey and design services for a future utility extension to serve Centrillum Proteins and the Water Resource Recovery Facility.** Bundy addressed the council. After Staff and Council had discussion, Bana made a motion to approve the amendment, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

3. **Discussion and consideration for entering into and approving, including any possible amendment for Professional Services with Freese and Nichols, Inc. in the amount of \$296,000 to provide services for the Eastside Sanitary Sewer Study.** Bundy addressed council. Eads made motion to approve the amendment, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.
4. **Public hearing, presentation and discussion of proposed amendments to Chapter 14, Elections; Section 14-1, Wards created; boundaries of the City Ordinances for the City of Midwest City that create and define the ward boundaries for the six wards in Midwest City.** D. Maisch and Marcus Hayes of 4416 Bonaparte Blvd. addressed the Council. After Staff and Council discussion was had. No Action was needed.

At 7:27 PM Eads made a motion to recess, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

At 7:43 PM Eads made motion to reconvene, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

EXECUTIVE SESSION.

1. **Discussion and consideration of 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 if 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; and 2) authorizing the City Manager to take action as appropriate based on discussion.**

At 7:43 PM Eads made a motion to enter into Executive Session, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

At 8:22 PM Eads made motion to return to open session, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

DISCUSSION ITEMS CONTINUED.

5. **Discussion and consideration for approval, a resolution approving the proposed settlement agreement with the following opioid distributors: Cardinal Health, McKesson Corporation and AmerisourceBergen Corporation.** Eads made a motion to approve Resolution 2022-19, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Duke, Bain, Reed. Motion Carried.
6. **Discussion and consideration for approval, including any possible amendment of a resolution approving the proposed settlement agreement with Johnson and Johnson concerning opioid litigation.** Eads made a motion to approve Resolution 2022-20, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

- 7. Discussion and consideration for approval, a resolution approving the proposed sharing agreement with Mallinckrodt concerning opioid litigation.** Eads made a motion to approve Resolution 2022-21, seconded by Bana. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

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

ADJOURNMENT.

There being no further business, Vice Mayor Byrne adjourned the meeting at 8:25 PM.

ATTEST:

PAT BYRNE, Vice Mayor

SARA HANCOCK, City Clerk



Finance Department
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Midwest City, OK 73110
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TO: Honorable Mayor and City Council

FROM: Tiatia Cromar, Finance Director/ City Treasurer

DATE: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment, of the City Manager's Report for the month of July 2022.

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

Risk Management (202) decreased due to the payments to:

OK Municipal Assurance Group-Liability	<\$159,744>
OK Municipal Assurance Group-Property	<\$318,330>
States Self-Insurance Risk Retention	<\$142,664>

2018 Election G.O. Bond (270) decreased because of the payments for:

Various Capital Outlay	<\$364,143>
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MWC Hospital Authority (425) activities for July:

Compounded Principal (9010) - unrealized gain on investment	\$4,658,587
- transfer to 9050	<\$1,546,536>
- transfer to 9080	<\$515,512>
Discretionary (9050) - unrealized gain on investment	\$1,798,275
- transfer from 9010	\$1,546,536
H. A. Grants (9080) - transfer from 9010	\$515,512

Tiatia Cromar

Tiatia Cromar
Finance Director/ City Treasurer

City of Midwest City
Financial Summary by Fund
for Period Ending July, 2022
(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2022 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
9	GENERAL GOVERNMENT SALES TAX	6,215,294	-	6,202,732	250,229	(237,667)	12,562	6,215,294
10	GENERAL	13,351,629	(154,803)	13,381,189	3,765,802	(3,950,165)	(184,363)	13,196,826
11	CAPITAL OUTLAY RESERVE	731,324	-	730,854	470	-	470	731,324
13	STREET AND ALLEY FUND	1,539,296	-	1,545,784	18,389	(24,877)	(6,488)	1,539,296
14	TECHNOLOGY FUND	623,731	-	608,488	26,560	(11,318)	15,242	623,731
15	STREET LIGHT FEE	1,371,762	-	1,410,644	50,236	(89,118)	(38,882)	1,371,762
16	REIMBURSED PROJECTS	1,360,646	(5)	1,218,188	158,314	(15,861)	142,453	1,360,641
20	MWC POLICE DEPARTMENT	10,551,424	(7,042)	10,821,631	1,573,253	(1,850,501)	(277,249)	10,544,382
21	POLICE CAPITALIZATION	1,260,426	-	1,171,789	137,962	(49,325)	88,637	1,260,426
25	JUVENILE FUND	76,840	-	75,439	5,460	(4,059)	1,401	76,840
30	POLICE STATE SEIZURES	101,518	-	101,472	65	(20)	45	101,518
31	SPECIAL POLICE PROJECTS	84,321	-	84,349	68	(96)	(27)	84,321
33	POLICE FEDERAL PROJECTS	45,905	-	45,893	12	-	12	45,905
34	POLICE LAB FEE FUND	29,934	-	30,303	19	(388)	(369)	29,934
35	EMPLOYEE ACTIVITY FUND	19,174	(119)	16,725	2,330	-	2,330	19,055
36	JAIL	210,889	-	209,742	8,412	(7,265)	1,147	210,889
37	POLICE IMPOUND FEE	109,541	-	111,802	4,570	(6,831)	(2,261)	109,541
40	MWC FIRE DEPARTMENT	7,080,023	(4)	7,340,176	1,225,100	(1,485,257)	(260,157)	7,080,019
41	FIRE CAPITALIZATION	1,796,231	-	1,767,754	55,039	(26,562)	28,477	1,796,231
45	MWC WELCOME CENTER	353,864	-	341,538	20,998	(8,672)	12,326	353,864
46	CONV / VISITORS BUREAU	420,893	-	388,480	53,133	(20,720)	32,413	420,893
60	CAPITAL DRAINAGE IMP	505,318	-	509,632	39,559	(43,873)	(4,314)	505,318
61	STORM WATER QUALITY	1,281,784	-	1,291,987	72,615	(82,818)	(10,202)	1,281,784
65	STREET TAX FUND	2,149,404	-	2,104,415	47,655	(2,666)	44,989	2,149,404
70	EMERGENCY OPER FUND	1,070,435	-	1,103,988	67,631	(101,183)	(33,552)	1,070,435
75	PUBLIC WORKS ADMIN	843,319	-	862,661	110,212	(129,554)	(19,342)	843,319
80	INTERSERVICE FUND	718,686	-	732,643	253,828	(267,785)	(13,958)	718,686
81	SURPLUS PROPERTY	596,670	(476,145)	121,392	4,856	(5,723)	(867)	120,525
115	ACTIVITY FUND	419,350	(518)	420,799	11,288	(13,256)	(1,967)	418,832
123	PARK & RECREATION	1,875,680	(150)	1,890,199	57,710	(72,379)	(14,669)	1,875,530
141	COMM. DEV. BLOCK GRANT	6,029	-	6,029	59,542	(59,542)	-	6,029
142	GRANTS/HOUSING ACTIVITIES	191,994	(577)	193,333	1,117	(3,032)	(1,915)	191,417
143	GRANT FUNDS	73,522	(13,522)	60,000	1,247,727	(1,247,727)	-	60,000

City of Midwest City
Financial Summary by Fund
for Period Ending July, 2022
(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2022 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
157	CAPITAL IMPROVEMENTS	3,135,076	-	3,046,637	89,784	(1,345)	88,439	3,135,076
172	CAP. WATER IMP-WALKER	2,149,954	-	2,126,130	44,384	(20,560)	23,824	2,149,954
178	CONST LOAN PAYMENT REV	3,924,855	(25,605)	3,829,887	69,493	(130)	69,363	3,899,250
184	SEWER BACKUP FUND	78,493	-	78,442	51	-	51	78,493
186	SEWER CONSTRUCTION	6,460,798	-	6,333,540	124,605	2,653	127,258	6,460,798
187	UTILITY SERVICES	585,647	(924)	569,162	108,804	(93,243)	15,562	584,723
188	CAP. SEWER IMP.-STROTH	1,505,265	-	1,492,855	66,985	(54,574)	12,411	1,505,265
189	UTILITIES CAPITAL OUTLAY	2,548,626	(156,952)	2,370,728	34,943	(13,997)	20,947	2,391,674
190	MWC SANITATION DEPARTMENT	5,801,285	-	5,697,494	683,903	(580,112)	103,791	5,801,285
191	MWC WATER DEPARTMENT	4,093,721	-	4,186,677	672,361	(765,317)	(92,956)	4,093,721
192	MWC SEWER DEPARTMENT	4,290,307	(209)	4,288,741	699,335	(697,978)	1,357	4,290,098
193	MWC UTILITIES AUTHORITY	1,012,879	-	1,012,225	654	-	654	1,012,879
194	DOWNTOWN REDEVELOPMENT	577,458	(5,045)	572,042	371	-	371	572,413
195	HOTEL/CONFERENCE CENTER	408,581	(1,056,327)	(593,157)	215,862	(270,452)	(54,590)	(647,747)
196	HOTEL 4% FF&E	745,442	(24,184)	633,934	112,729	(25,405)	87,324	721,257
197	JOHN CONRAD REGIONAL GOLF	385,651	(295,527)	(11,052)	246,295	(145,119)	101,176	90,124
201	URBAN RENEWAL AUTHORITY	48,743	-	48,711	31	-	31	48,743
202	RISK MANAGEMENT	510,476	(37)	1,105,412	82,922	(677,895)	(594,973)	510,439
204	WORKERS COMP	3,770,451	-	3,922,674	66,200	(218,423)	(152,223)	3,770,451
220	ANIMALS BEST FRIEND	77,192	-	78,729	1,909	(3,446)	(1,538)	77,192
225	HOTEL MOTEL FUND	-	-	-	68,950	(68,950)	-	-
230	CUSTOMER DEPOSITS	1,578,476	(1,578,476)	-	1,015	(1,015)	-	-
235	MUNICIPAL COURT	77,764	(77,764)	-	50	(50)	-	-
240	L & H BENEFITS	2,631,827	(48,543)	2,593,797	790,942	(801,455)	(10,513)	2,583,285
250	CAPITAL IMP REV BOND	4,613,039	(44,648,681)	(40,455,318)	1,368,405	(948,729)	419,676	(40,035,642)
269	2002 G.O. STREET BOND	281,640	-	281,459	181	-	181	281,640
270	2018 ELECTION G.O. BOND	12,834,956	(368,327)	12,820,735	10,037	(364,143)	(354,106)	12,466,629
271	2018 G.O. BONDS PROPRIETARY	1,902,253	(202,219)	1,710,655	1,223	(11,844)	(10,621)	1,700,034
272	2022 ISSUE G.O. BOND	5,584,341	-	5,580,752	3,590	-	3,590	5,584,341
310	DISASTER RELIEF	12,650,489	(195,594)	11,223,265	1,263,285	(31,656)	1,231,629	12,454,894
340	REVENUE BOND SINKING FUND	-	-	-	586,500	(586,500)	-	-
350	G. O. DEBT SERVICES	2,779,420	(14,576)	2,746,704	19,928	(1,788)	18,140	2,764,845
352	SOONER ROSE TIF	960,824	-	867,568	93,255	-	93,255	960,824
353	ECONOMIC DEV AUTHORITY	54,736,798	(49,745,090)	4,866,817	145,890	(20,999)	124,891	4,991,708
425-9010	MWC HOSP AUTH-COMP PRINCIPAL	105,758,538	(9,712)	103,095,471	4,743,294	(2,089,937)	2,653,356	105,748,827
425-9050	MWC HOSP AUTH-DISCRETIONARY	20,459,059	(7,026)	17,187,434	3,348,750	(84,151)	3,264,599	20,452,033
425-9060	MWC HOSP IN LIEU OF/ROR/MISC	10,074,232	-	10,081,716	16	(7,500)	(7,484)	10,074,232
425-9080	MWC HOSP AUTH GRANTS	651,183	-	135,671	515,512	-	515,512	651,183
	TOTAL	336,752,592	(99,113,703)	230,428,584	25,612,605	(18,402,298)	7,210,307	237,638,891



Finance Department
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TO: Honorable Mayor and City Council

FROM: Tiatia Cromar, Finance Director

DATE: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: General Gov't Sales Tax Fund, expenditures/City Manager (01) \$1,583. General Fund, expenditures/City Clerk (02) \$247; expenditures/Personnel (03) \$387; expenditures/City Attorney (04) \$148; expenditures/Community Development (05) \$666; expenditures/Finance (08) \$396; expenditures/Neighborhood Services (15) \$151; expenditures/I.T. (16) \$495; expenditures/Communications (20) \$305; expenditures/Engineering & Const. Svcs (24) \$446. Fire Fund, expenditures (64) \$552. CVB Fund, expenditures/Economic (87) \$389. Public Works Fund, expenditures/Public Works (30) \$824. CDBG Fund, expenditures/Grants Management (39) \$486. Risk Fund, expenditures/Risk Insurance (29) \$185. Disaster Relief Fund, expenditures/Disaster Relief (88) \$452. Grants/Housing Activities Fund, revenue/Intergovernmental (37) \$40,000; expenditures/Housing (37) \$40,000. Reimbursed Projects Fund, revenue/Intergovernmental (05) \$24,000; expenditures/Community Development (05) \$3,273; expenditures/Neighborhood Services (15) \$360; expenditures/Housing (37) \$90,000; revenue/Intergovernmental (39) \$1,749,648; expenditures/Grants Management (39) \$1,563,784; expenditures/Economic (87) \$135,772. Grants Fund, revenue/Intergovernmental (21) \$181,093; expenditures/Transfers Out (21) \$15,000; revenue/Intergovernmental (57) \$500,000; revenue/Intergovernmental (62) \$62,886; revenue/Transfers In (62) \$2,099; expenditures/Police (62) \$52,093; revenue/Intergovernmental (64) \$2,475; expenditures/Fire (64) \$1,077; expenditures/Transfers Out (64) \$13,311. Fire Fund, revenue/Transfers In (64) \$13,311. General Gov't Sales Tax Fund, expenditures/City Manager (01) \$37,140. General Fund, expenditures/City Clerk (02) \$5,984; expenditures/Personnel (03) \$25,694; expenditures/City Attorney (04) \$2,897; expenditures/Community Development (05) \$29,051; expenditures/Park & Recreation (06) \$9,584; expenditures/Finance (08) \$37,895; expenditures/Street (09) \$86,060; expenditures/Animal Welfare (10) \$24,862; expenditures/Court (12) \$21,767; expenditures/Neighborhood Services (15) \$57,843; expenditures/I.T. (16) \$45,664; expenditures/Emergency Operations (18) \$58,794; expenditures/Swimming Pool (19) \$2,040; expenditures/Communications (20) \$12,120; expenditures/Engineering & Const Svcs (24) \$55,777; expenditures/Senior Center (55) \$9,024. Technology Fund, expenditures/General Gov't (14) \$1,825. Police Fund, expenditures/Police (62) \$701,639. Juvenile Fund, expenditures/Court (12) \$4,928. Impound Fees Fund, expenditures (62) \$928. Fire Fund, expenditures/Fire (64) \$594,327. Welcome Center Fund, expenditures/Tourism (74) \$4,031. CVB Fund, expenditures/Economic (87)

\$7,545. Emergency Operations Fund, expenditures/Emergency Operations (21) \$24,536. Public Works Fund, expenditures/Public Works (30) \$56,967. Fleet Fund, expenditures/Fleet (25) \$52,495. Surplus Fund, expenditures/Surplus Property (26) \$1,995. Park & Recreation Fund, expenditures/Park & Recreation (06) \$2,477. CDBG Fund, expenditures/Grants Management (39) \$20,599. Risk Fund, expenditures/(Risk) \$11,176. Disaster Relief Fund, expenditures/Neighborhood Services (15) \$7,910. 2018 Election G.O. Bonds Fund, expenditures/29th Street (92) \$10,245. CDBG Fund, expenditures/Grants Management (39) \$238,495. Decreases: General Fund, expenditures/Street (09) \$173,059.

The first through eighth supplements are needed to budget Department Head Disability Insurance cost not included in original fiscal year 2022-2023 budget. The ninth supplement is needed to roll forward remaining FY21-22 budget for Homebuyer Assistance Grant to current fiscal year. The tenth supplement is needed to roll forward remaining FY21-22 budget in Reimbursed Projects Fund to current fiscal year. The eleventh supplement is needed to roll forward remaining FY21-22 budget in Grants Fund to current fiscal year. The twelfth supplement is needed to roll forward remaining FY21-22 transfer in from Grants Fund to Fire Fund related to SAFER Grant to current fiscal year. The thirteenth through twenty-ninth supplements are needed to budget fiscal year 2022-2023 COLA. The thirtieth supplement is needed to budget change order to contract with Shiloh Enterprises for Town Center Park Phase 3 Project. The thirty-first supplement is needed to roll forward remaining budget in CDBG Fund from fiscal year 2021-2022 to current fiscal year. The decrease is needed to correct duplication of budget for Street Department PWA reimbursement expense.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS
August 23, 2022

Fund GENERAL GOV'T SALES TAX (009)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
01	City Manager			1,583	
		0	0	1,583	0

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund GENERAL (010)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
02	City Clerk			247	
03	Personnel			387	
04	City Attorney			148	
05	Community Development			666	
08	Finance			396	
15	Neighborhood Services			151	
16	I.T.			495	
20	Communications			305	
24	Engineering & Const Svcs			446	
		0	0	3,241	0

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund FIRE (040)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
64	Fire			552	
		0	0	552	0

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund CVB (046)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
87	Economic			389	
		0	0	389	0

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

SUPPLEMENTS
August 23, 2022

Fund PUBLIC WORKS (075)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
30	Public Works			824	
		0	0	824	0

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund CDBG (141)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
39	Grants Management			486	
		0	0	486	0

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund RISK (202)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
29	Risk Insurance			185	
		0	0	185	0

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund DISASTER RELIEF (310)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
88	Disaster Relief			452	
		0	0	452	0

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund GRANTS/HOUSING ACTIVITIES (142)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
37	Intergovernmental	40,000			
37	Housing			40,000	
		40,000	0	40,000	0

Explanation:
To roll forward remaining fiscal year 2021-2022 budget for Homebuyer Assistance Grant to current fiscal year. Funding to come from grant proceeds and fund balance.

SUPPLEMENTS
August 23, 2022

Fund REIMBURSED PROJECTS (016)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
5	Intergovernmental	24,000			
5	Community Development			3,273	
15	Neighborhood Services			360	
37	Housing			90,000	
39	Intergovernmental	1,749,648			
39	Grants Management			1,563,784	
87	Economic			135,772	
		<u>1,773,648</u>	<u>0</u>	<u>1,793,189</u>	<u>0</u>

Explanation:
To roll forward remaining fiscal year 2021-2022 budget in Reimbursed Projects Fund to current fiscal year. Funding to come from grant proceeds and fund balance.

Fund GRANTS (143)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
21	Intergovernmental	181,093			
21	Transfers Out			15,000	
57	Intergovernmental	500,000			
62	Intergovernmental	62,886			
62	Transfers In	2,099			
62	Police			52,093	
64	Intergovernmental	2,475			
64	Fire			1,077	
64	Transfers Out			13,311	
		<u>748,553</u>	<u>0</u>	<u>81,481</u>	<u>0</u>

Explanation:
To roll forward remaining fiscal year 2021-2022 budget in Grants Fund to current fiscal year.

Fund FIRE (040)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
64	Transfers In	13,311			
		<u>13,311</u>	<u>0</u>	<u>0</u>	<u>0</u>

Explanation:
To roll forward remaining fiscal year 2021-2022 transfer in from Grants Fund related to SAFER Grant to current fiscal year.

Fund GENERAL GOV'T SALES TAX (009)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
01	City Manager			37,140	
		<u>0</u>	<u>0</u>	<u>37,140</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

SUPPLEMENTS
August 23, 2022

Fund GENERAL (010)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
02	City Clerk			5,984	
03	Personnel			25,694	
04	City Attorney			2,897	
05	Community Development			29,051	
06	Park & Recreation			9,584	
08	Finance			37,895	
09	Street			86,060	
10	Animal Welfare			24,862	
12	Court			21,767	
15	Neighborhood Services			57,843	
16	I.T.			45,664	
18	Emergency Operations			58,794	
19	Swimming Pool			2,040	
20	Communications			12,120	
24	Engineering & Const Svcs			55,777	
55	Senior Center			9,024	
		0	0	485,056	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund TECHNOLOGY (014)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
14	General Gov't			1,825	
		0	0	1,825	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund POLICE (020)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
62	Police			701,639	
		0	0	701,639	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund JUVENILE (025)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
12	Court			4,928	
		0	0	4,928	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

SUPPLEMENTS
August 23, 2022

Fund IMPOUND FEES (037)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
62	Police			928	
		0	0	928	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund FIRE (040)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
64	Fire			594,327	
		0	0	594,327	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund WELCOME CENTER (045)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
74	Tourism			4,031	
		0	0	4,031	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund CVB (046)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
87	Economic			7,545	
		0	0	7,545	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund EMERGENCY OPERATIONS (070)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
21	Emergency Operations			24,536	
		0	0	24,536	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

SUPPLEMENTS
August 23, 2022

Fund PUBLIC WORKS (075)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
30	Public Works			56,967	
		<u>0</u>	<u>0</u>	<u>56,967</u>	<u>0</u>
Explanation: To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.					

Fund FLEET (080)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
25	Fleet			52,495	
		<u>0</u>	<u>0</u>	<u>52,495</u>	<u>0</u>
Explanation: To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.					

Fund SURPLUS (081)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
26	Surplus Property			1,995	
		<u>0</u>	<u>0</u>	<u>1,995</u>	<u>0</u>
Explanation: To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.					

Fund PARK & RECREATION (123)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
06	Park & Recreation			2,477	
		<u>0</u>	<u>0</u>	<u>2,477</u>	<u>0</u>
Explanation: To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.					

Fund CDBG (141)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
39	Grants Management			20,599	
		<u>0</u>	<u>0</u>	<u>20,599</u>	<u>0</u>
Explanation: To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.					

SUPPLEMENTS
August 23, 2022

Fund RISK (202)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
29	Risk			11,176	
		0	0	11,176	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund DISASTER RELIEF (310)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
15	Neighborhood Services			7,910	
		0	0	7,910	0

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund 2018 ELECTION G.O. BONDS (270)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
92	29th Street			10,245	
		0	0	10,245	0

Explanation:
Increase budget for Town Center Park Phase 3 Project for change order to contract with Shiloh Enterprises. Funding to come from fund balance.

Fund CDBG (141)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
39	Grants Management			238,495	
		0	0	238,495	0

Explanation:
Roll forward remaining budget in CDBG Fund from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

DECREASE

Fund GENERAL (010)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
09	Street				173,059
		0	0	0	173,059

Explanation:
Decrease budget to correct duplication of budget for Street Department PWA reimbursement expense.



Finance Department
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TO: Honorable Mayor and City Council

FROM: Tiatia Cromar, Finance Director

DATE: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: General Gov't Sales Tax Fund, expenditures/City Manager (01) \$35,096; expenditures/Personnel (03) \$30,000; expenditures/Community Development (05) \$1,052,945; expenditures/Park & Rec (06) \$18,758; expenditures/Street (09) \$171,158; expenditures/Animal Welfare (10) \$3,925; expenditures/Municipal Court (12) \$590; expenditures/General Gov't (14) \$70,150; expenditures/Neighborhood Svcs (15) \$18,413; expenditures/I.T. (16) \$193,056; expenditures/Swimming Pools (19) \$21,874; expenditures/Senior Center (55) \$87,248. Capital Outlay Reserve Fund, expenditures/General Gov't (14) \$382,877. Street & Alley Fund, expenditures/Street (09) \$360,191. Technology Fund, expenditures/General Gov't (14) \$66,408. Reimbursed Projects Fund, expenditures/Community Development (05) \$16,558; expenditures/Park & Recreation (06) \$61,090; expenditures/Animal Welfare (10) \$345; expenditures/General Gov't (14) \$8,602; expenditures/Neighborhood Services (15) \$41,500; expenditures/MWC Parks (23) \$57,416; expenditures/MWC Fire Department (64) \$1,764. Police Capitalization Fund, expenditures/Police Department (62) \$280,560. Juvenile Fund, expenditures/Municipal Court (12) \$600. Police Impound Fees Fund, expenditures/Police Department (62) \$2,098. Fire Capitalization Fund, expenditures/Fire Department (64) \$468,459. Dedicated Tax 2012 Fund, expenditures/Park & Rec (06) \$13,558; expenditures/Street (09) \$172,932; expenditures/Parks (23) \$675,789; expenditures/Streets (66) \$7,500; expenditures/Economic (87) \$73,452. Public Works Fund, expenditures/Public Works (30) \$174,689. Fleet Fund, expenditures/Fleet (25) \$247,419. Surplus Property Fund, expenditures/Surplus Property (26) \$3,375. Activity Fund, expenditures/Recreation (78) \$4,812. Park & Recreation Fund, expenditures/Park & Rec (06) \$1,064,821. CDBG Fund, expenditures/Grants Management (39) \$1,500. Grant Fund, expenditures/Capital Improvements (57) \$150,000. Capital Improvements Fund, expenditures/Capital Improvements (57) \$1,173,799. Downtown Redevelopment Fund, expenditures/29th Street (92) \$561,088. Animals Best Friend Fund, expenditures/Animal Welfare (10) \$15,796. 2002 G.O. Street Bond Fund, expenditures/Street Bond (69) \$77,499. 2018 Election GO Bonds Fund, expenditures/Park & Rec (06) \$651,381; expenditures/Street (09) \$4,201,214; expenditures/Animal Welfare (10) \$8,693; expenditures/General Gov't (14) \$1,619,803; expenditures/Fire (64) \$5,235; expenditures/29th Street (92) \$96,947. 2018 Election GO Bonds – Proprietary Fund, expenditures/JC Regional Golf (47) \$3,235. 2022 Issue G.O. Bond Fund, expenditures/MWC Fire

Department (64) \$5,549,460. Emergency Oper Fund, revenue/Transfers In (00) \$15,000; expenditures/Emergency Oper Fund (21) \$23,349.

The first through twenty-fourth supplements are needed to roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. The twenty-fifth supplement is needed to roll forward the transfers in from Fund 143 for the EMPG 2021 Grant and capital outlay project budgets from fiscal year 2021-2022 to current fiscal year.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS
August 23, 2022

Fund GENERAL GOV'T SALES TAX (009)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
01	City Manager			35,096	
03	Personnel			30,000	
05	Community Development			1,052,945	
06	Park & Rec			18,758	
09	Street			171,158	
10	Animal Welfare			3,925	
12	Municipal Court			590	
14	General Gov't			70,150	
15	Neighborhood Svcs			18,413	
16	I.T.			193,056	
19	Swimming Pools			21,874	
55	Senior Center			87,248	
		<u>0</u>	<u>0</u>	<u>1,703,213</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund CAPITAL OUTLAY RESERVE (011)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
14	General Gov't			382,877	
		<u>0</u>	<u>0</u>	<u>382,877</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund STREET & ALLEY (013)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
09	Street			360,191	
		<u>0</u>	<u>0</u>	<u>360,191</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund TECHNOLOGY (014)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
14	General Gov't			66,408	
		<u>0</u>	<u>0</u>	<u>66,408</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

SUPPLEMENTS
August 23, 2022

Fund REIMBURSED PROJECTS (016)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
05	Community Development			16,558	
06	Park & Recreation			61,090	
10	Animal Welfare			345	
14	General Gov't			8,602	
15	Neighborhood Services			41,500	
23	MWC Parks			57,416	
64	MWC Fire Department			1,764	
		<u>0</u>	<u>0</u>	<u>187,275</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund POLICE CAPITALIZATION (021)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
62	Police Department			280,560	
		<u>0</u>	<u>0</u>	<u>280,560</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund JUVENILE FUND (025)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
12	Municipal Court			600	
		<u>0</u>	<u>0</u>	<u>600</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund POLICE IMPOUND FEES (037)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
62	Police Department			2,098	
		<u>0</u>	<u>0</u>	<u>2,098</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

SUPPLEMENTS
August 23, 2022

Fund FIRE CAPITALIZATION (041)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
64	Fire Department			468,459	
		0	0	468,459	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund DEDICATED TAX 2012 (065)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
06	Park & Rec			13,558	
09	Street			172,932	
23	Parks			675,789	
66	Streets			7,500	
87	Economic			73,452	
		0	0	943,231	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund PUBLIC WORKS (075)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
30	Public Works			174,689	
		0	0	174,689	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund FLEET (080)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
25	Fleet			247,419	
		0	0	247,419	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

SUPPLEMENTS
August 23, 2022

Fund SURPLUS PROPERTY (081)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
26	Surplus Property			3,375	
		0	0	3,375	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund ACTIVITY (115)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
78	Recreation			4,812	
		0	0	4,812	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund PARK & RECREATION (123)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
06	Park & Rec			1,064,821	
		0	0	1,064,821	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund CDBG (141)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
39	Grants Management			1,500	
		0	0	1,500	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

SUPPLEMENTS
August 23, 2022

Fund GRANT FUNDS (143)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
57	Capital Improvements			150,000	
		<u>0</u>	<u>0</u>	<u>150,000</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund CAPITAL IMPROVEMENTS (157)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
57	Capital Improvements			1,173,799	
		<u>0</u>	<u>0</u>	<u>1,173,799</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund DOWNTOWN REDEVELOPMENT (194)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
92	29th Street			561,088	
		<u>0</u>	<u>0</u>	<u>561,088</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund ANIMALS BEST FRIEND (220)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
10	Animal Welfare			15,796	
		<u>0</u>	<u>0</u>	<u>15,796</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

SUPPLEMENTS
August 23, 2022

Fund 2002 G.O. STREET BOND (269)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
69	Street Bond			77,499	
		0	0	77,499	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund 2018 ELECTION GO BONDS (270)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
06	Park & Rec			651,381	
09	Street			4,201,214	
10	Animal Welfare			8,693	
14	General Gov't			1,619,803	
64	Fire			5,235	
92	29th Street			96,947	
		0	0	6,583,273	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund 2018 ELECTION GO BONDS - PROPRIETARY (271)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
47	JC Regional Golf			3,235	
		0	0	3,235	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund 2022 ISSUE G.O. BOND (272)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
64	MWC Fire Department			5,549,460	
		0	0	5,549,460	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund EMERGENCY OPER FUND (070)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
00	Transfers In	15,000			
21	Emergency Oper Fund			23,349	
		15,000	0	23,349	0

Explanation:
To roll forward transfers in from Fund 143 for the EMPG 2021 Grant & capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.



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: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment, of a resolution to renew the Sales Tax Agreement required for Capital Improvement Revenue Bonds, Series 2011A and Capital Improvement Refunding Revenue Bonds, Series 2019 for FY 2022-2023.

The sales tax agreement for the Series 2011A and Series 2019 bond issues must be renewed each year. Expiration or termination of the sales tax agreement, constitutes a default event under the terms of our bonds.

Attached is a resolution to renew the agreement for fiscal year 2022-2023.

Tiatia Cromar
Finance Director

RESOLUTION NO. 2022-_____

A RESOLUTION OF THE CITY OF MIDWEST CITY TO RENEW THE SALES TAX AGREEMENT REQUIRED BY THE CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2011A AND CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS, SERIES 2019.

WHEREAS, the Council of the City of Midwest City, Oklahoma (hereinafter called the "City"), and the Midwest City Municipal Authority, an Oklahoma public trust (hereinafter called the "Authority"), entered into certain Sales Tax Agreements (hereinafter called the "Agreements"), dated November 1, 2011 and April 1, 2019, respectively, whereby the City agrees to make payments to the Authority in amounts sufficient to pay when due principal and interest on the Authority's Capital Improvement Refunding Revenue Bonds, Series 2019, and Capital Improvement Revenue Bonds, Series 2011A, respectively, and other obligations of the Authority as therein provided; and

WHEREAS, it is necessary that such Agreements be renewed, ratified and affirmed for the fiscal year of the City dated July 1, 2022 through June 30, 2023.

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

SECTION 1. The Sales Tax Agreements dated November 1, 2011 and April 1, 2019, each between the City and the Authority, are hereby renewed, ratified and affirmed by the governing body of the City of Midwest City, Oklahoma, for the fiscal year ending June 30, 2023.

PASSED AND APPROVED BY THE Mayor and Council of the City of Midwest City, Oklahoma, this ____ day of _____, 2022.

ATTEST:

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES, II, Mayor

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2022.

DONALD MAISCH, City Attorney



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: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment, of a resolution to renew the Projects Agreement required by the Tax Apportionment Refunding Bonds, Taxable Series 2018 for FY 2022-2023.

The projects agreement for the Series 2018 bond issues must be renewed each year. Expiration or termination of the sales tax agreement, constitutes a default event under the terms of our bonds.

Attached is a resolution to renew the agreement for fiscal year 2022-2023.

Tiatia Cromar
Finance Director

RESOLUTION NO. 2022-_____

A RESOLUTION OF THE CITY OF MIDWEST CITY TO RENEW THE PROJECTS AGREEMENT REQUIRED BY THE TAX APPORTIONMENT REFUNDING BONDS, TAXABLE SERIES 2018.

WHEREAS, the Council of the City of Midwest City, Oklahoma (hereinafter called the "City"), and the Midwest City Memorial Hospital Authority, an Oklahoma public trust (hereinafter called the "Authority"), entered into certain Projects Agreement (hereinafter called the "Agreement"), dated May 24, 2018, whereby the City agrees, subject to availability and appropriation of funds, to make payments from available funds on or before the 20th day preceding any interest payment date and any date that principal of the bonds is due and any other dates as determined by the Authority, to the Trustee on behalf of the Authority for immediate deposit in the Authority's Bond Fund created under the Tax Apportionment Refunding Bonds, Taxable Series 2018 Indenture (hereinafter called the "Indenture"). Consistent with the previous sentence, the City further agrees to promptly undertake the actions required to obtain any such appropriation at such time as will allow the City to make Project Payments when due. All such Project Payments shall be used as set forth in the Indenture and shall be in such amounts as are necessary for the payment when due of (a) principal of and interest on the Tax Apportionment Refunding Bonds, Taxable Series 2018 coming due at such time, and (b) all other amounts due under the Indenture; and

WHEREAS, it is necessary that this Agreement be renewed, ratified and affirmed for the fiscal year of the City dated July 1, 2022 through June 30, 2023.

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

SECTION 1. The Projects Agreement dated May 24, 2018, each between the City and the Authority, are hereby renewed, ratified and affirmed by the governing body of the City of Midwest City, Oklahoma, for the fiscal year ending June 30, 2023.

PASSED AND APPROVED BY THE Mayor and Council of the City of Midwest City, Oklahoma, this ____ day of _____, 2022.

ATTEST:

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES, II, Mayor

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2022.

DONALD MAISCH, City Attorney



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: August 23, 2022

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

This item is placed on the agenda at the request of the Council. Attached to this memo is information regarding the current financial condition of the City Employees' Health Benefits Plan for the month of July 2022, which is the first (1) period of the FY 2022/2023.

Troy Bradley, Human Resources Director

FISCAL YEAR 2022-2023	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
PLAN INCOME												
Projected Budgeted (MTD)	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885	821,885
Actual (MTD)	790,434											
Projected Budgeted (YTD)	821,885	1,643,770	2,465,655	3,287,540	4,109,425	4,931,310	5,753,195	6,575,080	7,396,965	8,218,850	9,040,735	9,862,620
Actual (YTD)	790,434											
PLAN CLAIMS/ADMIN COSTS	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
Projected Budgeted (MTD)	744,605	930,756	744,605	930,756	744,605	744,605	930,756	744,605	744,605	744,605	930,756	744,605
Actual (MTD)	801,455											
Projected Budgeted (YTD)	744,605	1,675,361	2,419,966	3,350,722	4,095,327	4,839,932	5,770,688	6,515,293	7,259,898	8,004,503	8,935,259	9,679,864
Actual (YTD)	801,455											
EXCESS INCOME vs. EXPENDITURES	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
Projected Budgeted (MTD)	77,280	-108,871	77,280	-108,871	77,280	77,280	-108,871	77,280	77,280	77,280	-108,871	77,280
Actual (MTD)	-11,021											
Projected Budgeted (YTD)	77,280	-31,591	45,689	-63,182	14,098	91,378	-17,493	59,787	137,067	214,347	105,476	182,756
Actual (YTD)	-11,021											
FISCAL YEAR 2021-2022	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22
PLAN INCOME												
Projected Budgeted (MTD)	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012	910,012
Actual (MTD)	832,833	851,193	896,598	852,564	857,814	901,700	911,369	1,022,341	887,972	856,646	881,245	866,030
Projected Budgeted (YTD)	910,012	1,820,024	2,730,036	3,640,048	4,550,060	5,460,072	6,370,084	7,280,096	8,190,108	9,100,120	10,010,132	10,920,144
Actual (YTD)	832,833	1,684,026	2,580,624	3,433,188	4,291,002	5,192,702	6,104,071	7,126,412	8,014,384	8,871,030	9,752,275	10,618,305
PLAN CLAIMS/ADMIN COSTS	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22
Projected Budgeted (MTD)	804,741	1,005,926	804,741	804,741	1,005,926	804,741	1,005,926	804,741	804,741	804,741	1,005,926	804,741
Actual (MTD)	710,070	876,960	831,545	803,008	769,847	1,031,306	744,765	730,685	676,548	674,589	897,321	718,526
Projected Budgeted (YTD)	804,741	1,810,667	2,615,408	3,420,149	4,426,075	5,230,816	6,236,742	7,041,483	7,846,224	8,650,965	9,656,891	10,461,632
Actual (YTD)	710,070	1,587,030	2,418,575	3,221,583	3,991,430	5,022,736	5,767,501	6,498,186	7,174,734	7,849,323	8,746,644	9,465,170
EXCESS INCOME vs. EXPENDITURES	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22
Projected Budgeted (MTD)	105,271	-95,914	105,271	105,271	-95,914	105,271	-95,914	105,271	105,271	105,271	-95,914	105,271
Actual (MTD)	122,763	-25,767	65,053	49,556	87,967	-129,606	166,604	291,656	211,424	182,057	-16,076	147,504
Projected Budgeted (YTD)	105,271	9,357	114,628	219,899	123,985	229,256	133,342	238,613	343,884	449,155	353,241	458,512
Actual (YTD)	122,763	96,996	162,049	211,605	299,572	169,966	336,570	628,226	839,650	1,021,707	1,005,631	1,153,135

July 1/FY 2023: \$2,582,040
 July 1/FY 2022: \$1,562,689
 July 1/FY 2021: \$1,631,799
 July 1/FY 2020: \$2,094,426

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



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

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : August 23, 2022

SUBJECT : Discussion and consideration for adoption, including any possible amendment of change order #02 amending the contract with Downey Contracting, LLC to construct the Midwest City Council Chambers COVID and ADA retrofit in an increase of \$1,901.15 and 30 additional days.


The attached change order is for the construction of the Midwest City Council Chambers COVID and ADA retrofit. This change order is related to a field change found during demolition.

COR #2 (Change Order Proposal #2) – This proposal included two separate items; a deduct for not reinstalling the original seating and additional work related to electrical.

- The deduct for not reinstalling the original seating is because new seating is being purchased for the chamber. The original seats were bolted to the floor requiring an extensive reinstall process. The future seats will be moveable and can be placed by staff at completion of the project.
- Additional electrical work was required as part of the concrete work. Plans called to move 2 of the existing steps lights. During construction it was found that doing so would have created unsightly patches in the original brick. Instead, staff requested to add a new step light which will yield a better product.

This will increase the original contract by \$1,901.15, bringing the new contract amount to \$673,401.15. Thirty days (30) are also being added resulting in a new contract end date of 10/13/2022.

The funding for this project is appropriated in project #0522A1 and #0522A2.



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

Attachment

Change Order 02

Project:
Midwest City Council Chambers COVID
and ADA retrofit

Owner:
City of Midwest
City

Contractor:
Downey Contracting, LLC

100 N Midwest Blvd, Midwest City, OK 73110

3217 NE 63rd St, OKC, OK
73121

Contract Information:
General Construction effective 06/30/2022

Change Order: 02
Date: 08/23/22

The Contract is Changed as Follows:

COR #2	Deduct for chairs and additional electrical	\$1,901.15	30 Days
	Total	\$1,901.15	30 Days

The original contract:	<u>\$668,000.00</u>	75 Days
The net change by previously authorized Change Orders	<u>\$3,500.00</u>	0 Days
The Contract Sum prior to this Change Order was	<u>\$671,500.00</u>	0 Days
The Contract Sum will be increased by this Change Order in the amount of	<u>\$1,901.15</u>	30 Days
The new Contract Sum including this Change Order will be	<u>\$673,401.15</u>	105 Days

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

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

Downey Contracting,
LLC

505 Architects LLC

City of Midwest City

CONTRACTOR

ARCHITECT

OWNER


SIGNATURE


SIGNATURE

SIGNATURE


PRINTED NAME AND
TITLE

BRIAN THOMAS, AIA RID LEEP AP
PRINCIPAL | OWNER

PRINTED NAME AND
TITLE

PRINTED NAME AND
TITLE

Messer Electric
900 Valley View Rd.
Norman OK. 73069
405-677-3402
405-677-3403

Request for Change Order

08/11/2022

TO:

Downey Contracting
3217 NE 63rd
Oklahoma City Oklahoma

JOB:

Midwest City Council Chambers
100 N Midwest BLVD.
Midwest City Oklahoma 73011

WORK DESCRIPTION:

**Remove 3way switching at the entry doors
and rewire to 1 singlepole switch**

Attached are the following supporting reports:

- **Total: \$1,830.00**

Sincerely,

Jim Harrell
Estimator

Midwest City Council Chambers : remove 3way and Install Single Pole Switch
 Totals (Summary) - Bid Summary: Default

Material	
Non-Quoted	\$762.89
Quotes	0.00
Sales Tax (0.00%)	0.00
Total Material	\$762.89
Labor	
Direct (13.88 hours @ \$48.65)	\$675.26
Non-Productive [by category factor: 18.83%]	\$172.30
Total Labor (16.88 hours)	\$847.56
Direct Job Expenses	\$50.00
Tools and Miscellaneous Materials	0.00
Subcontracts	0.00
Job Subtotal (Prime Cost)	\$1,660.45
Overhead (5.00%)	83.02
Profit (5.00%)	87.17
Job Total	\$1,830.64

Actual Bid Price \$1,830.64

Material to Direct Labor ratio: 0.53	
Prime Cost per square foot	\$0.52
Job Total per square foot	\$0.57
Actual Bid Price per square ft	\$0.57
Labor cost per square foot	\$0.27
Labor hours per square foot	0.00
Gross Profit %	9.30
Gross Profit \$	\$170.19
Net Profit %	4.76

Messer Electric
900 Valley View Rd.
Norman OK. 73069
405-677-3402
405-677-3403

Request for Change Order

08/11/2022

TO:
Downey Contracting
3217 NE 63rd
Oklahoma City Oklahoma

JOB:
Midwest City Council Chambers
100 N Midwest BLVD.
Midwest City Oklahoma 73011

WORK DESCRIPTION:
Furnish and install one step light at
the stairs entering the chambers

Attached are the following supporting reports:

- **Total: \$1,228.00**

Sincerely,

Jim Harrell
Estimator

Midwest City Council Chambers : Install Step lights
Totals (Summary) - Bid Summary: Default

Material	
Non-Quoted	\$267.42
Quotes	235.00
Sales Tax (0.00%)	0.00
Total Material	\$502.42
Labor	
Direct (8.00 hours @ \$48.65)	\$389.20
Non-Productive [by category factor: 18.83%]	\$172.30
Total Labor (11.00 hours)	\$561.50
Direct Job Expenses	\$50.00
Tools and Miscellaneous Materials	0.00
Subcontracts	0.00
Job Subtotal (Prime Cost)	\$1,113.92
Overhead (5.00%)	55.70
Profit (5.00%)	58.48
Job Total	\$1,228.10

Actual Bid Price **\$1,228.10**

Material to Direct Labor ratio: 0.56

Prime Cost per square foot	\$0.35
Job Total per square foot	\$0.38
Actual Bid Price per square ft	\$0.38
Labor cost per square foot	\$0.18
Labor hours per square foot	0.00
Gross Profit %	9.30
Gross Profit \$	\$114.18
Net Profit %	4.76

Jim Harrell

From: Stephen Messer
Sent: Thursday, August 11, 2022 6:51 AM
To: Jim Harrell
Subject: FW: MWC Council Chambers
Attachments: 5105.pdf; 5205.pdf

Steve Messer
Messer Electric LLC.
405-677-3402 office

From: Brent Benshoof <BBenshoof@hunzicker.com>
Sent: Wednesday, August 10, 2022 8:41 AM
To: Stephen Messer <Steve@messerelectric.com>
Subject: RE: MWC Council Chambers

Steve, the w1 5105 they have in stock in white or graphite, black or bronze would be able to ship 8/16

The w15205 they have the black & bronze in stock . shite & graphite are 2 weeks out

They both cost 235.00 / each

Let me me know if I need to order

From: Stephen Messer <Steve@messerelectric.com>
Sent: Tuesday, August 09, 2022 12:33 PM
To: Brent Benshoof <BBenshoof@hunzicker.com>
Subject: RE: MWC Council Chambers

Maybe 3 or 4 inch by 8 inch. Its going to be over 3 steps that are only about 3 foot wide so it doesn't need to be very big. Doesn't even need it in my opinion.

Steve Messer
Messer Electric LLC.
405-677-3402 office

From: Brent Benshoof <BBenshoof@hunzicker.com>
Sent: Tuesday, August 9, 2022 12:16 PM

WAC LIGHTING

Endurance™ Brick Lights

Opal Step And Wall Light

Model & Voltage	Color Temp & CRI	Lumens	Finish
○ WL-5105 120 VAC	○ 3000K 90	110	○ ABK Architectural Black ○ ABZ Architectural Bronze ○ AGH Architectural Graphite ○ AWT Architectural White

Fixture Type: _____
 Catalog Number: _____
 Project: _____
 Location: _____

Example: WL-5105-30-ABK

DESCRIPTION

Designed for integration into brick walls or vertical risers. The energy-efficient Endurance™ LED Brick Light features a die-cast aluminum housing and integrated LED light engine with a heat resistant opal glass diffuser for a glare-free even spread of light, making outdoor areas safer and more secure.

FEATURES

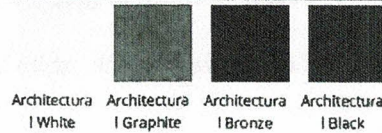
- Frosted tempered glass lens for even illumination
- Factory sealed LED light engine
- 5 year warranty

SPECIFICATIONS

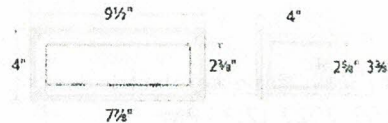
Construction:	Die-cast aluminum (K-Alloy)
Power:	5.5W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	80000 Hours
Mounting:	Mortar into masonry, screw into wood walls, or retrofit into existing brick light installations. Can be mounted on wall vertically or horizontally
Cut Out:	3 1/4" x 8"
Finish:	Electrostatically Powder Coated: Architectural White, Architectural Graphite, Architectural Bronze, Architectural Black
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA



FINISHES:



LINE DRAWING:



REPLACEMENT PARTS

- 5105-COV-AWT - Opal Cover Plate AWT
- 5105-COV-AGH - Opal Cover Plate AGH
- 5105-COV-ABZ - Opal Cover Plate ABZ
- 5105-COV-ABK - Opal Cover Plate ABK
- 5005-PLATE - Mnt Plate for Light Engine

WAC LIGHTING

Endurance™ Brick Lights

Louwer Step And Wall Light

Model & Voltage	Color Temp & CRI	Lumens	Finish
○ WL-5205 120 VAC	○ 3000K 90	45	<input type="radio"/> ABK Architectural Black <input type="radio"/> ABZ Architectural Bronze <input type="radio"/> AGH Architectural Graphite <input type="radio"/> AWT Architectural White

Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____

Example: WL-5205-30-ABK

DESCRIPTION

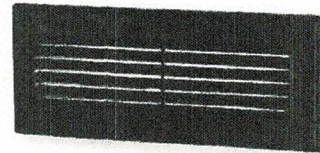
Designed for integration into brick walls or vertical risers. The energy-efficient Endurance™ LED Brick Light features a die-cast aluminum housing and integrated LED light engine with a heat resistant opal glass diffuser for a glare-free even spread of light, making outdoor areas safer and more secure.

FEATURES

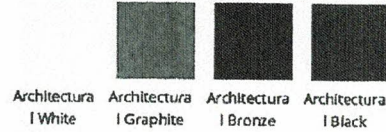
- Glare controlling die-casted aluminum louwer
- Factory sealed LED light engine
- 5 year warranty

SPECIFICATIONS

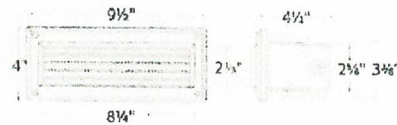
Construction:	Die-cast aluminum (K-Alloy)
Power:	5.5W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	80000 Hours
Mounting:	Mortar into masonry, screw into wood walls, or retrofit into existing brick light installations. Can be mounted on wall vertically or horizontally
Cut Out:	3 1/4" x 8"
Finish:	Electrostatically Powder Coated: Architectural White, Architectural Graphite, Architectural Bronze, Architectural Black
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA



FINISHES:



LINE DRAWING:



REPLACEMENT PARTS

- 5205-COV-AWT - Louvered Cover Plate AWT
- 5205-COV-AGH - Louvered Cover Plate AGH
- 5205-COV-ABZ - Louvered Cover Plate ABZ
- 5205-COV-ABK - Louvered Cover Plate ABK
- 5005-PLATE - Mnt Plate for Light Engine



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: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of, the solutions agreement with Superior LLC, also known as CentralSquare, in the amount of \$103,334.09 for year five of the hosted Naviline Public Administration services for Fy 22-23.

Discussion and consideration for adoption, including any possible amendment of entering an agreement with CentralSquare, formerly Superior LLC, in the amount of \$103,334.09 for year five of hosted Naviline services for the City.

As you may be aware, the Naviline application is the City's utility billing, finance, payroll, and licensing software package. This is the fifth and final year for hosted solutions which allows for cloud services for the IBM iSeries, Naviline application server, Cognos report writer system, Document Management System, and the eCommerce web server. This agreement takes advantage of CentralSquare's cloud-based service and allows for all but one of the servers to be hosted in the CentralSquare cloud. The hosted environment includes disaster recovery allowing for fail over to a separate data center several hundred miles away.




Superion Solutions Agreement

This Superior Solutions Agreement (the "**Agreement**"), effective as of the latest date shown on the signature block below (the "**Effective Date**"), is entered into between Superior, a Delaware Limited Liability Company with its principal place of business in Lake Mary, FL ("**Superion**") and City of Midwest City ("**Customer**"), together with Superior, the "**Parties**", and each, a "**Party**".

WHEREAS, Superior licenses and gives access to certain software applications ("**Superion Solutions**") to its customers and also provides maintenance, support, migration, installation and other professional services; and

WHEREAS, Customer desires to license and/or gain access to certain Superior Solutions and receive professional services described herein, and Superior desires to grant and provide Customer license and access to such offerings as well as to support them with professional services, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the signatures of their duly authorized representative below, the Parties intending to be legally bound, agree to all of the following provisions and exhibits of this Agreement:

Superion, LLC	City of Midwest City
1000 Business Center Dr. Lake Mary, FL 32746	100 North Midwest Blvd. Midwest City, OK 73140
By:  <small>DocuSigned by: 3F55A62FF2B0407...</small>	By:
Print Name: Matt Korte	Print Name: Matt Dukes
Print Title: Vice President, Sales	Print Title: Mayor
Date Signed: 8/10/2022	Date Signed:

1. Superior Solution: NaviLine Public Administration

2. Term.

- 2.1. Initial Term. The Initial Term of this Agreement commences as of the Effective Date and will continue in effect for one (1) years from such date unless terminated earlier pursuant to any of the Agreement's express provisions (the "**Initial Term**").
- 2.2. Renewal Term. This Agreement will renewable annually for additional successive one (1) year terms unless earlier terminated pursuant to any of the Agreement's provisions (a "**Renewal Term**" and, collectively, with the Initial Term, the "**Term**").
- 2.3. Non-Renewal. The Customer may elect to end renewal of the contract by issuing a notice of non-renewal, in writing, to the other party six (6) months prior to the expiration of the initial or current contract term. Superior may elect to end renewal of the contract by issuing a notice of non-renewal, in writing, to the other party two (2) months prior to the expiration of the renewal term or any successive term thereafter.
- 2.4. Local Budget Constraints. Superior acknowledges that continued funding in subsequent years is subject to annual budget appropriations by the municipal authority.

3. **Fees**. In consideration of the rights and services granted by Superior to Customer under this Agreement, Customer shall make payments to Superior pursuant to the amounts and payment terms outlined in Exhibit 1 (the "**Project Cost Summary**").

4. **Definitions**. Capitalized terms not otherwise defined in this Agreement have the meanings set forth below:

- 4.1. "**Action**" means any claim, action, cause of action, demand, lawsuit, arbitration, inquiry, audit, notice of violation, proceeding, litigation, citation, summons, subpoena, or investigation of any nature, civil, criminal, administrative, regulatory or other, whether at law, in equity, or otherwise.
- 4.2. "**Affiliate**" of a Person means any other Person that directly or indirectly, through one or more intermediaries, controls, is controlled by, or is under common control with, such Person.
- 4.3. "**Authorized User**" means Customer's employees, consultants, contractors, and agents who are authorized by Customer to access and use the Superior Solutions under the rights granted to Customer pursuant to this Agreement, and for whom access to the Superior Solutions has been purchased.
- 4.4. "**Baseline**" means the version of a Superior Solution updated to the particular time in question through Superior's warranty services and maintenance, but without any other modification whatsoever.
- 4.5. "**Component System**" means any one of the Superior Solutions identified in Exhibit 1, including all copies of Source Code, Object Code and all related specifications, Documentation, technical information, and all corrections, modifications, additions, development work, improvements and enhancements to and all Intellectual Property Rights for such Component System.
- 4.6. "**Customer Data**" means information, data, and content, in any form or medium, collected, downloaded, or otherwise received, directly or indirectly from Customer, an Authorized User or end-users by or through the Superior Solutions, provided the data is not personally identifiable and not identifiable to Customer.
- 4.7. "**Custom Modification**" means a change that Superior has made at Customer's request to any Component System in accordance with a Superior-generated specification, but without any other changes whatsoever by any Person.
- 4.8. "**Customer Systems**" means the Customer's information technology infrastructure, including computers, software, hardware, databases, electronic systems (including database management systems), and networks, whether operated by Customer or through the use of third-party services.
- 4.9. "**Defect**" means a material deviation between the Baseline Superior Solution and its Documentation, for which Defect Customer has given Superior enough information to enable Superior to replicate the deviation on a computer configuration that is both comparable to the Equipment and that is under Superior's control. Further, with regard to each Custom Modification, Defect means a material deviation between the Custom Modification and the Superior-generated specification and documentation for such Custom Modification, and for which Defect Customer has given Superior enough information to enable Superior to replicate the deviation on a computer configuration that is both comparable to the Equipment and that is under Superior's control.
- 4.10. "**Documentation**" means any manuals, instructions, or other documents or materials that Superior provides or makes available to Customer in any form or medium and which describe the functionality, components, features, or requirements of the Superior Solutions, including any aspect of the installation, configuration, integration, operation, use, support, or maintenance thereof.
- 4.11. "**Enhancements**" means general release (as opposed to custom) changes to a Baseline Component System or Custom Modification which increase the functionality of the Baseline Component System or Custom Modification in question.
- 4.12. "**Harmful Code**" means any software, hardware, device or other technology, including any virus, worm, malware, or other malicious computer code, the purpose or effect of which is to (a) permit unauthorized access to, or to destroy, disrupt, disable, distort, or otherwise harm or impede any (i) computer, software, firmware, hardware, system, or network; or (ii) any application or function of any of the foregoing or the security, integrity, confidentiality, or use of any data Processed thereby; or (b) prevent Customer or any Authorized User from accessing or using the Superior Solutions as intended by this Agreement.
- 4.13. "**Intellectual Property Rights**" means any and all registered and unregistered rights granted, applied for, or otherwise now or hereafter in existence under or related to any patent, copyright, trademark, trade secret, database protection, or other intellectual property rights laws, and all similar or equivalent rights or forms of protection, in any part of the world.
- 4.14. "**Maintenance**" means optimization, error correction, modifications, and updates to Superior Systems to correct any known Defects and improve performance. Maintenance will be provided for each Component System, the hours and details of which are described in Exhibit 2 ("**Support Standards**").
- 4.15. "**New Releases**" means new editions of a Baseline Component System or Custom Modification.
- 4.16. "**Person**" means an individual, corporation, partnership, joint venture, limited liability entity, governmental authority, unincorporated organization, trust, association, or other entity.

- 4.17. **"Personal Information"** means any information that does or can identify a specific individual or by or from which a specific individual may be identified, contacted, or located. Personal Information includes all "nonpublic personal information" as defined under the Gramm-Leach-Bliley Act, "protected health information" as defined under the Health and Insurance Portability and Accountability Act of 1996, "Personal Data" as defined in the EU Data Protection Directive (Directive 95/46/EEC), "Personal Information" as defined under the Children's Online Privacy Protection Act of 1998, and all rules and regulations issued under any of the foregoing.
- 4.18. **"Professional Services"** means installation, implementation, development work, training or consulting services including custom modification programming, support relating to custom modifications, on-site support services, assistance with data transfers, system restarts and reinstallations provided by Superior.
- 4.19. **"Representatives"** means, with respect to a party, that party's employees, officers, directors, agents, subcontractors, and legal advisors.
- 4.20. **"Superior Personnel"** means all individuals involved in the performance of Support Services and Professional Services as employees, agents, Subcontractors or independent contractors of Superior.
- 4.21. **"Superior Solution(s)"** means the Component Systems, Documentation, Custom Modifications, development work, Superior Systems and any and all other information, data, documents, materials, works, and other content, devices, methods, processes, hardware, software, technologies and inventions, including any deliverables, technical or functional descriptions, requirements, plans, or reports, provided or used by Superior or any Subcontractor in connection with Professional Services or Support Services rendered under this Agreement.
- 4.22. **"Superior Systems"** means the information technology infrastructure used by or on behalf of Superior to deliver Superior Solutions, including all computers, software, hardware, databases, electronic systems (including database management systems), and networks, whether operated directly by Superior or through the use of third-party services.
- 4.23. **"Support Services"** means Maintenance, Enhancements, implementation of New Releases, and general support efforts to respond to incidents reported by Customer in accordance with the detailed Support Standards outlined in Exhibit 2.
- 4.24. **"Third-Party Materials"** means materials and information, in any form or medium, including any software, documents, data, content, specifications, products, related services, equipment, or components of or relating to the Superior Solutions that are not proprietary to Superior.

5. License, Access & Services.

- 5.1. License Grant. Subject to and conditioned on the payment of Fees and compliance with all other terms and conditions of this Agreement, Superior hereby grants to Customer a non-exclusive, non-sublicensable, and non-transferable license to the current version of the Superior Solution(s) outlined in Exhibit 1 at the time of this Agreement's execution. Nothing in this agreement will affect Customer's current ownership of software licenses. Should there arise a need to revert back to a premises based system, Customer retains right and title to all of its previously licensed solutions.
- 5.2. Access and Scope of Use. Subject to and conditioned on Customer and their Authorized Users' compliance with the terms and conditions of this Agreement, Superior hereby grants Customer a non-exclusive, non-transferable right to access and use the Solutions, solely by Authorized Users. Such use is limited to Customer's internal use. Superior shall deliver to Customer the initial copies of the Superior Solution(s) outlined in Exhibit 1 by (a) electronic delivery, by posting it on Superior's network for downloading, or similar suitable electronic file transfer method, or (b) physical shipment, such as on a disc or other suitable media transfer method. Physical shipment is on FOB-Superior's shipping point, and electronic delivery is deemed effective at the time Superior provides Customer with access to download the Superior Solutions. The date of such delivery shall be referred to as the **"Delivery Date."**
- 5.3. Documentation License. Superior hereby grants to Customer a non-exclusive, non-sublicenseable, non-transferable license to use the Documentation during the Term solely for Customer's internal business purposes in connection with its use of the Superior Solutions.
- 5.4. Service and System Control. Except as otherwise expressly provided in this Agreement:
- 5.4.1. Superior has and will retain sole control over the operation, provision, maintenance, and management of the Superior Solutions; and
- 5.4.2. Customer has and will retain sole control over the operation, maintenance, and management of, and all access to and use of, the Customer Systems, and sole responsibility for access to and

use of the Superior Solutions by any Person by or through the Customer Systems or other means controlled by Customer or any Authorized User, including any reports or results obtained from any use of the Superior Solutions, and conclusions, decisions, or actions based on such use.

- 5.5. Limitations. Customer must provide Superior with such facilities, equipment and support as are reasonably necessary for Superior to perform its obligations under this Agreement, including, if required by Superior, remote access to the Equipment. Superior is not responsible or liable for any delay or failure of performance caused in whole or in part by any Customer delay or Customer's failure to perform any obligations under this Agreement.
- 5.6. Exceptions. Superior has no obligation to provide Support Services relating to any Defect with the Superior Solutions that, in whole or in part, arise out of or result from any of the following:
- 5.6.1. software, or media on which provided, that is modified or damaged by Customer or third party;
 - 5.6.2. any operation or use of, or other activity relating to, the Superior Solutions other than as specified in the Documentation, including any incorporation, or combination, operation or use of the Superior Solutions in or with, any technology (software, hardware, firmware, system, or network) or service not specified for Customer's use in the Documentation;
 - 5.6.3. any negligence, abuse, misapplication, or misuse of the Superior Solution other than by Superior personnel, including any Customer use of the Superior Solution other than as specified in the Documentation or expressly authorized in writing by Superior;
 - 5.6.4. any Customer's failure to promptly install any New Releases that Superior has previously made available to Customer;
 - 5.6.5. the operation of, or access to, Customer's or a third party's system, materials or network;
 - 5.6.6. any relocation of the Superior Solution other than by Superior personnel;
 - 5.6.7. any beta software, software that Superior makes available for testing or demonstration purposes, temporary software modules, or software for which Superior does not receive a fee;
 - 5.6.8. any breach of or noncompliance with any provision of this Agreement by Customer or any of its Representatives or any Force Majeure Event (including abnormal physical or electrical stress).
- 5.7. Reservation of Rights. Except for the specified rights outlined in this Section, nothing in this Agreement grants any right, title, or interest in or to any Intellectual Property Rights in or relating to the Support Services, Professional Services, Superior Solutions, or Third-Party Materials, whether expressly, by implication, estoppel, or otherwise. All right, title, and interest in the Superior Solutions, and the Third-Party Materials are and will remain with Superior and the respective rights holders.
- 5.8. Changes. Superior reserves the right, in its sole discretion, to make any changes to the Support Services and Superior Solutions that it deems necessary or useful to: (a) maintain or enhance the quality or delivery of Superior's services to its customers, the competitive strength of or market for Superior's services, or the Support Services' cost efficiency or performance; or (b) to comply with applicable law. Without limiting the foregoing, either party may, at any time during the Term, request in writing changes to particular Support Services, Professional Services or their product suite of Superior Solutions. The parties shall evaluate and, if agreed, implement all such requested changes. No requested changes will be effective unless and until memorialized in either a Superior issued Add-On Quote signed by the Customer, or a written change order or amendment to this agreement signed by both parties.
- 5.9. Subcontractors. Superior may from time to time, with the City's reasonable consent engage third parties to perform Professional Services or Support Services (each, a "Subcontractor").
- 5.10. Security Measures. The Superior Solution may contain technological measures designed to prevent unauthorized or illegal use of the Superior Solution. Customer acknowledges and agrees that: (a) Superior may use these and other lawful measures to verify compliance with the terms of this Agreement and enforce Superior's rights, including all Intellectual Property Rights, in and to the Superior Solution; (b) Superior may deny any individual access to and/or use of the Superior Solution if Superior, in its reasonable discretion, believes that person's use of the Superior Solution would violate any provision of this Agreement, regardless of whether Customer designated that person as an Authorized User; and (c) Superior may collect, maintain, process, use and disclose technical, diagnostic and related non-identifiable data gathered periodically which may lead to improvements in the performance and security of the Superior Solutions.

- 6. Use Restrictions.** Customer shall not, and shall not permit any other Person to, access or use the Superior Solutions except as expressly permitted by this Agreement. For purposes of clarity and without limiting the generality of the foregoing, Customer shall not, except as this Agreement expressly permits:
- 6.1. copy, modify, or create derivative works or improvements of the Superior Solutions, or rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make available any Superior Solutions to any Person, including on or in connection with the internet or any time-sharing, service bureau, software as a service, cloud, or other technology or service;
 - 6.2. reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to the source code of the Superior Solutions, in whole or in part;
 - 6.3. bypass or breach any security device or protection used by Superior Solutions or access or use the Superior Solutions other than by an Authorized User through the use of his or her own then valid access;
 - 6.4. input, upload, transmit, or otherwise provide to or through the Superior Systems, any information or materials that are unlawful or injurious, or contain, transmit, or activate any Harmful Code;
 - 6.5. damage, destroy, disrupt, disable, impair, interfere with, or otherwise impede or harm in any manner the Superior Systems, or Superior's provision of services to any third party, in whole or in part;
 - 6.6. remove, delete, alter, or obscure any trademarks, Specifications, Documentation, warranties, or disclaimers, or any copyright, trademark, patent, or other intellectual property or proprietary rights notices from any Documentation or Superior Solutions, including any copy thereof;
 - 6.7. access or use the Superior Solutions in any manner or for any purpose that infringes, misappropriates, or otherwise violates any Intellectual Property Right or other right of any third party, or that violates any applicable law;
 - 6.8. access or use the Superior Solutions for purposes of competitive analysis of the Superior Solutions, the development, provision, or use of a competing software service or product or any other purpose that is to Superior's detriment or commercial disadvantage or otherwise access or use the Superior Solutions beyond the scope of the authorization granted under this Section.
- 7. Customer Obligations.**
- 7.1. Customer Systems and Cooperation. Customer shall at all times during the Term: (a) set up, maintain, and operate in good repair all Customer Systems on or through which the Superior Solutions are accessed or used; (b) provide Superior Personnel with such access to Customer's premises and Customer Systems as is necessary for Superior to perform the Support Services in accordance with the Support Standards and Specifications; and (c) provide all cooperation as Superior may reasonably request to enable Superior to exercise its rights and perform its obligations under and in connection with this Agreement.
 - 7.2. Effect of Customer Failure or Delay. Superior is not responsible or liable for any delay or failure of performance caused in whole or in part by Customer's delay in performing, or failure to perform, any of its obligations under this Agreement.
 - 7.3. Corrective Action and Notice. If Customer becomes aware of any actual or threatened activity prohibited by Section 6, Customer shall, and shall cause its Authorized Users to, immediately: (a) take all reasonable and lawful measures within their respective control that are necessary to stop the activity or threatened activity and to mitigate its effects (including, where applicable, by discontinuing and preventing any unauthorized access to the Superior Solutions and permanently erasing from their systems and destroying any data to which any of them gained unauthorized access); and (b) notify Superior of any such actual or threatened activity.
- 8. Professional Services.**
- 8.1. Compliance with Customer Policies. While Superior Personnel are performing services at Customer's site, Superior will ensure that such personnel comply with Customer's reasonable security procedures and site policies that are generally applicable to Customer's other suppliers providing similar services and that have been provided to Superior in writing or in advance. Customer shall promptly reimburse Superior for any out-of-pocket costs incurred in complying with such procedures and policies.
 - 8.2. Contributed Material. In the process of Superior's performing Professional Services, Customer may, from time to time, provide Superior with designs, plans, or specifications, improvements, works or other material for inclusion in, or making modifications to, the Superior Solutions, the Documentation or any other deliverables ("**Contributed Material**"). Customer grants to Superior a nonexclusive, irrevocable, perpetual, transferable right, without the payment of any royalties or other compensation of any kind and

without the right of attribution, for Superior, Superior's Affiliates and Superior's licensees to make, use, sell and create derivative works of the Contributed Material.

9. Confidentiality.

- 9.1. Confidential Information. "**Confidential Information**" means information in any form or medium (whether oral, written, electronic, or other) that the Disclosing Party considers confidential or proprietary, including information consisting of or relating to the Disclosing Party's technology, trade secrets, know-how, business operations, plans, strategies, customers, and pricing, and information with respect to which the Disclosing Party has contractual or other confidentiality obligations. Without limiting the foregoing, Confidential Information of Superior includes the Superior Solutions, all software provided with the Superior Solutions, and algorithms, methods, techniques and processes revealed by the Source Code of the Superior Solutions and any software provided with the Superior Solutions. In connection with this Agreement each party (as the "**Disclosing Party**") may disclose or make available Confidential Information to the other party (as the "**Receiving Party**").
- 9.2. Exclusions. Confidential Information does not include information that: (a) was rightfully known to the Receiving Party without restriction on use or disclosure prior to being disclosed or made available to the Receiving Party in connection with this Agreement; (b) was or becomes generally known by the public other than by the Receiving Party or any of its Representatives' noncompliance with this Agreement; (c) was or is received by the Receiving Party on a non-confidential basis from a third party that was or is independently developed by the Receiving Party without reference or use of any Confidential Information.
- 9.3. Protection of Confidential Information. As a condition to being provided with any disclosure of or access to Confidential Information, the Receiving Party shall:
- 9.3.1. not access or use Confidential Information other than as necessary to exercise its rights or perform its obligations under and in accordance with this Agreement;
- 9.3.2. not disclose or permit access to Confidential Information other than to its Representatives who: (i) need to know such Confidential Information for purposes of the Receiving Party's exercise of its rights or performance of its obligations under and in accordance with this Agreement; (ii) have been informed of the confidential nature of the Confidential Information and the Receiving Party's obligations under this Section; and (iii) are bound by written confidentiality or restricted use obligations at least as protective of the Confidential Information as the terms in this Section;
- 9.3.3. safeguard the Confidential Information from unauthorized use, access, or disclosure using at least the degree of care it uses to protect its sensitive information and in no event less than a reasonable degree of care;
- 9.3.4. ensure its Representatives' compliance with, and be responsible and liable for any of its Representatives' non-compliance with, the terms of this Section.
- 9.4. Compelled Disclosures. If the either Party or any of its Representatives is compelled by applicable law to disclose any Confidential Information then, to the extent permitted by law, that Party shall: (a) promptly, and prior to such disclosure, notify the other Party in writing of such requirement so that they can seek a protective order or other remedy or waive its rights under Section .3; and (b) provide reasonable assistance to the Disclosing Party in opposing such disclosure or seeking a protective order or other limitations on disclosure. If the Disclosing Party waives compliance or, after providing the notice and assistance required under this Section, the Receiving Party remains required by law to disclose any Confidential Information, the Receiving Party shall disclose only that portion of the Confidential Information that the Receiving Party is legally required to disclose.
- 9.5. Trade Secrets. Notwithstanding any other provisions of this Agreement, the Receiving Party's obligations under this Section with respect to any Confidential Information that constitutes a trade secret under any applicable law will continue until such time, if ever, as such Confidential Information ceases to qualify for trade secret protection under one or more such applicable laws other than as a result of any act or omission of the Receiving Party or any of its Representatives.

10. Security.

- 10.1. Superior will implement commercially reasonable administrative, technical and physical safeguards designed to ensure the security and confidentiality of Customer Data, protect against any anticipated threats or hazards to the security or integrity of Customer Data, and protect against unauthorized access or use of Customer Data. Superior will review and test such safeguards on no less than an annual basis.

- 10.2. Customer shall maintain, in connection with the operation or use of the Superior Solutions, adequate technical and procedural access controls and system security requirements and devices, necessary for data privacy, confidentiality, integrity, authorization, authentication and non-repudiation and virus detection and eradication.
- 10.3. To the extent that Authorized Users are permitted to have access to the Superior Solutions, Customer shall maintain agreements with such Authorized Users that adequately protect the confidentiality and Intellectual Property Rights of Superior in the Superior Solutions and Documentation, and disclaim any liability or responsibility of Superior with respect to such Authorized Users.

11. Personal Data. If Superior processes or otherwise has access to any personal data or personal information on Customer's behalf when performing Superior's obligations under this Agreement, then:

- 11.1. Customer shall be the data controller (where "**data controller**" means an entity which alone or jointly with others determines purposes for which and the manner in which any personal data are, or are to be, processed) and Superior shall be a data processor (where "**data processor**" means an entity which processes the data only on behalf of the data controller and not for any purposes of its own);
- 11.2. Customer shall ensure that it has obtained all necessary consents and it is entitled to transfer the relevant personal data or personal information to Superior so that Superior may lawfully use, process and transfer the personal data and personal information in accordance with this Agreement on Customer's behalf, which may include Superior processing and transferring the relevant personal data or personal information outside the country where Customer and the Authorized Users are located in order for Superior to provide the Superior Solutions and perform its other obligations under this Agreement; and
- 11.3. Superior shall process the personal data and personal information only in accordance with any lawful and reasonable instructions given by Customer from time to time as set out in and in accordance with the terms of this Agreement; and
- 11.4. each party shall take appropriate technical and organizational measures against unauthorized or unlawful processing of the personal data and personal information or its accidental loss, destruction or damage so that, having regard to the state of technological development and the cost of implementing any measures, the measures taken ensure a level of security appropriate to the harm that might result from such unauthorized or unlawful processing or accidental loss, destruction or damage in relation to the personal data and personal information and the nature of the personal data and personal information being protected. If necessary, the parties will cooperate to document these measures taken.

12. Representations and Warranties.

- 12.1. Software Warranty. Superior warrants to Customer that for a period of twelve (12) months from the Execution Date, the Superior Solutions (as delivered to Customer by Superior and when properly used for the purpose and in the manner specifically authorized by this Agreement), will perform as described in the Documentation in all material respects, including being free from any viruses or Harmful Code.
- 12.2. Professional Services Representation and Warranty. Superior represents, warrants, and covenants to Customer that during the Term, Superior will perform Professional Services using personnel of required skill, experience, and qualifications and in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services and will devote adequate resources to meet its obligations under this Agreement. If Customer reasonably believes that any Professional Services were performed in violation of this warranty, it will notify Superior within twenty (20) days of service performance describing the issue, together with adequate supporting documentation and data. Upon receipt of such notice, Superior's obligation will be to re-perform the particular Professional Services affected as soon as commercially reasonable at no additional charge.
- 12.3. Support Services Representation and Warranty. Superior represents, warrants, and covenants to Customer that during the Term, Superior will perform the Support Services using personnel of required skill, experience, and qualifications and in a professional and workmanlike manner in accordance with both generally recognized industry standards for similar services, and the specific guidance for support found in Exhibit 2, and will devote adequate resources to meet its obligations under this Agreement. If Customer reasonably believes that any Support Services failed to meet this warranty, they will follow their preferred escalation path outlined in the Support Standards below, including receipt of service credit.
- 12.4. DISCLAIMER OF WARRANTIES. **EXCEPT FOR THE EXPRESS LIMITED WARRANTIES SET FORTH ABOVE, SUPERION MAKES NO WARRANTIES WHATSOEVER, EXPRESSED OR IMPLIED, WITH**

REGARD TO THE SUPERION SOLUTIONS, PROFESSIONAL SERVICES, SUPPORT SERVICES, AND/OR ANY OTHER MATTER RELATING TO THIS AGREEMENT, AND THAT SUPERION DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHER, INCLUDING ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE OR TRADE PRACTICE, AND SPECIFICALLY DISCLAIMS IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT. FURTHER, SUPERION EXPRESSLY DOES NOT WARRANT THAT A SUPERION SOLUTION, ANY CUSTOM MODIFICATION OR ANY IMPROVEMENTS WILL BE USABLE BY CUSTOMER IF THE SUPERION SOLUTION OR CUSTOM MODIFICATION HAS BEEN MODIFIED BY ANYONE OTHER THAN SUPERION PERSONNEL, OR WILL BE ERROR FREE, WILL OPERATE WITHOUT INTERRUPTION OR WILL BE COMPATIBLE WITH ANY HARDWARE OR SOFTWARE OTHER THAN THE EQUIPMENT EXCEPT TO THE EXTENT EXPRESSLY SET FORTH IN THE DOCUMENTATION. ALL THIRD-PARTY MATERIALS ARE PROVIDED "AS-IS" AND ANY REPRESENTATION OR WARRANTY OF OR CONCERNING ANY OF THEM IS STRICTLY BETWEEN CUSTOMER AND THE THIRD-PARTY OWNER. THIS AGREEMENT DOES NOT AMEND, OR MODIFY SUPERION'S WARRANTIES UNDER ANY AGREEMENT OR ANY CONDITIONS, LIMITATIONS, OR RESTRICTIONS THEREOF.

- 13. Notices.** All notices and other communications required or permitted under this Agreement must be in writing and will be deemed given when delivered personally, sent by United States registered or certified mail, return receipt requested; transmitted by facsimile or email confirmed by United States first class mail, or sent by overnight courier. Notices must be sent to a Party at its address shown below, or to such other place as the Party may subsequently designate for its receipt of notices in writing by the other Party.

If to Superior: **Superion**
1000 Business Center Dr.
Lake Mary, FL.
Phone: 407-304-3235 **email: info@superion.com**
Attention: Senior Counsel / Contracts Department

If to Customer: **City of Midwest City**
100 North Midwest Blvd.
Midwest City, OK 73110
Phone: 405-739-1373 **email: AStephenson@midwestcityok.org**
Attention: Allen Stephenson

14. Force Majeure.

- 14.1. No Breach or Default. Neither Party will be liable to the other for any failure or delay in fulfilling or performing any term of this Agreement (except for any payment obligation) when and to the extent such failure or delay is caused by any circumstances beyond such Party's reasonable control (a "**Force Majeure Event**"), including Acts of God, flood, fire, earthquake, explosion, war, terrorism, invasion, national or regional emergency, riot or other civil-unrest, labor disruption, acts and omissions of third parties, governmental and judicial action (including embargoes, export or import restrictions) not the fault of the Party failing or delaying in performance.
- 14.2. Affected Party Obligations. In the event of any failure or delay caused by a Force Majeure Event, the affected Party shall give prompt written notice to the other Party stating the period of time the occurrence is expected to continue and use commercially reasonable efforts to end the failure or delay and minimize the effects of such Force Majeure Event.

15. Mutual Indemnification.

- 15.1. Superion Indemnification. Superion shall indemnify, defend, and hold harmless Customer and Customer's officers, elected officials, directors, employees, agents, successors, and assigns from and against any and all losses incurred by or resulting from any Action by a third party (other than an Affiliate of Customer) that Customer's use of the Superion Solutions in accordance with this Agreement infringes or misappropriates such third party's US Intellectual Property Rights, US patents, copyrights, or trade secrets. The foregoing obligation does not apply to the extent that the alleged infringement arises from:
- 15.1.1. Third-Party Materials or Customer Data;
- 15.1.2. access to or use of the Superion Solutions in combination with any hardware, system, software, network, or other materials or service not provided by Superion or specified for Customer's use in the Documentation;

- 15.1.3. modification of the Superior Solutions other than: by or on behalf of Superior or with Superior's written approval in accordance with Superior's written specification;
 - 15.1.4. failure to timely implement any modifications, upgrades, replacements, or enhancements made available to Customer by or on behalf of Superior; or
 - 15.1.5. act, omission, or other matter described in Section 15.2 below, whether or not the same results in any Action against or losses by any Superior Indemnitee.
- 15.2. Customer Indemnification. As allowed by Oklahoma law, Customer shall indemnify, defend, and hold harmless Superior and its officers, directors, employees, agents, successors, and assigns from and against any and all losses incurred by Superior resulting from any Action by a third party (other than an Affiliate of Superior) that arise out of or result from, or are alleged to arise out of or result from:
- 15.2.1. Customer Data, including any Processing of Customer Data by or on behalf of Superior in accordance with this Agreement;
 - 15.2.2. Gross negligence or more culpable act or omission (including recklessness or willful misconduct) by Customer, any Authorized User, or any third party on behalf of Customer or any Authorized User, in connection with this Agreement.
- 15.3. Procedure. Each party shall promptly notify the other party in writing of any Action for which such party believes it is entitled to be indemnified. The party seeking indemnification shall cooperate with the other party at that party's sole cost and expense. The indemnitor shall promptly assume control of the defense and shall employ counsel of its choice that is reasonably acceptable to the indemnitee to handle and defend the same.
- 15.4. Sole Remedy. THIS SECTION SETS FORTH CUSTOMER'S SOLE REMEDIES AND SUPERION'S SOLE LIABILITY AND OBLIGATION FOR ANY ACTUAL, THREATENED, OR ALLEGED CLAIMS THAT THE SERVICES AND SUPERION SOLUTIONS OR ANY SUBJECT MATTER OF THIS AGREEMENT INFRINGES, MISAPPROPRIATES, OR OTHERWISE VIOLATES ANY INTELLECTUAL PROPERTY RIGHTS OF ANY THIRD PARTY.

16. Termination. This Agreement may be terminated:

- 16.1. For cause by either Party, effective on written notice to the other Party, if the other Party materially breaches this Agreement and: (i) is incapable of cure; or (ii) being capable of cure, remains uncured thirty (30) days after the non-breaching Party provides the breaching Party with written notice of such breach.
- 16.2. For lack of payment by written notice to Customer, if Customer's failure to pay amounts due under this Agreement has continued more than ninety (90) days after delivery of written notice of non-payment.
- 16.3. City may terminate this Agreement for convenience after providing sixty (60) day Notice. In the event that City terminates this Agreement pursuant to this Section 16.3, City shall not be entitled to any refunds, rebates or credits of any unused portions of annual fees paid in advance (pursuant to Exhibit 1 of the Agreement).

17. Effect of Termination or Expiration. On the expiration or earlier termination of this Agreement:

- 17.1. all rights, licenses, and authorizations granted to Customer hereunder will immediately terminate and Customer shall immediately cease all use of and other activities with respect to Superior's Confidential Information relating to the Superior Solutions, and within thirty (30) days deliver to Superior, or at Superior's request destroy and erase Superior's Confidential Information from all systems Customer directly or indirectly controls; and
- 17.2. all amounts payable by Customer to Superior of any kind are immediately payable and due no later than thirty (30) days after the effective date of the termination or expiration.
- 17.3. The provisions set forth in the following sections, and any other right or obligation of the parties in this Agreement that, by its nature (including but not limited to: Use Restrictions, Confidential Information, Warranty Disclaimers, Mutual Indemnifications & Limitations of Liability), should survive termination or expiration of this Agreement, will survive any expiration or termination of this Agreement.
- 17.4. Return of Customer Data. If Customer requests in writing at least 10 days prior to the effective date of expiration or earlier termination of this Agreement, Superior shall within 60 days following such expiration or termination, deliver to Customer in Superior's standard format the then most recent version of Customer Data maintained by Superior, provided that Customer has at that time paid all Fees then outstanding and any amounts payable after or as a result of such expiration or termination.
- 17.5. Deconversion. In the event of (i) expiration or earlier termination of this Agreement, or (ii) Customer no

longer purchasing certain Superior Solutions (including those indicated to be Third-Party Materials), if Customer requests assistance in the transfer of Customer Data to a different vendor's applications ("Deconversion"), Superior will provide reasonable assistance. Superior and Customer will negotiate in good faith to establish the relative roles and responsibilities of Superior and Customer in effecting Deconversion, as well as the appropriate date for completion. Superior shall be entitled to receive compensation for any additional consultation, software and documentation required for Deconversion on a time and materials basis at Superior's then standard rates.

- 18. Assignment.** Customer shall not assign or otherwise transfer any of its rights, or delegate or otherwise transfer any of its obligations or performance, under this Agreement, in each case whether voluntarily, involuntarily, by operation of law, or otherwise, without Superior's prior written consent, which consent Superior may give or withhold in its sole discretion. For purposes of the preceding sentence, and without limiting its generality, any merger, consolidation, or reorganization involving Customer (regardless of whether Customer is a surviving or disappearing entity) will be deemed to be a transfer of rights, obligations, or performance under this Agreement for which Superior's prior written consent is required. No delegation or other transfer will relieve Customer of any of its obligations or performance under this Agreement. Any purported assignment, delegation or transfer in violation of this Section is void. This Agreement is binding upon and inures to the benefit of the Parties and their respective permitted successors and assigns.
- 19. No Waiver.** A Party's failure to enforce its rights with respect to any single or continuing breach of this Agreement will not act as a waiver of the right of that Party to later enforce any such rights or to enforce any other or any subsequent breach.
- 20. Mediation of Disputes.** Any dispute, controversy or claim arising out of or relating to this Agreement, including the breach, termination, or validity thereof, shall be resolved by final and binding mediation.
- 20.1. Mediation Procedure. The claimant shall commence the mediation by delivering a notice of mediation to the respondent setting out the nature of the claim(s), the relief requested, and the proposed location. Within thirty (30) days of the receipt of the notice of mediation, the respondent shall deliver to the claimant its answer and any counterclaim(s), and the relief requested, as well as any proposed changes to location. The tribunal shall consist of three (3) mediators, appointed as follows: The claimant shall appoint a mediator in the request for mediation and the respondent shall appoint an mediator in the answer. The two mediators so appointed shall, within thirty (30) days of delivery of the answer, appoint a third mediator who shall act as the chair of the tribunal. The tribunal shall decide the procedures to be followed in the mediation after consultation with the parties. The tribunal may make its decisions by a majority. The tribunal shall have the power to grant any provisional or final remedy or relief that it deems appropriate, including conservatory measures and an award of attorneys' fees. The parties further agree that judgment may be entered upon the award by of any court having jurisdiction.
- 21. Jurisdiction and Governing Law.** This Agreement and any dispute or claim arising, directly or indirectly, out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) is governed by, and shall be construed and enforced in accordance with, the laws of the State of Oklahoma excluding choice of law. Each party irrevocably (i) agrees that a County or Circuit Court in Oklahoma, or a United States District Court for the Western District of Oklahoma, shall have exclusive jurisdiction to settle any dispute, controversy or claim arising, directly or indirectly, out of or in connection with this Agreement, or the breach, termination or validity thereof (including non-contractual disputes or claims) and that such court shall be the proper venue therefor; (ii) waives the right to trial by jury, (iii) consents to service of process by first class certified mail, return receipt requested, postage prepaid, to the address at which the party is to receive notice and (iv) agrees that the prevailing party shall be entitled to recover its reasonable attorney's fees, court costs and other legal expenses from the other party.
- 22. Severability.** If any provision of this Agreement is illegal or unenforceable, it will be deemed stricken from the Agreement and the remaining provisions of the Agreement will remain in full force and effect.
- 23. LIMITATIONS OF LIABILITY.**
- 23.1. **LIMITED LIABILITY OF SUPERION. SUPERION'S LIABILITY IN CONNECTION WITH THE SERVICES, IMPROVEMENTS OR ANY OTHER MATTER RELATING TO THIS AGREEMENT WILL NOT EXCEED THE FEES THAT CUSTOMER ACTUALLY PAID TO SUPERION IN CONNECTION WITH THIS AGREEMENT FOR THE INITIAL TERM OR RENEWAL TERM WHEN THE RELEVANT ACTIONS LEADING TO SUCH LIABILITY AROSE. IN ANY EVENT, SUPERION SHALL NOT BE LIABLE FOR ANY LOSSES RESULTING FROM THE CRIMINAL ACTS OF THIRD PARTIES.**
- 23.2. **EXCLUSION OF DAMAGES. REGARDLESS OF WHETHER ANY REMEDY SET FORTH HEREIN**

FAILS OF ITS ESSENTIAL PURPOSE OR OTHERWISE, IN NO EVENT WILL SUPERION, SUPERION PERSONNEL, SUBCONTRACTORS OR SUPPLIERS BE LIABLE UNDER OR IN CONNECTION WITH THIS AGREEMENT FOR ANY (I) LOSS OF DATA, BUSINESS, REVENUE, PROFIT, GOODWILL, OR REPUTATION, (II) BUSINESS INTERRUPTION, INCREASED COSTS, OR DIMINUTION IN VALUE, OR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, WHETHER BASED ON BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE; AND WHETHER OR NOT SUPERION, SUPERION PERSONNEL, SUBCONTRACTORS OR SUPPLIERS HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES OR SUCH LOSSES OR DAMAGES WERE OTHERWISE FORESEEABLE.

23.3. BASIS OF THE BARGAIN. CUSTOMER ACKNOWLEDGES THAT SUPERION HAS SET ITS FEES AND ENTERED INTO THIS AGREEMENT IN RELIANCE UPON THE LIMITATIONS OF LIABILITY AND THE DISCLAIMERS OF WARRANTIES AND DAMAGES SET FORTH IN THIS AGREEMENT, AND THAT THE SAME FORM AN ESSENTIAL BASIS OF THE BARGAIN BETWEEN THE PARTIES.

24. Third-Party Materials. Customer is hereby advised that Superion provides front-line support services for third parties, but these third parties assumes all responsibility for and liability in connection with the Third-Party Materials. Superion is not authorized to make any representations or warranties that are binding upon the third party or to engage in any other acts that are binding upon the third party, excepting specifically that Superion is authorized to represent the fees for the Third-Party Materials as the same is provided for in the Agreement and to accept payment of such amounts from Customer on behalf of the third party for as long as such third party authorizes Superion to do so. As a condition precedent to installing or accessing any Third-Party Materials, Customer may be required to execute a click-through, shrink-wrap EULA or similar agreement provided by the Third-Party Materials provider.

25. Entire Agreement; Amendment and Modification. This Agreement contains the entire understanding of the parties with respect to its subject matter, and supersedes and extinguishes all prior oral and written communications between the parties about its subject matter. Any purchase order, agreement, or other ordering document issued by Customer at any time for any reason, will not modify or affect this Agreement nor have any other legal effect notwithstanding the inclusion of any additional or different terms or conditions in any such ordering document and shall serve only the purpose of identifying the products or services ordered. No modification of this Agreement will be effective unless it is in writing, is signed by each Party, and expressly provides that it amends this Agreement. Notwithstanding any language to the contrary herein, numbered Add-On Quotes on Superion letterhead issued by authorized Superion representatives and signed by Customer shall constitute an amendment to this Agreement.

26. No Third-Party Beneficiaries. This Agreement is for the sole benefit of the Parties and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer on any other person any legal or equitable right, benefit, or remedy of any nature under or by reason of this Agreement.

27. Counterparts. This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

28. Cooperative Purchases. This Contract may be used by other government agencies. Superion has agreed to offer similar services to other agencies under the same terms and conditions as stated herein except that the compensation may be negotiated between Superion and other agencies based on the specific revenue expectations, agency reimbursed costs, and other agency requirements. The Customer will in no way whatsoever incur any liability in relation to specifications, delivery, payment, or any other aspect of purchases by such agencies.

29. Incorporated Exhibits to this Agreement:

- 29.1. Exhibit 1 – Project Cost Summary
- 29.2. Exhibit 2 - Maintenance & Support Standards
- 29.3. Exhibit 3 – Travel Expense Guidelines
- 29.4. Exhibit 4 – Insurance Requirements
- 29.5. Exhibit 5 – Scope of Work



EXHIBIT 1

Project Cost Summary

	Applications and/or Services	Annual Access Fee
Existing NaviLine Products (Currently Licensed)	OnePoint Point-of-Sale (1)	1533.35
	OnePoint C2G eCheck Act. (1)	1505.30
	NaviLine Work Orders/Facility Management (1)	7638.70
	NaviLine Time & Attendance Interface-Generic (1)	675.00
	NaviLine Purchasing/Inventory (1)	6963.40
	NaviLine Payroll/Personnel (1)	9875.40
	NaviLine Land/Parcel Mgmt (1)	4445.35
	NaviLine GMBA w/Extended Reporting (1)	11640.90
	NaviLine Fixed Assets (1)	2771.25
	NaviLine Document Management Services (1)	1427.90
	NaviLine Customer Information System (1)	18977.13
	NaviLine Cash Receipts (1)	2700.95
	NaviLine Business Licenses (1)	2968.25
	NaviLine Building Permits (1)	5669.20
	NaviLine Accounts Receivable (1)	4206.20
	Modifications (32)	1000.00
	Cognos BI: Administrator (1)	2200.00
Click2Gov Core Module (1)	1308.30	
Click2Gov CIS Module (1)	4304.70	
	TOTAL	\$91,811
Terminating NaviLine Products	Edge User Interface, Click2Gov Wireless BP	
Existing Third Party Products (Currently Licensed)	Cognos BI:Adminsitrator, Click2Gov Core Module, Oracle BEA WebLogic Express	Included in Annual Access Fee
Terminating Third Party Products	Edge	
Retrofit Modifications	32 Mods	Included in Annual Access Fee
Horizon Cloud Services	Hardware and software will be hosted and managed by Superior. Site to Site VPN, Setup, Implementation, HELP Card, Disaster Recovery Plan for Superior applications.	Included in Annual Access Fee
NaviLine Test Environment	2 refreshes per year; \$600 per additional refresh.	Included in Annual Access Fee
	Total Proposed System:	\$91,811

NOTES

	<u>Sample Annual Pricing</u>	<u>Annual Fees</u>
Year 1	\$	91,811.00
Year 2	\$	94,565.33
Year 3	\$	97,402.29
Year 4	\$	100,324.36
Year 5	\$	103,334.09
	3% increase per year	

The Annual Access Fee for any additional applications purchased will be placed on the same term as the original contract.

Travel and related expenses of the trainers, installers, or project managers are in addition to the above costs and they are billed separately.

Customer will be contacted by the Superior Project Manager to begin the implementation process.

PAYMENT TERMS:

- a. The Annual Access Fee is due upon the Execution Date, and annually thereafter on the Anniversary of the Execution Date, to be paid in monthly installments of the annual amount.
- b. Additional Costs. Customer will reimburse Superior for actual travel expenses that Superior incurs in providing Customer with Support Services and Professional Services under this Agreement, with reimbursement to be on an as-incurred basis. Such travel and living expenses will be governed by Exhibit 3 (“**Superior Travel Expense Guidelines**”) attached hereto and will be invoiced on a monthly basis in arrears and due within thirty (30) days from the date of invoice.
- c. Customer is responsible for paying all taxes relating to this Agreement. Applicable tax amounts (if any) are not included in the fees set forth in this Agreement. If Customer is exempt from the payment of any such taxes, Customer must provide Superior valid proof of exemption.
- d. If Customer fails to make any payment when due, then Superior may charge interest on the past due amount at the rate of 1.5% per month calculated daily and compounded monthly, or, if lower, the highest rate permitted under applicable law; and If such failure continues for 90 days following written notice thereof, Superior may suspend performance or access until all past due amounts have been paid.



EXHIBIT 2

Support Standards

1. Service Level Commitments

1.1. Overall System Availability.

1.1.1. **Target.** In each Service Period, the target for availability of the Superior Solutions is 99.9% (“Availability Target”). “**Service Period**” means 24 hours per day Monday through Sunday each calendar month that Customer receives the Superior Solutions, excluding Sundays between 12:00 AM and 12:00 PM Eastern Time for scheduled maintenance. During this time, Customers may experience intermittent interruptions. Superior will make commercially reasonable efforts to minimize the frequency and duration of these interruptions and Superior will notify the Customer if the entire maintenance window will be required.

1.1.2. **Measurement.** Service availability is measured as the total time that the Superior Solutions are available during each Service Period for access by Customer (“**Service Availability**”). Service Availability measurement shall be applied to the production environment, and the points of measurement for all monitoring shall be the servers and the Internet connections at Superior’s hosted environment. Superior has technology monitoring, measuring, and recording Service Availability. The Customer, at their discretion, may also employ monitoring tools, not to override Superior’s measurements for the purposes of calculating Service Availability. Additionally, the use must be:

1.1.2.1. mutually agreed upon by Superior and the Customer.

1.1.2.2. paid, installed and maintained by the Customer.

1.1.2.3. non-invasive and may not reside on Superior’s systems.

1.2. Calculation. Service Availability for a given month shall be calculated using the following calculation:

1.2.1. The total number of minutes which the service was NOT available in a given month shall be subtracted from the total number of minutes available in the given month. The resulting figure is divided by the total number of minutes available in the given month.

1.2.2. Service Availability Targets are subject to change due to the variance of the number of days in a month.

1.2.3. The total number of minutes which the service was NOT available in a given month shall exclude minutes associated with scheduled or emergency maintenance.

1.3. Remedy. If the Service Period target measurement is not met then the Customer shall be entitled to a credit calculated as follows:

Service Availability in the relevant Service Period	Percentage Reduction in Monthly Fee for the Subsequent Service Period
Less than 99.9% but greater than or equal to 99.0%	5%
Less than 99.0% but greater than or equal to 95.0%	10%
Less than 95%	20%

1.4. If not directly reported by Superior, Credit entitlement must be requested by the Customer within sixty (60) days of the failed Target. Superior’s failure to meet the relevant service level commitment. Customer shall not be entitled to offset any monthly Superior Solutions fee payments, nor withhold fee payments, on account of a pending credit. Customer shall not be eligible for credits for any period where Customer is more than thirty (30) days past due on their account. Superior will provide reporting, showing performance and service levels.

2. Server Performance & Capacity.

2.1. Superior shall provide sufficient server capacity for the duration of this hosting Agreement to meet the reasonable performance requirements for the number of concurrent system users provided for in this Agreement. If the Customer requests, at some later date, to add additional Superior Solutions, increase user licenses, increase storage or processing requirements, and/or request additional environments, these requests will be evaluated and if additional resources are required to support modifications, additional fees may apply.

2.2. “In-network” is defined as any point between which the data packet enters the Superior environment and subsequently departs the Superior environment. Any point of communications outside of the Superior

protected network environment shall be deemed as “out-of-network.” Superion is not responsible for Internet connectivity and/or performance out-of-network.

3. System Maintenance.

- 3.1. Superion Solutions maintenance and upgrades. Superion will provide all hosted systems and network maintenance as deemed appropriate and necessary by Superion. Maintenance and upgrades will be scheduled in advance with the Customer’s primary contact if they fall outside of the designated hours set aside for this function of Sundays from 12:00AM to 12:00 PM.
- 3.2. Hardware maintenance and upgrades. Hardware maintenance and upgrades will be performed outside of the Customer’s standard business hours of operation and the Customer will be notified prior to the upgrade.
- 3.3. Emergency maintenance. Emergency situations will be handled on a case-by-case basis in such a manner as to cause the least possible disruption to overall system operations and availability without negatively affecting system stability and integrity. Superion will attempt to notify the Customer promptly, however if no contact can be made, Superion management may deem it necessary to move forward with the emergency maintenance.

4. **Incident Response.** Incidents are defined as interruptions to existing service and can range in priority from urgent to low depending on the impact to the Customer. Superion will make commercially reasonable efforts to respond to Superion Solutions incidents for live production systems using the following guidelines:

Priority Level	Impact	Description	Performance Target	Minimum Performance Goal %
1	Urgent	An Incident that results in loss of Customer connectivity to all of the Superion Solutions or results in loss, corruption or damage to Customer’s Data.	Superion will respond within 1 hour of the issue being reported.	95%
2	Critical	An Incident that has an adverse material impact on the performance of the Superion Solutions or materially restricts Customer’s day-to-day operations.	Superion will respond within 2 hours of the issue being reported.	95%
3	Non-Critical	An Incident that does not result in a failure of the Superion Solutions but a fault exists that restricts the Customer’s use of the Superion Solutions.	Superion will respond within 4 hours of the issue being reported.	95%
4	Minor	An Incident that does not affect or which has minimal adverse impact on the use of the Superion Solutions.	Superion will respond within 24 hours of the issue being reported.	95%

- 4.1. Measurement. Superion shall track and report on response and resolution time for application and hosting support issues identified by the Customer.

5. **Disaster Recovery.** Superion provides disaster recovery services for Superion Solutions. The costs for these disaster recovery services are included in the monthly fees. In the event that a disaster renders the Customer’s data center is inaccessible or rendered non-functional, Superion will provide the ability to connect to the appropriate data center using software provided by Superion. This will allow the Customer to connect to their systems from a remote site to the previously identified critical functions, however functionality may be diminished due to lack of access to hardware and/or software located in the Customer’s facilities.

6. **Exceptions.** Superion shall not be responsible for failure to carry out its service and maintenance obligations under this Agreement if the failure is caused by adverse impact due to:

- 6.1. defectiveness of the Customer’s environment, Customer’s systems, or due to Customer corrupt, incomplete, or inaccurate data reported to the Superion Solutions.
- 6.2. denial of reasonable access to Customer’s system or premises preventing Superion from addressing the issue.
- 6.3. material changes made to the usage of the Superion Solutions by Customer where Superion has not agreed to such changes in advance and in writing or the modification or alteration, in any way, by Customer or its subcontractors, of communications links necessary to the proper performance of the Superion Solutions.
- 6.4. a force majeure event, or the negligence, intentional acts, or omissions of Customer or its agents.
- 6.5. a documented Defect.

- 7. Incident Resolution.** Actual response times and resolutions may vary due to issue complexity and priority. For critical impact level and above, Superior provides a continuous resolution effort until the issue is resolved.
- 8. Service Requests.** Service requests are new requests that will take less than 8 hours to accomplish. For new requests that require additional time, Superior will prioritize these requests, and determine if extra time is needed to order equipment or software.
- 9. Non-Production Environments.** Superior will make commercially reasonable efforts to provide non-production environment(s) during Customer business hours. Non-production environments are not included under the metrics or service credit schedules discussed in this Exhibit.
- 9.1. Maintenance. All forms of maintenance to be performed on non-production environments will follow the exact structure and schedules outlined above in Section 3 for regular System Maintenance.
- 9.2. Incidents and service requests. Non-production environment incidents are considered priority 3 or 4 as circumstances dictate. Service requests will otherwise be prioritized and scheduled similar to production service requests.

10. Responsibility Summary Matrix.

Responsibility Summary Matrix		
Description	Superior Responsibility	Customer Responsibility
ASP Server Hardware management	X	
ASP Server File system management	X	
ASP Server OS upgrades and maintenance	X	
ASP Database product upgrades and maintenance	X	
ASP 3 rd Party product upgrades and maintenance	X	
Application Update Installation		
Request to install application updates		X
Installation of application updates	X	
ASP Backup Management	X	
Data and or File restoration		
Request to restore data and or files		X
Restoration of data and or files	X	
Network		
ASP Network up to and including the router at Superior's location	X	
ASP Router at Customer's location	X	
Customer's network up to the router at Customer's location		X
Customer Workstations		X
System Performance	X	X
Add/Change users		
User add/change requests		X
User add/change implementation for System Access	X	
User add/change implementation for Superior Solutions		X
Add/Change Printers		
Printer add/change requests		X
Printer add/change implementation on ASP network	X	
Printer add/change implementation for Superior Solutions		X
Disaster Recovery	X	
Password Management	X	X
Application Management		
Application Configuration		X
Application Security Management		X
Accuracy and Control of Data		X
Security		
Intrusion and Penetration Testing	X	

- 11. Virtual Private Network (VPN) Concentrator.** If Customer's desired system configuration requires the use of a

VPN concentrator, including router, this will be provided by Superion. It will reside at Customer's location but is, and shall remain the property of Superion.

- 12. Customer Cooperation.** Customer may be asked to perform problem determination activities as suggested by Superion. Problem determination activities may include capturing error messages, documenting steps taken and collecting configuration information. Customer may also be requested to perform resolution activities including, for example, modification of processes. Customer agrees to cooperate with such requests, if reasonable.
- 13. Training.** Outside the scope of training services purchased, if any, Customer is responsible for the training and organization of its staff in the operation of the Superion Solutions.
- 14. Development Work.** The Support Standards do not include development work either (i) on software not licensed from Superion or (ii) development work for enhancements or features that are outside the documented functionality of the Superion Solutions, except such work as may be specifically purchased and outlined in Exhibit 1. Superion retains all Intellectual Property Rights in development work performed and Customer may request consulting and development work from Superion as a separate billable service.
- 15. Disagreement Procedure.** In case the parties are in disagreement as to whether Superion has fulfilled its support obligations, they shall use all reasonable efforts to amicably settle such dispute. If disagreement remains following a ten (10) day work period, the parties shall escalate the issue to the following representatives to resolve the dispute:

Superion: Director of Operations (first level); VP of Services (escalation – 1st level); General Manager (escalation – 2nd level)

Customer: _____

The disagreement procedure proposed herein shall not limit either party's right to bring a claim as provided for in the Agreement. Notwithstanding any dispute the parties have a duty to continue fulfilling all their other obligations under this Agreement.

16. Telephone Support & Support Portal

- 16.1. Hours.** Superion shall provide to Customer, Monday through Friday, 8:00 A.M. to 5:00 P.M. Customer's Local Time within the continental United States, excluding holidays ("5x9"). Superion shall provide to Customer, during the Support Hours, commercially reasonable efforts in solving errors reported by the Customer as well as making available an online support portal. Customer shall provide to Superion reasonably detailed documentation and explanation, together with underlying data, to substantiate errors and to assist Superion in its efforts to diagnose, reproduce and correct the error. This support shall be provided by Superion at Customer location(s) if and when Superion and Customer agree that on-site services are necessary to diagnose or resolve the problem. If a reported error did not, in fact, exist or was not attributable to a defect in the Superion Solutions or an act or omission of Superion, then Customer shall pay for Superion's investigation and related services at Superion's standard professional services rates. Customer must provide Superion with such facilities, equipment and support as are reasonably necessary for Superion to perform its obligations under this Agreement, including remote access to the Specified Configuration
- 16.2. Releases.** Customer shall promptly install and/or use any Release provided by Superion to avoid or mitigate a performance problem or infringement claim. All modifications, revisions and updates to the Superion Solutions shall be furnished by means of new Releases of the Superion Solutions and shall be accompanied by updates to the Documentation whenever Superion determines, in its sole discretion, that such updates are necessary.
- 16.3. Case Number.** Measured from the moment a Case number is created. As used herein a "Case number" is created when a) a Superion support representative has been directly contacted by Customer either by phone, email, in person, or through Superion's online support portal, and b) when Superion's support representative assigns a case number and conveys that case number to the Customer.



EXHIBIT 3

SUPERION TRAVEL EXPENSE GUIDELINES

Superion will adhere to the following guidelines when incurring travel expenses:

All arrangements for travel are to be made through the Superion Corporate Travel Agent unless other arrangements have been made with the Customer and are documented in writing.

AIR TRAVEL – Superion will use the least expensive class of service available with a minimum of seven (7) day, maximum of thirty (30) day, advance purchase. Upon request, Superion shall provide the travel itinerary as the receipt for reimbursement of the airfare and any fees. Fees not listed on the itinerary will require a receipt for reimbursement.

Trips fewer than 250 miles round are considered local. Unless a flight has been otherwise approved by the Customer, Customer will reimburse the current IRS approved mileage rate for all local trips.

LODGING –Superion will use the most reasonable accommodations possible, dependent on the city. All food items, movies, and phone/internet charges are not reimbursable.

RENTAL CAR – Compact or Intermediate cars will be required unless there are three or more Superion employees sharing the car in which case the use of a full size car is authorized. Gas is reimbursable however, pre-paid gas purchases will not be authorized and all rental cars are to be returned with a full tank of gas. Upon request, receipts for car rental and gas purchases will be submitted to Customer. Superion shall decline all rental car insurance offered by the car rental agency as staff members will be covered under the Superion auto insurance policy. Fines for traffic violations are not reimbursable expenses.

OTHER TRANSPORTATION – Superion staff members are expected to use the most economical means for traveling to and from the airport (Airport bus, hotel shuttle service). Airport taxi or mileage for the employee's personal vehicle (per IRS mileage guidelines) are reimbursable if necessary. Upon request, receipt(s) for the taxi will be submitted to Customer. Proof of mileage may be required and may be documented by a readily available electronic mapping service. The mileage rate will be the then-current IRS mileage guideline rate (subject to change with any change in IRS guidelines).

OTHER BUSINESS EXPENSES – Parking at the airport is reimbursable. Tolls to and from the airport and while traveling at the Customer site are reimbursable. Tipping on cab fare exceeding 15% is not reimbursable. Porter tips are reimbursable, not exceeding \$1.00 per bag. Laundry is reimbursable when travel includes a weekend day or Company Holiday and the hotel stay is four nights or more. Laundry charges must be incurred during the trip and the limit is one shirt and one pair of pants/skirt per day. With the exception of tips, receipts shall be provided to Customer upon request for all of the aforementioned items.

MEALS – Standard per Diem. Subject to change due to cost of living.

EXHIBIT 4 - MINIMUM INSURANCE REQUIREMENTS

- **Workers' Compensation**, statutory limits, and Employer's Liability with limits no less than \$1,000,000.
- **Commercial General Liability insurance**, covering bodily injury and property damage liability, products & completed operations, with minimum limits \$1,000,000 each occurrence for bodily injury and property damage, \$2,000,000 general aggregate.
- **Business Auto Liability insurance**, covering any vehicle used by vendor in performance of work for Superior or around Superior's premises. Limits no less than \$1,000,000 each accident.
- **Cyber Liability Insurance**, with limits not less than \$2,000,000 per occurrence or claim, \$2,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Vendor in this agreement and shall include claims involving infringement of intellectual property, infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy shall provide coverage for breach response costs as well as regulatory fines and penalties as well as credit monitoring expenses with limits sufficient to respond to these obligations.



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

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : August 23, 2022

SUBJECT : Discussion and consideration for adoption, including any possible amendment of change order #1 amending the contract with Rudy Construction Co. to construct the Library Sidewalk Project in an increase of \$16,220 and add 21 days of time.


The attached change order is for the construction of the Library Sidewalk Project. This change order was requested by staff as a result of the original bids being below original estimates. Staff has identified two particular needs here at the City Hall complex related to ADA issues and asked the contractor to address those issues within the contract using the available Community Development Block Grant Funds B-21-MC-40-0005.

Option 1 – Address ramp on NE corner of City Hall: \$7,100, 7 Days. Long been an issue with staff who use this entrance. Ramp is deteriorating and is too steep. Work will rebuild ramp to ADA minimums as well as fix some issues related to water standing against the building.

Option 2 – Address ramp to courtyard of City Hall (south side of building): \$9,120, 14 Days. There is a long ramp accessing the courtyard from current ADA parking places. However, there is a ramp up from the curb which is far too steep and does not meet standards. Because of drainage and the parking place layout, the curb ramp will be moved further west. Additional work will fix a panel just to the SE of the Council Chambers where a tree had raised the panel, creating a trip hazard.

This will increase the original contract by \$16,220, bringing the new contract amount to \$141,466.00. The additional 21 delay days will bring the new contract length to 66 total days (9/9/22 contracted end date).

Funding for this project is through Community Development Block Grant Funds B-21-MC-40-0005.



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

Attachment

Change Order 1

Project:

Library Sidewalk
100 N Midwest Blvd
Midwest City, OK 73110

Owner:

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

Contractor:

Rudy Construction Co.
P.O. Box 14575
Oklahoma City, OK 73113

Contract Information:

General Construction
effective 07/05/2022

Change Order: 1

Date: 08/23/2022

The Contract is Changed as Follows:

Option 1	Address ramp on NE corner of City Hall	\$7,100	7 Days
Option 2	Address ramp to courtyard of City Hall (south side of building)	\$9,120	14 Days
Total		\$16,220	21 Days

The original contract:	<u>\$125,246.00</u>	45 Days
The net change by previously authorized Change Orders	<u>\$0.00</u>	0 Days
The Contract Sum prior to this Change Order was	<u>\$125,246.00</u>	45 Days
The Contract Sum will be increased by this Change Order in the amount of	<u>\$16,220.00</u>	21 Days
The new Contract Sum including this Change Order will be	<u>\$141,466.00</u>	66 Days

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

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

Rudy Construction Co.
CONTRACTOR


SIGNATURE

Shane Allen, VP
PRINTED NAME AND TITLE

8-11-2022
DATE

City of Midwest City
OWNER

SIGNATURE

PRINTED NAME AND TITLE

DATE



PROPOSAL

August 8, 2022

Midwest City City Complex - Option 1 (8-8 Revision)
Midwest City

TO: Brandon Bundy & Pete Singleton

We are pleased to submit our specifications and estimates for the following items of work on the above subject project:

<u>Option 1</u>	<u>Unit</u>	<u>Quantity</u>	<u>Est. Cost</u>
Traffic Control	LS	1	\$7,100.00
Remove Existing Drain	LF	17.5	
Concrete Removal	SY	9	
4" Sidewalk/Ramp W/ Fiber	SY	19	
Remove and Replace C&G	LF	19	
6" PVC Drainage Pipe (Connected to Existing Roof Drain)	LF	30	
Irrigation Allowance	LS	1	
Sod	SY	10	

Proposal Notes

- 1 Pricing assumes normal working hours
- 2 Pricing assumes no utility conflicts.
- 3 Option includes \$1250 irrigation allowance as repair can not be estimated until sidewalk is removed. Could be more or less.

We appreciate the opportunity to provide you a proposal on this project. Please call if you need clarification on any of the items or have other comments.

Sincerely,

Doug Walker, President

Proposal Accepted By:	Date:
-----------------------	-------



Legend

- Special Utility Assessments

Address Points

- Parcel/Primary Address
- Primary Address
- Parcel/Seco... Address
- Secondary Address
- Parcel/Busin... Address
- Business Address
- Parcel/Unit Address
- Unit Address
- Cell Tower Address
- Small Wireless Facility
- Unit Numbers
- Landmark Buildings
- Buildings
- Buildings
- Parcels



1 in = 94 ft
when printed actual size on 11"x17" paper

DISCLAIMER
This map is a general information public resource. The City of Midwest City makes no warranty, representation or guarantee as to the content, accuracy, timeliness or completeness of any of the information provided on this map. Any party's use or reliance on this map, or any information on it, is at that party's own risk and without liability to the City of Midwest City, its officials or its employees for any discrepancies, errors or variances that may exist.

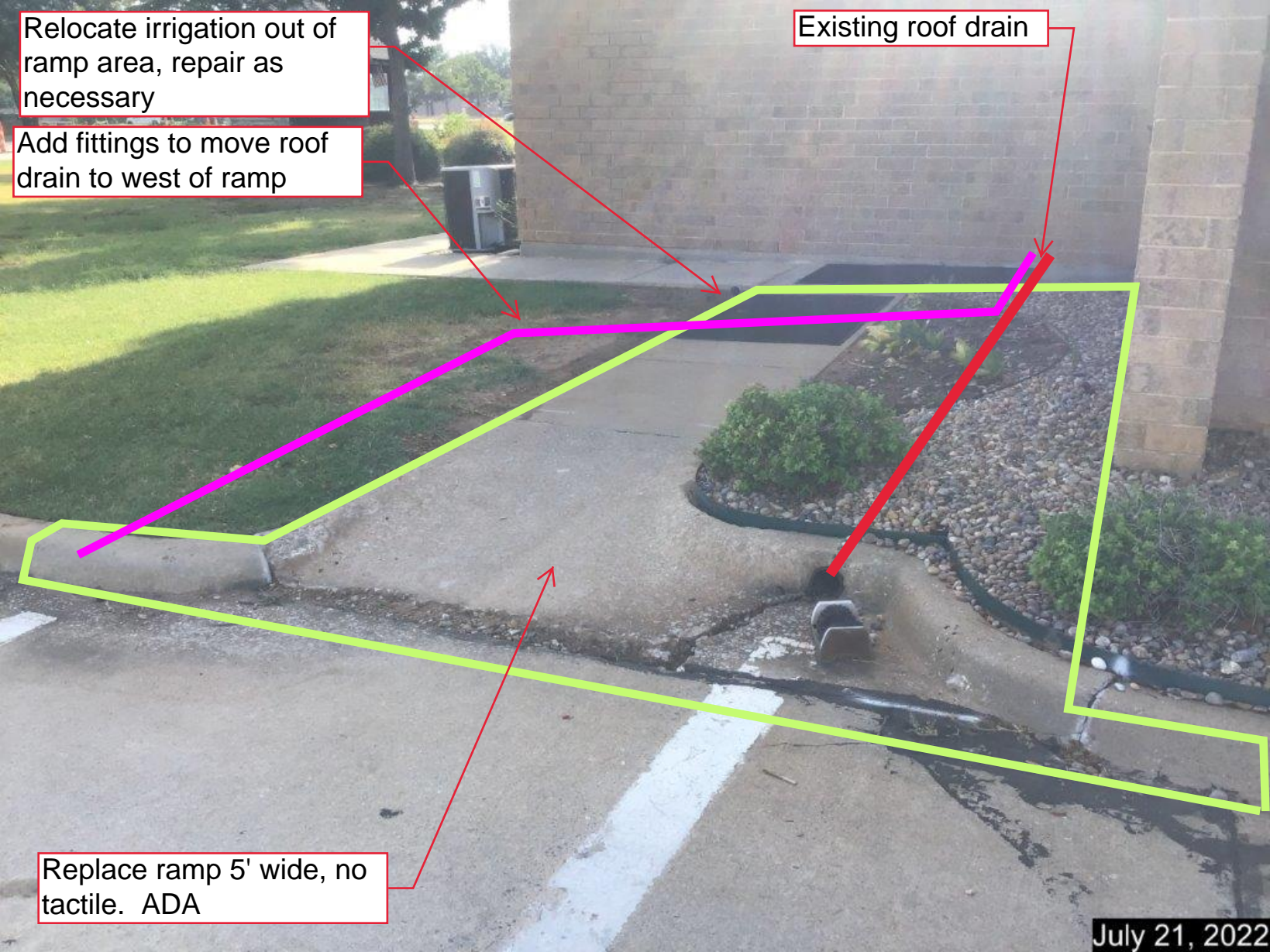
Relocate irrigation out of ramp area, repair as necessary

Add fittings to move roof drain to west of ramp

Existing roof drain

Replace ramp 5' wide, no tactile. ADA

July 21, 2022





July 21, 2022



July 21, 2022



August 2, 2022

Midwest City City Complex - Option 2
Midwest City

TO: Brandon Bundy & Pete Singleton

We are pleased to submit our specifications and estimates for the following items of work on the above subject project:

<u>Option 2</u>	<u>Unit</u>	<u>Quantity</u>	<u>Est. Cost</u>
Traffic Control	LS	1	\$9,120.00
Concrete Removal	SY	32	
4" Sidewalk/Ramp W/ Fiber	SY	32	
Integral Curb	LF	17.5	
Remove Sign	EA	1	
Remove & Salvage Pavers	LF	71	
Reset Pavers	LF	36	
Remove C&G	LF	17.5	
C&G	LF	14.5	
Sod	SY	5	

Proposal Notes

- 1 Pricing assumes normal working hours
- 2 Pricing assumes no utility conflicts.

We appreciate the opportunity to provide you a proposal on this project. Please call if you need clarification on any of the items or have other comments.

Sincerely,

Doug Walker, President

Proposal Accepted By:	Date:
-----------------------	-------



Legend

- Special Utility Assessments

Address Points

- Parcel/Primary Address
- Primary Address
- Parcel/Seco... Address
- Secondary Address
- Parcel/Busin... Address
- Business Address
- Parcel/Unit Address
- Unit Address
- Cell Tower Address
- Small Wireless Facility
- Unit Numbers
- Landmark Buildings
- Buildings
- Buildings
- Parcels



1 in = 94 ft
when printed actual size on 11"x17" paper

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Remove stub ramp and place back curb

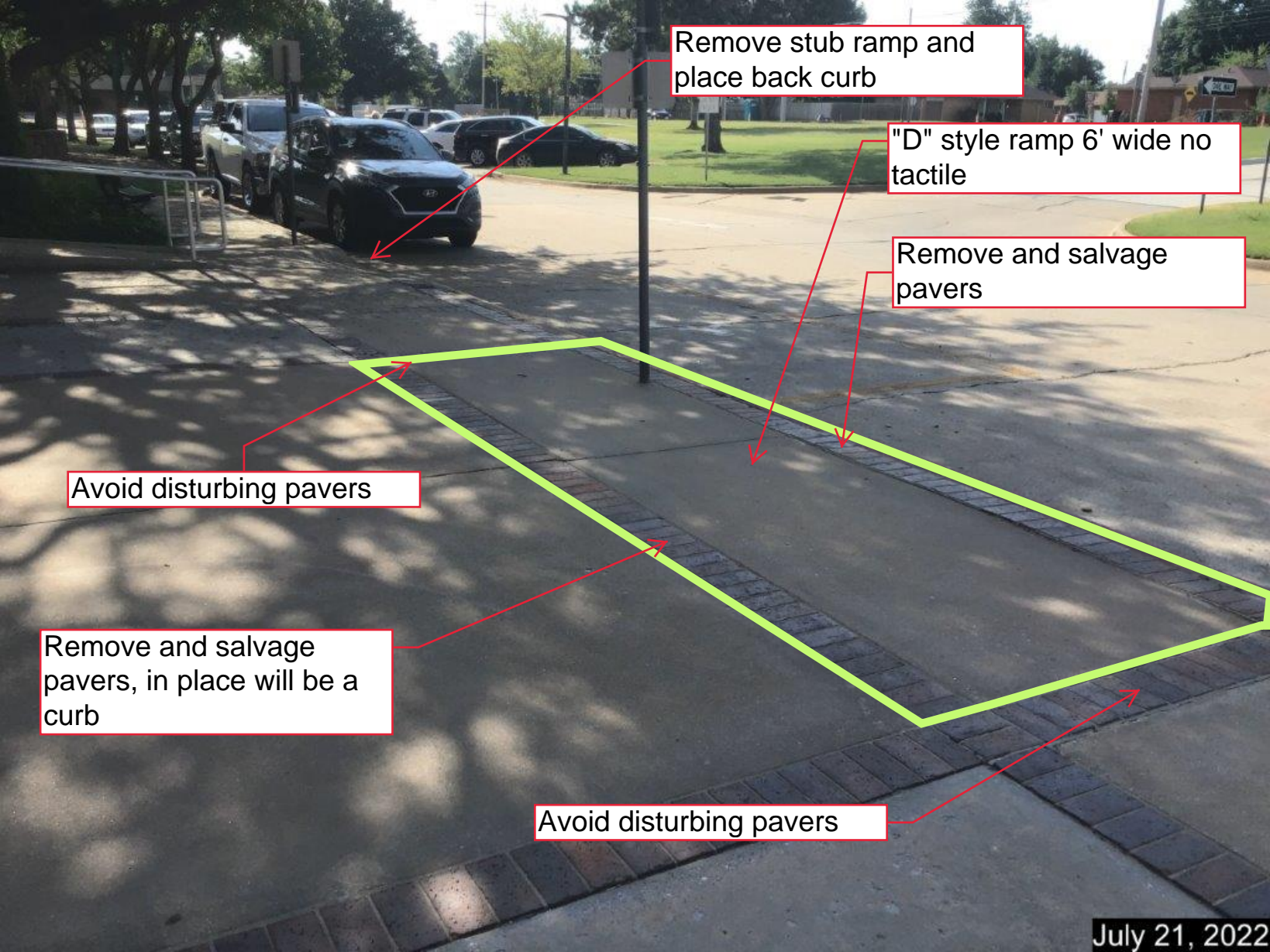
"D" style ramp 6' wide no tactile

Remove and salvage pavers

Avoid disturbing pavers

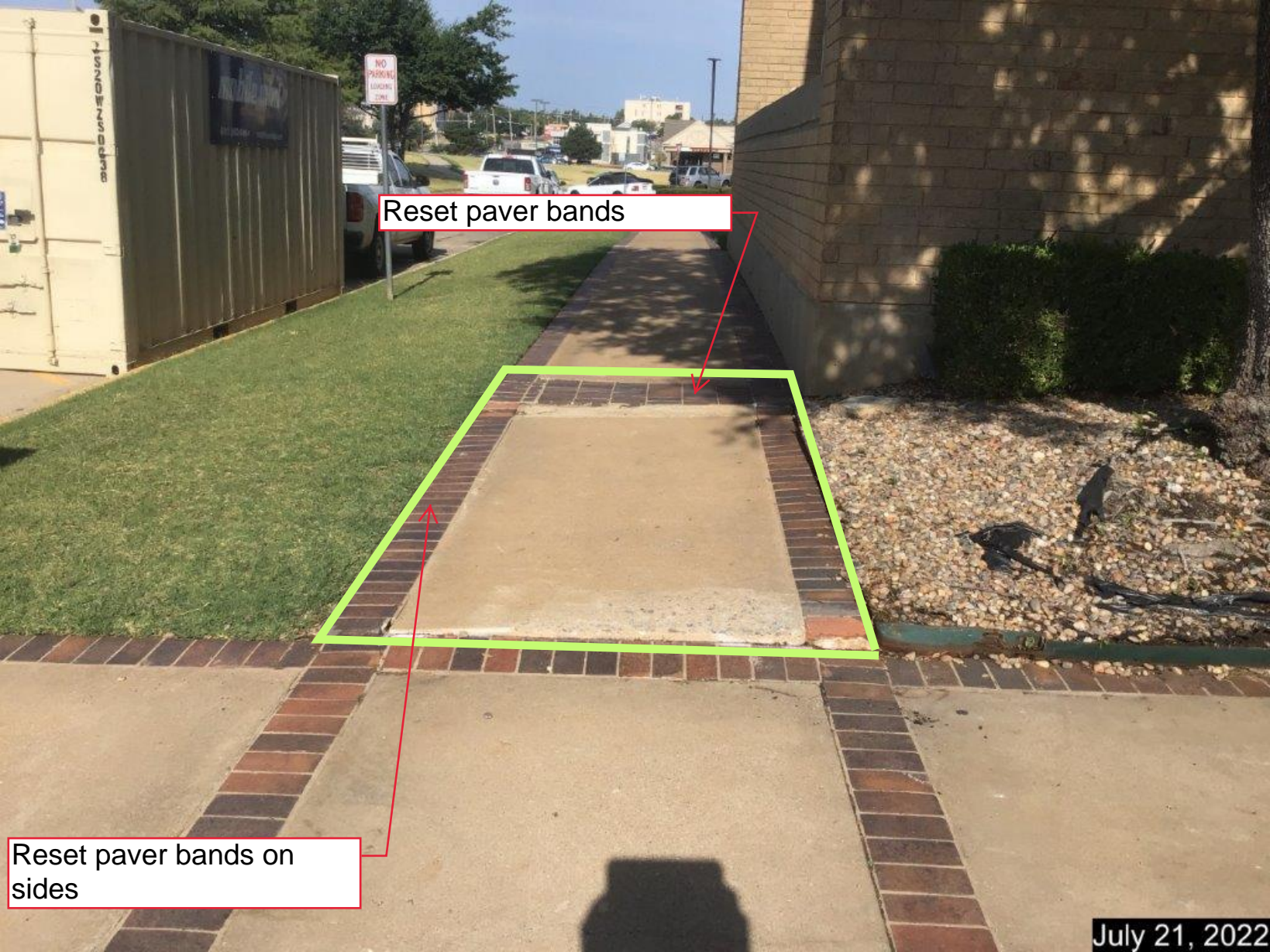
Remove and salvage pavers, in place will be a curb

Avoid disturbing pavers





Remove stub ramp and
place back curb



Reset paver bands

Reset paver bands on sides



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

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : August 23, 2022

SUBJECT : Discussion and consideration, including any amendment thereto, of approving Change Order #02 with the Oklahoma Department of Transportation for TAP-255D(330)AG/SRS-255E, State Job Number 31437(04), Palmer Loop Trail for \$10,906.66.

The attached change order is for the multi-purpose paved trail project recently completed last June. During one of the large rain storms in June, a drainage structure associated with this project became clogged. As a result, there was a damage to the trail, shoulder, and Tinker's fence. City staff, ODOT, the general contractor, and design engineer met onsite to discuss solutions. This change order reflects those fixes which will help armor the area for future flooding issues. The amount is negotiated on our behalf by ODOT per the project agreement.

Fund balances are determined at closure of project with an ODOT escrow fund already established. This project is previously budgeted as Proj. # 062011, 425-9060-415.40-06.

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

Attachment

Oklahoma Department of Transportation Change Order

Contract ID	210187	Primary County	OKLAHOMA	Primary PCN	31437(04)
Change Order Nbr	002	Project	TAP-255D(330)AG/SRS-255E		
Contract Description	PEDESTRIAN IMPROVEMENTS (TRAIL AND SCHOOL ZONE) PALMER LOOP TRAIL: FROM SE 29TH STREET EXTEND NORTH ON MIDWEST BOULEVARD THEN EAST ON ERCOUCPE COURT THEN NORTH ON PALMER DRIVE THEN EAST OF SE 17TH STREET IN MIDWEST CITY, MIDWEST CITY ELEMENTARY: FROM MIDWEST BOULEVARD EXTEND WEST IN MIDWEST CITY. PROJECT LENGTH = 1.653 MILES				
Change Order Type	SUPPLEMENTAL AGREEMENT				
Zero Dollar Change Order	NO		Status	Pending	

General Change Order Description(s): Change Order No. 2 approves a supplemental agreement and overruns of existing pay items in the amount of \$10,906.66. This change provides payment for the additional work required to provide adequate drainage and flood routing to Structure "A" and appurtenances. After the Contractor completed the structure, erosion was discovered following a significant storm event, which identified areas in need of additional protection not adequately addressed in the plans.

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	New Revised Qty	Amount of Change	
31437(04)	0350	0100	202(A)2200	CY	\$6.50	4,048.00	4,048.00	30.00	4,078.00		
	Item Description:		UNCLASSIFIED EXCAVATION							This Change:	\$195.00
	Supplemental Description 1:									Prev Revised:	\$26,312.00
	Supplemental Description 2:									New Revised:	\$26,507.00
										Bid Contract:	\$26,312.00
										Net Change:	\$195.00
										PCT Change:	0.74 %
	Explanations:		This change provides payment for the additional work required on Structure "A" and appurtenances to properly handle storm drainage flows not addressed in the plans.								
31437(04)	0390	0100	230(A)7200	SY	\$3.85	8,478.00	10,496.40	166.20	10,662.60		
	Item Description:		SOLID SLAB SODDING							This Change:	\$639.87
	Supplemental Description 1:									Prev Revised:	\$40,411.14
	Supplemental Description 2:									New Revised:	\$41,051.01
										Bid Contract:	\$32,640.30
										Net Change:	\$8,410.71
										PCT Change:	25.76 %
	Explanations:		This change provides payment for the additional work required on Structure "A" and appurtenances to properly handle storm drainage flows not addressed in the plans.								
31437(04)	0520	0100	509(A)0200	CY	\$432.70	23.20	26.70	4.50	31.20		
	Item Description:		CLASS AA CONCRETE							This Change:	\$1,947.15
	Supplemental Description 1:									Prev Revised:	\$11,553.09
	Supplemental Description 2:									New Revised:	\$13,500.24
										Bid Contract:	\$10,038.64
										Net Change:	\$3,461.60
										PCT Change:	34.48 %
	Explanations:		This change provides payment for the additional work required on Structure "A" and appurtenances to properly handle storm drainage flows not addressed in the plans.								

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	New Revised Qty	Amount of Change
31437(04)	0760	0100	624(E)3625	LF	\$38.45	3,513.00	3,513.00	26.00	3,539.00	
	Item Description: FENCE-STYLE CLF (6'HIGH, CLASS B)								This Change:	\$999.70
	Supplemental Description 1:								Prev Revised:	\$135,074.85
	Supplemental Description 2:								New Revised:	\$136,074.55
									Bid Contract:	\$135,074.85
									Net Change:	\$999.70
									PCT Change:	0.74 %
	Explanations:	This change provides payment for the additional work required on Structure "A" and appurtenances to properly handle storm drainage flows not addressed in the plans.								
31437(04)	8001	0100	501(G)1810	CY	\$180.00	0.00	0.00	6.00	6.00	
	Item Description: CLSM BACKFILL								This Change:	\$1,080.00
	Supplemental Description 1:								Prev Revised:	\$0.00
	Supplemental Description 2:								New Revised:	\$1,080.00
									Bid Contract:	\$0.00
									Net Change:	\$1,080.00
									PCT Change:	100.00 %
	Explanations:	This change provides payment for the additional work required on Structure "A" and appurtenances to properly handle storm drainage flows not addressed in the plans.								
31437(04)	8002	0100	509(D)0500	CY	\$335.83	0.00	0.00	18.00	18.00	
	Item Description: CLASS C CONCRETE								This Change:	\$6,044.94
	Supplemental Description 1:								Prev Revised:	\$0.00
	Supplemental Description 2:								New Revised:	\$6,044.94
									Bid Contract:	\$0.00
									Net Change:	\$6,044.94
									PCT Change:	100.00 %
	Explanations:	This change provides payment for the additional work required on Structure "A" and appurtenances to properly handle storm drainage flows not addressed in the plans.								

TOTAL VALUE FOR CHANGE ORDER 002 : \$10,906.66

Contract Time Adjustments

No contract time adjustments are associated with this change order.

Contract ID	210187	Primary County	OKLAHOMA	Primary PCN	31437(04)
Change Order Nbr	002	Project	TAP-255D(330)AG/SRS-255E		

Prime Contractor's Section

As the duly authorized representative of SAC Services, Inc., contractor for the above referenced project, I affirm that I have reviewed the above and foregoing prices, quantities and days for the changed or additional work, and I agree that the quantities and prices as are herein listed and the extension of time to perform the change or additional work as shown above will adequately compensate the contractor for the changed or additional work. I understand that the quantities as listed above are estimated and may be subject to revision upon audit of the project. I further understand that the change order/supplemental agreement fully compensates the contractor for the changed or additional work and is in lieu of cost accounting for the work actually performed or submission of a claim as provided by the standard specifications for highway construction and special provisions to the contract.

Signature

Name(Printed)

Company Title

Subscribed and sworn before me this _____ day of _____ year of _____

My commission expires _____

Notary Public

Commission Number

Oklahoma Department of Transportation Section

The prices for the additional items have been compared with other contract prices and are a fair amount for the work involved.
Respectfully requested by:

P.E. Seal

Residency Administration(R)
Field Division Administration(R)
Construction Administration(R)
Central Office Administration(R)

Department Personnel
Wright, Douglas
Howland, Rick L.
Leonard, John B.
Davis, Shawn

Approval Date

Signature

Contract ID	210187	Primary County	OKLAHOMA	Primary PCN	31437(04)
Change Order Nbr	002	Project	TAP-255D(330)AG/SRS-255E		

Prime Contractor's Section

As the duly authorized representative of SAC Services, Inc., contractor for the above referenced project, I affirm that I have reviewed the above and foregoing prices, quantities and days for the changed or additional work, and I agree that the quantities and prices as are herein listed and the extension of time to perform the change or additional work as shown above will adequately compensate the contractor for the changed or additional work. I understand that the quantities as listed above are estimated and may be subject to revision upon audit of the project. I further understand that the change order/supplemental agreement fully compensates the contractor for the changed or additional work and is in lieu of cost accounting for the work actually performed or submission of a claim as provided by the standard specifications for highway construction and special provisions to the contract.

Arturo Martinez

Signature

Arturo Martinez

Name(Printed)

President

Company Title

Subscribed and sworn before me this 9th day of August year of 2022

My commission expires 06/30/2025

Patty Martz

Notary Public

090054224

Commission Number



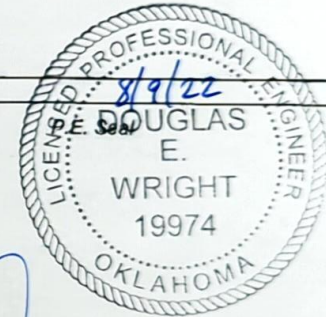
Oklahoma Department of Transportation Section

The prices for the additional items have been compared with other contract prices and are a fair amount for the work involved. Respectfully requested by:

Residency Administration(R)
Field Division Administration(R)
Construction Administration(R)
Central Office Administration(R)

Department Personnel
Wright, Douglas
Howland, Rick L.
Leonard, John B.
Davis, Shawn

Approval Date



Douglas E. Wright, P.E.

Signature

Contract ID	210187	Primary County	OKLAHOMA	Primary PCN	31437(04)
Change Order Nbr	002	Project	TAP-255D(330)AG/SRS-255E		

Local Government Section

I acknowledge the work indicated on this Change Order. I understand the final costs of this work will be reflected in the final cost apportionment.

City/County Official

Date Acknowledged



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

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : August 23, 2022

SUBJECT : Discussion and consideration for adoption, including any possible amendment of change order #8 amending the contract with Shiloh Enterprises, Inc. to construct the WP Bill Atkinson Park in an increase of \$10,244.30 and add 42 days of time.

The attached change order is for the construction of the WP Bill Atkinson Park. This change order is a culmination of various field changes.

COR #33 – Irrigation pump electrical: \$1,514.70, 20 days. The pump specified conflicted with the wiring in the electrical plans. This work will be required to bring the pump online.

COR #34 – Letter Size for Selfie Gate: \$401.50, 4 days. There is a gable over the gate going into the playground, center of the park. Staff had increased the size of the steel tubing to enhance its life but found that the letter size would need to be increased to look proportional.

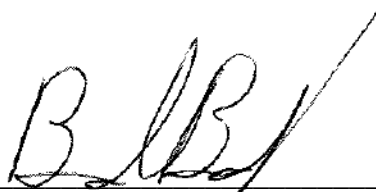
COR #35 – Drainage Pipe: \$5,534.10, 10 days. There was a bust in the plans and adequate pipe was not accounted for running to inlets.

COR #36 – Irrigation Controller Circuit: \$1,239.70, 3 days. This work requested by staff to tie in the irrigation controller to Sooner Town Center which was there prior to the project and was in conflict with original demolition.

COR #37 – Raise South Manhole Lid: \$1,554.30, 5 days. Work found a grade bust with the existing manhole lid and it will need to be raised.

This will increase the original contract by \$10,244.30, bringing the new contract amount to \$5,255,979.73. The additional 42 delay days will bring the new contract length to 510 total days (10/02/2022 contracted end date).

The funding for this project is appropriated in project #9219G1.



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

Attachment

Change Order 08

Project:

WP Bill Atkinson Park
301 E Mid-America Blvd
Midwest City, OK 73110

Owner:

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

Contractor:

Shiloh Enterprises, Inc.
5720 N. Industrial Blvd.
Edmond, OK 73034

Contract Information:

General Construction
effective 04/20/2021

Change Order: 08

Date: 08/23/2022

The Contract is Changed as Follows:

COR 33	Irrigation pump electrical	\$1,514.70	20 Days
COR 34	Letter Size for Selfie Gate	\$401.50	4 Days
COR 35	Drainage Pipe	\$5,534.10	10 Days
COR 36	Irrigation Controller Circuit	\$1,239.70	3 Days
COR 37	Raise South Manhole Lid	\$1,554.30	5 Days
	Total	\$10,244.30	42 Days

The original contract: \$5,198,000.00 365 Days

The net change by previously authorized Change Orders \$47,735.43 103 Days

The Contract Sum prior to this Change Order was \$5,245,735.43 468 Days

The Contract Sum will be increased by this Change Order in the amount of \$10,244.30 42 Days


The new Contract Sum including this Change Order will be \$5,255,979.73 510 Days

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

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

Shiloh Enterprises, Inc.

CONTRACTOR



SIGNATURE

Steve Preston, President

PRINTED NAME AND TITLE

8-11-2022

DATE

City of Midwest City

OWNER

SIGNATURE

PRINTED NAME AND TITLE

DATE



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

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

8/3/2022

WP Bill Atkinson Park
COR 33-Modify Electric to match specified
irrigation pump

ADD DEDUCT

Allstate Electric

\$1,377.00

Note: This work will add 20 days to the contract time.

Subtotal	<hr/>	\$1,377.00
OH&P 10%		\$137.70
Total Add	<hr/>	\$1,514.70

PROPOSED CHANGE ORDER

Allstate Electrical Contractors, Inc.
1524 South May Avenue
Oklahoma City, OK 73108

Shiloh Enterprises, Inc.
5720 North Industrial Boulevard
Edmond, OK 73034



CCN # 7
Date: 8/3/2022
Project Name: WP Bill Atkinson
Project Number: WP Bill Atkinson
Page Number: 1

Work Description

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.
This price is good for acceptance within **10** days from the date of receipt.
We request a time extension of **3** days.
We will supply and install all materials, labor, and equipment as per your instructions

This CCN #7 is for the following work per Rain Bird Submittal:

- **Change circuit P1-41 from 1P/50a to 3P/50a.**
- **Add 1-3P/50a breaker to panel P1**
- **Modify wiring from 120v to 3phase 208v.**
- **Add 3P/60a/250v/NF/3R disconnect**

Itemized Breakdown

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
# 6 THHN BLACK	450	995.00	M	447.75	11.13	M	5.01
50A 3P BREAKER BOLT-ON	1	242.00	E	242.00	0.50	E	0.50
60A 250/600V DSN SW NON-FUS - NEMA 3R	1	120.00	E	120.00	1.94	E	1.94
Totals	452			809.75			7.45

Summary

General Materials		809.75
Material Total		809.75
JOURNEYMAN	(7.45 Hrs @ \$34.00)	253.30
FOREMAN @ 10%	(0.75 Hrs @ \$36.00)	27.00
SAFETY @ 3.5%	(0.26 Hrs @ \$34.00)	8.84
CLEAN UP @ 4.0%	(0.30 Hrs @ \$26.00)	7.80
GUARANTEE @ 3.0%	(0.22 Hrs @ \$26.00)	5.72
Labor Burden	(@ 45.000 %)	136.20
Subtotal		1,248.61
Overhead	(@ 5.000 %)	62.43
Markup	(@ 5.000 %)	65.55
Subtotal		1,376.59
Final Adjustment		0.41
Final Amount		\$1,377.00

ORIGINAL

PROPOSED CHANGE ORDER



CCN # 7
Date: 8/3/2022
Project Name: WP Bill Atkinson
Project Number: WP Bill Atkinson
Page Number: 2

CONTRACTOR CERTIFICATION

Name: **Tony Boevers**
Date: _____
Signature: _____

Digitally signed by Tony Boevers
DN: cn=Tony Boevers, o=Allstate Electrical Contractors, Inc., ou, email=tony@allstateelectricokc.com, c=US
Date: 2022.08.03 10:41:40 -05'00'

CLIENT ACCEPTANCE

CCN #: 7 _____
Final Amount: \$1,377.00 _____
Name: _____
Date: _____
Signature: _____
Change Order #: _____

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

Customer Quote For: ALLSTATE ELECTRIC

CED - OKLAHOMA CITY

Quote: Q1095617

Revision #: 001



1205 NORTH STREET
OKLAHOMA CITY OK 73108
Tel: (405)232-0037 Fax: (405)232-0114

Contact Name: BUDDY

Quote Date: 08/03/22

Updated On: 08/03/22

Expires On: 09/02/22

Job Name:

Attn:

Ship To: SHOP

1205 NORTH ST

OKLAHOMA CITY, OK 73108-2439

Customer PO #: MWC PARK

Customer PO Date:

FOB: SHIPPING POINT

Freight: PREPAID

LN	Product	Qty	Price	Per *	Ext Price
01	SIEM B350H 3P 50A CKT BRKR BREAKER 50A 3P 240V 22K BLH	1	\$242.00	E	\$242.00
02	SIEM GNF322RA 60A 240V 3P SW NEMA3R GDSS NF 3P3W 240V 60A NEMA 3R SERIES A	1	\$120.00	E	\$120.00

INFORMATION ONLY

PLEASE NOTE: THIS IS NOT AN OFFER TO CONTRACT, BUT MERELY A QUOTATION OF CURRENT PRICES FOR YOUR CONVENIENCE AND INFORMATION. ORDERS BASED ON THIS QUOTATION ARE SUBJECT TO YOUR ACCEPTANCE OF THE TERMS AND CONDITIONS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE. WE MAKE NO REPRESENTATION WITH RESPECT TO COMPLIANCE WITH JOB SPECIFICATIONS.



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

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

8/3/2022

WP Bill Atkinson Park
COR 34-Increase letter size on selfie gate

ADD DEDUCT

Superior Fence

\$365.00

Note: This work will add 4 days to the contract time.

Subtotal	<hr/>	\$365.00
OH&P 10%		\$36.50
Total Add	<hr/>	\$401.50



P.O. BOX 892928
 Oklahoma City, OK 73189
 (405) 616-9203 Phone
 (405) 616-9204 Fax
 www.superiorfenceok.com

Estimate


Date	Estimate #
5/16/2022	38550

Name / Address
Shiloh Enterprises, Inc. 5720 N. I-35 Industrial Ave. Edmond, OK 73034 341-5500 ph 341-7106 fax estimating@shiloh-inc.com

Ship To
WP Bill Atkinson Park Midwest City, OK Steve 405-613-4943

Rep
CH

Description	Total
Increase size letter's on Selfie Gate from 4"x 1/8" stamped plate letters shipped from San Antonio Texas to 6"x 1/4" plate letters shipped from Meridian Indiana. Additional cost \$365.00	365.00

Proposed By: 
 Date: 5-16-22

Total	\$365.00
--------------	----------

This proposal may be withdrawn by Superior Fence Construction Inc. if not accepted within 7 days. The above prices, specifications and conditions are satisfactory and accepted. Superior Fence Construction Inc. is hereby authorized to perform the work as specifies: LOCATING LINES DOES NOT INCLUDE sprinkler lines, french drains, or utility drops to the home, therefore Superior Fence Construction Inc. WILL NOT BE RESPONSIBLE FOR ALL SAID LINES _____. All balances due upon completion. **NOTICE TO OWNER:** you are hereby notified that any person performing labor on your property or furnishing materials for the construction, repair, or improvements of your property will be entitled to put a lien against your property, if they are not paid in full. This lien can be enforced by the sale of your property. Above prices are based on normal digging conditions. **ALL CREDIT CARD PAYMENTS WILL HAVE A 3% FEE THAT WILL BE ADDED TO YOUR BILL.**
 Accepted: _____ Date: _____



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

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

8/11/2022

WP Bill Atkinson Park
COR 35-Extend drainage for synthetic turf

Godfrey

ADD	DEDUCT
\$5,031.00	

Note: This work will add 10 days to the contract time.

Subtotal	\$5,031.00
OH&P 10%	\$503.10
 Total Add	 \$5,534.10

Steve Preston

From: David French <dwfrench2009@live.com>
Sent: Thursday, August 11, 2022 12:17 PM
To: steve@shiloh-inc.com
Subject: Fw: Change Order 8-11-2022

See below. Robert went this in and will create a formal CO but we at least need to send MWC a Shiloh change order.

Sincerely,

David W. French
405-509-0044

From: Robert Godfrey <robert@godfreyandcompany.com>
Sent: Thursday, August 11, 2022 11:59 AM
To: David French <dwfrench2009@live.com>
Subject: Change Order 8-11-2022

This is a proposal to extend the drainage lines under the synthetic turf area.

1. 100 lf Sch forty pvc \$8/ft.	\$ 800.00
2. 8 tons Embedment \$50/tn.	\$ 400.00
3. Labor 100lf @ \$25/ft	\$2500.00
4. Overhead @ 27% of labor	\$ 675.00
5. Profits 15% of	<u>\$ 656.00</u>
Total	\$5031.00

Thanks,

Robert Godfrey
Godfrey & Company
Robert@GodfreyandCompany.com
(405) 412-3122



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

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

8/11/2022

WP Bill Atkinson Park
COR 36-Irrigation Controller Circuit

ADD DEDUCT

Allstate

\$1,127.00

Note: This work will add 3 days to the contract time.

Subtotal	<hr/>	\$1,127.00
OH&P 10%		\$112.70
Total Add	<hr/>	\$1,239.70

PROPOSED CHANGE ORDER

Allstate Electrical Contractors, Inc.
1524 South May Avenue
Oklahoma City, OK 73108

Shiloh Enterprises, Inc.
5720 North Industrial Boulevard
Edmond, OK 73034



CCN # 8
Date: 8/11/2022
Project Name: WP Bill Atkinson
Project Number: WP Bill Atkinson
Page Number: 1

Work Description

We reserve the right to correct this quote for errors and omissions.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within **10** days from the date of receipt.

We request a time extension of **3** days.

We will supply and install all materials, labor, and equipment as per your instructions

This CCN #8 is for the following work as requested By Pete.

- **Add circuit for sprinkler system controller to be located just South of the East hanger building. This will include a dedicated GFI receptacle.**
- **We are adding the wiring in an existing conduit for most of the run. Overall length of the wiring is 200'.**

Itemized Breakdown

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
3/4" CONDUIT - RMC - GALV	10	490.00	C	49.00	6.25	C	0.63
3/4" 1-H STRAP - RMC - MALL	2	115.88	C	2.32	6.75	C	0.14
3/4" CLAMP BACK	2	164.73	C	3.29	12.50	C	0.25
3/4" CONDUIT - PVC40	20	139.00	C	27.80	4.50	C	0.90
3/4" ADAPTER FEM - PVC	1	76.36	C	0.76	12.50	C	0.13
#10 THHN SOLID BLACK	210	329.32	M	69.16	7.75	M	1.63
#10 THHN SOLID WHITE	210	329.32	M	69.16	7.75	M	1.63
#10 THHN SOLID GREEN	210	329.32	M	69.16	7.75	M	1.63
1G 2"D DC ALUM BOX W/ LUGS & 3x 3/4" HUBS GRY	1	6.17	E	6.17	0.44	E	0.44
1/4x 2 1/4 CONCRETE SCREW HEX HEAD - BLUE	4	85.00	C	3.40	11.75	C	0.47
1G UNIV WP-IN-USE PLATE - DEVICE MNT VERT/HORZ	1	1,650.00	C	16.50	7.50	C	0.07
20A 125V DUP REC - GFCI IVY (SG)	1	2,200.00	C	22.00	31.25	C	0.31
TRENCH (6"x 3' DEEP)	20	7.00	E	140.00	0.05	E	1.00
Totals	692			478.72			9.21

Summary

General Materials

478.72

Material Total

478.72

JOURNEYMAN (9.22 Hrs @ \$34.00)

313.48

FOREMAN @ 10% (0.92 Hrs @ \$36.00)

33.12

SAFETY @ 3.5% (0.32 Hrs @ \$34.00)

10.88

CLEAN UP @ 4.0% (0.37 Hrs @ \$26.00)

9.62

ORIGINAL

PROPOSED CHANGE ORDER



CCN # 8
Date: 8/11/2022
Project Name: WP Bill Atkinson
Project Number: WP Bill Atkinson
Page Number: 2

Summary (Cont'd)

GUARANTEE @ 3.0%	(0.28 Hrs @ \$26.00)	7.28
Labor Burden	(@ 45.000 %)	168.47
Subtotal		1,021.57
Overhead	(@ 5.000 %)	51.08
Markup	(@ 5.000 %)	53.63
Subtotal		1,126.28
Final Adjustment		0.72
Final Amount		\$1,127.00

CONTRACTOR CERTIFICATION

<p>Name: Tony Boevers Date: Signature:</p>	<p>Digitally signed by Tony Boevers DN: cn=Tony Boevers, o=Allstate Electrical Contractors, Inc., ou, email=tony@allstateelectricokc.com, c=US Date: 2022.08.11 15:41:25 -05'00'</p>
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CLIENT ACCEPTANCE

CCN #: 8	_____
Final Amount: \$1,127.00	_____
Name:	_____
Date:	_____
Signature:	_____
Change Order #:	_____
I hereby accept this quotation and authorize the contractor to complete the above described work.	

ORIGINAL



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

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

8/11/2022

**WP Bill Atkinson Park
COR 37-Raise South Manhole Lid**

Godfrey

ADD	DEDUCT
\$1,413.00	

Note: This work will add 5 days to the contract time.

Subtotal	<hr/>
	\$1,413.00
OH&P 10%	\$141.30
Total Add	<hr/>
	\$1,554.30

Robert Godfrey

To: David French
Subject: change order - raise manhole and make air tight.

David See the below change order.

1. Replace existing ring & lid	\$385.00
2. Raise new ring & lid 8"	\$160.00
3. 3 ram neck sealant	\$ 23.00
4. Labor	\$400.00
5. Overhead - 27%	\$261.00
6. 15% Profits	<u>\$184.00</u>
TOTAL	\$1413.00

Thank you,



Robert Godfrey

Godfrey & Company

Robert@GodfreyandCompany.com

(405) 412-3122



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

TO : Honorable Mayor and Council

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

DATE : August 23, 2022

SUBJECT : Discussion and consideration, including any amendment thereto, of (1) Re-appointing Marcus Hays and Kim Morphis; and (2) appointing Scott Young to two-year terms for the City of Midwest City Traffic and Safety Commission.

The terms of Marcus Hays expires on August 23, 2022 and Kim Morphis expires on September 27, 2022. They both wish to be considered for reappointment.

Councilman Sean Reed has nominated Scott Young to fill the vacant position on the Traffic and Safety Commission Board.

In accordance with Section 2-94 of the Municipal Code, the members shall be appointed by the Mayor with the concurrence of the City Council.

The Traffic and Safety Commission meets the third Thursday of each month on call. Members of the Commission serve 2-year terms and are as follows:

Vacant	W-4	Vacant
Marcus Hays	W-5	Expires 08/23/22
Kim Morphis	W-6	Expires 08/23/22
Ed Schratwieser	W-3	Expires 11/09/23
Nick Timme (Chair)	W-2	Expires 04/26/24
Jamie Smith	W-2	Expires 04/26/24
Susan Gilchrist	W-1	Expires 04/26/24

Patrick Menefee, P.E.,
City Engineer



Community Development

100 N Midwest Boulevard

Midwest City, OK 73110

Office 405.739.1220

TO : Honorable Mayor and City Council

FROM : Billy Harless, Director

DATE : August 23, 2022

SUBJECT : Discussion and consideration, including any possible amendment, of approving the Planning Commission's recommendation to appoint Rick Dawkins to the Trails Advisory Committee to fill the vacancy from the Planning Commission Seat.

This Trails Advisory Committee is made up of 4 members, comprised of an appointment from the City Council, an appointment from the Planning Commission, an appointment from the Sidewalk Committee, and an appointment from the Park Board.

Current members are as follows:

City Council – Mayor Matt Dukes

Parks & Recreation – John Manning

Sidewalk Committee – Sean Reed (Ward 4)

Action is at the discretion of Mayor and Council.

Billy Harless, AICP

Community Development Director



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: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of, declaring various obsolete computer equipment and other miscellaneous items of city property on the attached list as surplus and 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	Department
2369	Dell Latitude 5414	1V1WSG2	
2366	Dell Latitude 5414	FQ1WSG2	
2298	Apple iPad 5th Gen	GCTVX9ZFHLJJ	
2299	Apple iPad 5th Gen	GCTVX9C5HLJJ	
2302	Apple iPad 5th Gen	GCTVX8X7HLJJ	
2360	iPad 9.7 (2017) + Cellular	GCGVVXX1HLJJ	
828	General Dynamic GD6000	ZZSJC1238ZZ0009	
177	CCI Video Surveillance PC	N/A	
947	Dell Optiplex 3010	40W0GX1	
746	Dell Optiplex 390	68R0LS1	
2018	Dell Precision T1650	DN90CY1	
1821	Dell Optiplex 3020	J7QV482	
1820	Dell Optiplex 3020	J7QSDB2	
1818	Dell Optiplex 3020	J7QRD82	
1819	Dell Optiplex 3020	J7QT482	
1814	Dell Optiplex 3020	j7QZ482	
1020	Dell Precision T1700	HBV9B42	
1817	Dell Optiplex 3020	J7QR482	
2398	Dell Precision 3620	J7M1MN2	
1066	Dell Precision T3600	BZQ7DX1	
1855	Dell Optiplex 3020	HMMM WV1	



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

2718	Dell Optiplex 3020	G55CPY2	
1809	Dell Precision T1650	HMQ9WV1	
1843	Dell Optiplex 3020	GGMV482	

MISCELLANEOUS

Quantity	Hardware Type	Serial Number	Department
1	Craftsman Working Light		
1	Craftsman Trim Saw		
1	Craftsman Drill and Charger		
1	Craftsman Portable Vaccum		
1	Reciprocating Saw and Charger		
1	Dewalt Flashlight and Charger		
1	Dewalt Drill and Charger		
1	Black and Decker Drill and Charger		
1	Antenna		
1	Samsung TV	Z4NW3CSCA035233E	
1	Samsung TV	Z4NW3CSCA03521X	
1	Samsung TV	Z4NW3CSCA03506T	
1	Samsung TV	Z4NW3CSCB12600D	
6	Avigilon Security Camera and mount		
2	Miscellaneous Computer Cable Box		
1	Panasonic TV		
1	Insignia TV		
1	Subwoofer Speaker Combo		
3	Allworx phones		
6	Heartland VX520 Credit Card Terminal		
1	Box of Miscellaneous Computer Cables		
1	Peavey IPA 75T Power Amplfier	9072796	
1	Peavey IPA 75T Power Amplfier	9072772	
2	Dell Monitors		
1	Ethaca Posjet 1000 Receipt Printer		Customer Service
5	Dell Monitors		
1	UPS		
2	Box of Miscellaneous Computer Items		



Public Works Administration

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

Public Works Director
pstreets@midwestcityok.org

(405) 739-1061

Street Supervisor
sbray@midwestcityok.org

(405) 739-1068

www.midwestcityok.org

Memorandum

To: Honorable Mayor and City Council

From: R. Paul Streets, Public Works Director

Date: 23rd August 2022

Subject: Discussion and consideration for adoption, including any possible amendment of declaring the following items from Street Department as surplus and authorizing their disposal by sealed bid, public auction or by other means as necessary.

The Street Department respectfully request that the Council declare as surplus the various equipment, materials and office furnishings as listed. All items have been replaced, removed from service, and has no other operational value or application.

DESCRIPTION	EQUIPMENT NUMBER	SERIAL NUMBER
62-Large Light Fixtures		
Stihl Chain Saw	09-09-07	
Stihl Weedeater	09-07-92	
Trash Pump	09-09-17	
6-Propane Cylinders		

Action is at the discretion of the Mayor and Council.

Respectfully,

R. Paul Streets
Public Works Director



DISCUSSION ITEMS





Economic Development Department

100 N. Midwest Boulevard

Midwest City, OK 73110

Office: (405) 739-1218

rcoleman@MidwestCityOK.org

www.midwestcityok.org

MEMORANDUM

To: Honorable Mayor and Midwest City Council

From: Robert Coleman, Director of Economic Development

Date: August 23, 2022

Subject: Public Hearing, discussion, consideration and to provide interested persons an opportunity be heard pursuant to Title 62, Section 859 of the Oklahoma Statutes regarding the establishment of “Increment District Number Three, City of Midwest City, Oklahoma” in consideration of MTG Property Holdings, LLC’s and Centrillum Proteins, LLC’s request for development financing assistance in constructing a ± 55,000 square foot food processing plant near 7210 NE 36th Street; and in consideration of Global Turbine Service’s request for development finance assistance to develop a maintenance, repair and jet turbine overhaul facility near 7450 NE 23rd Street. (Presentation By Dan McMahan, Representing the City of Midwest City)

City Council, at its December 14, 2021 meeting, approved Resolution 2021-48 authorizing the creation of the Local Development Act Review Committee (“Committee.”) The resolution empowered the Committee to explore the possibility of creating a Tax Increment Finance district in hopes of finding a revenue source to pay part of our participation in the development of the Centrillum and Global Turbine System projects in Ward 5.

Committee members from taxing entities were formally appointed via Resolution 2022-01 at the January 25, 2022, City Council meeting. The Local Development Act Review Committee (“LDARC”) met for the first time on March 10, 2022, to appoint three public-at-large members, which included local residents Hiawatha Bouldin, Jason Constable and Wade Moore.

Mr. Dan McMahan and Staff met with the LDARC on once in April and twice in May, which eventually led to the approvals needed to move forward.

This is the final public hearing required by law before action can be taken on any legislation enacting the district.

Respectfully,

Robert Coleman
Director of Economic Development

Attachments: Ordinance and Project Plan



Economic Development Department

100 N. Midwest Boulevard

Midwest City, OK 73110

Office: (405) 739-1218

rcoleman@MidwestCityOK.org

www.midwestcityok.org

MEMORANDUM

To: Honorable Mayor and Midwest City Council

From: Robert Coleman, Director of Economic Development

Date: August 23, 2022

Subject: Discussion, consideration and possible action to approve and/or amend an ordinance approving and adopting that a certain “Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (“North Side Improvement District”); ratifying and confirming actions, recommendations and findings of the Midwest City Local Development Act Review Committee; establishing “Increment District Number Three, City of Midwest City, Oklahoma”; designating and adopting the Project Area and Increment District boundaries; adopting certain findings; apportioning incremental ad valorem tax revenues; creating the North Side Improvement District Apportionment Fund; designating the Midwest City Economic Development Authority (the “Authority”) as the public entity to carry out and administer the Project Plan and authorizing the Authority to make minor plan amendments; authorizing the Authority to issue Tax Apportionment bonds or notes; designating the City Manager/General Manager of the Authority as the person in charge of the administration of the Project Plan; providing for severability; and containing other provisions relating thereto. (Presentation By Dan McMahan, Representing the City of Midwest City, OK.) (Economic Development - R. Coleman)

Approval of this ordinance formally creates City of Midwest City Tax Increment District providing development assistance for both the Centrillum Proteins and Global Turbine Services projects.

Please see the attached Ordinance and Project Plan for additional details.

Respectfully,

Robert Coleman

Director of Economic Development

Attachments: Ordinance and Project Plan

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

During the period of apportionment, and subject to the City’s right to subsequently repeal, modify or amend this Ordinance, the increments apportioned hereunder shall be transferred by the respective taxing authorities to the “North Side Improvement District Apportionment Fund” (herein, the “Apportionment Fund”), which fund shall be held by and be the property of, the Midwest City Economic Development Authority (except that such fund may also be held by a trustee bank acting on behalf of the Authority). No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City of Midwest City. Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the respective taxing authorities to the Apportionment Fund. All Ad Valorem Increment Revenues so collected shall be placed into separate accounts created within the Apportionment Fund and pledged as security for the payment of the Series 2017 Notes.

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

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

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

The Midwest City Economic Development

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

(i) that the issuance of such bond or note does not give rise to a charge against the general credit or taxing powers of the City of Midwest City, or a claim on the revenues or resources of the State of Oklahoma, and

(ii) that such bond or note is a special, limited obligation of the Midwest City Economic Development Authority, payable solely from the income, revenues and receipts derived or to be derived from the proceeds of certain tax increments paid over to the Authority and the funds and accounts held pursuant to the terms of any indenture or agreement authorizing the issuance of such bonds or notes.

SECTION 10. Designating the City Manager/General Manager as the Person In Charge of the Administration of the Plan. The City Manager of the City/General Administrator of the Midwest City Economic Development Authority, or in his or her absence or during a vacancy in such office, the Assistant City Manager of the City shall be the person in charge of implementing the Project Plan.

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

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

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES, II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this ____ day of _____, 2022:

DONALD MAISCH, City Attorney

EXHIBIT "A"

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

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

Submitted By The

CITY OF MIDWEST CITY, OKLAHOMA

And The

MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY

DATED: June 1, 2022

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INTRODUCTION

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

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

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

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

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

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

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

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

A. Boundaries of the District By Legal Description and Street

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Anticipated Private Investments

Global Turbine Services, Inc.

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

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

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

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

Project Oscar

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

Vision23

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

C. Estimated Public Revenues

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

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

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

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

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

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

III. LISTING OF ESTIMATED PROJECT COSTS AND ADMINISTRATIVE EXPENSES

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

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

A. Methods of Financing

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

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

B. Expected Sources of Revenues

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Distribution of Revenues.

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

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

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

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

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

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

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

VI. PROPOSED CHANGES IN ZONING

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

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

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

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

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

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

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

X. EFFECTIVE DATE

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

APPENDIX “A”

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

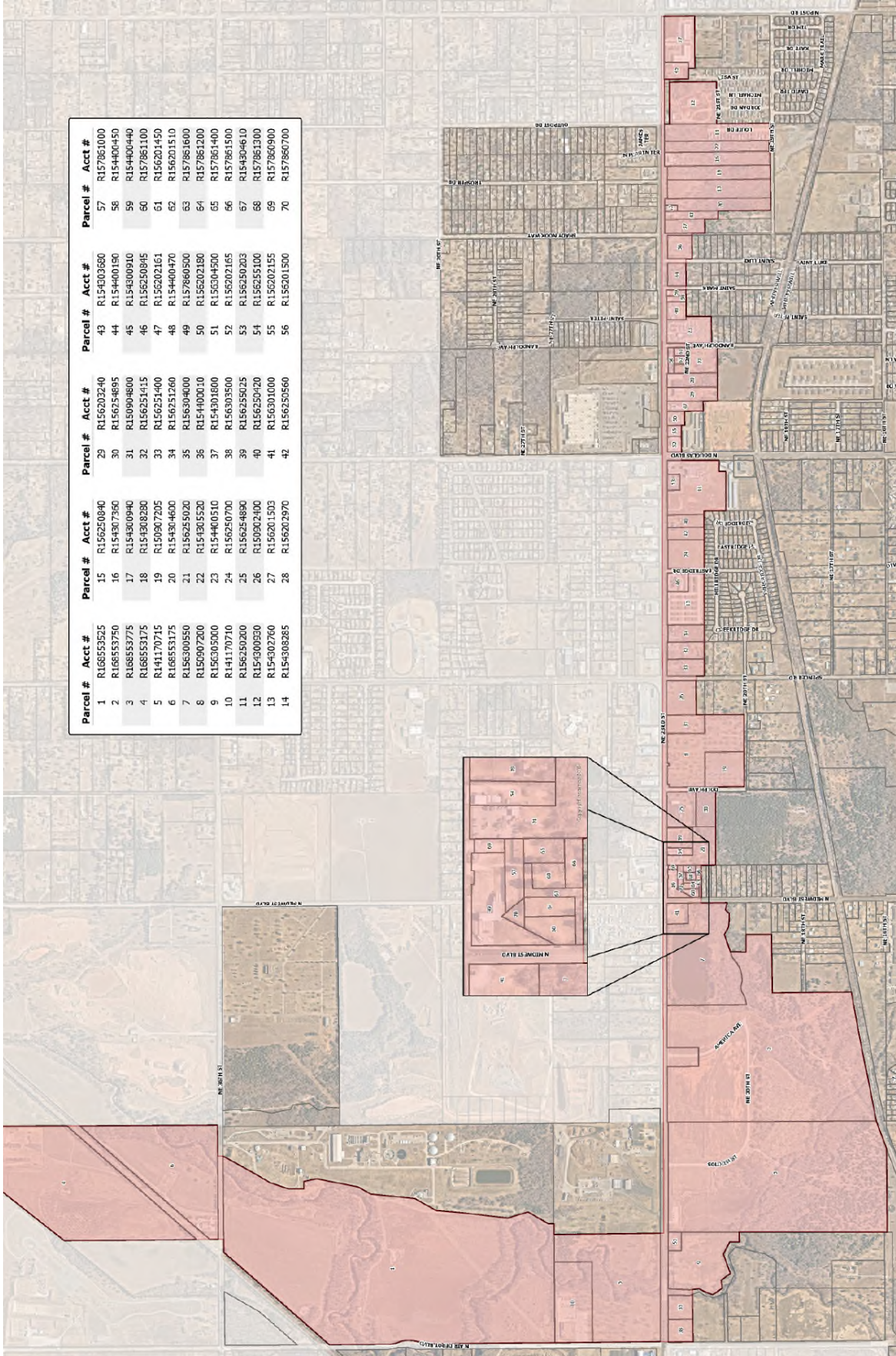
The North Side Improvement District is a tract located in Sections 15, 22, 24, 25, 26 and 27, Township 12 North Range 2 West, more particularly described as follows:

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

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

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

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



APPENDIX “B”

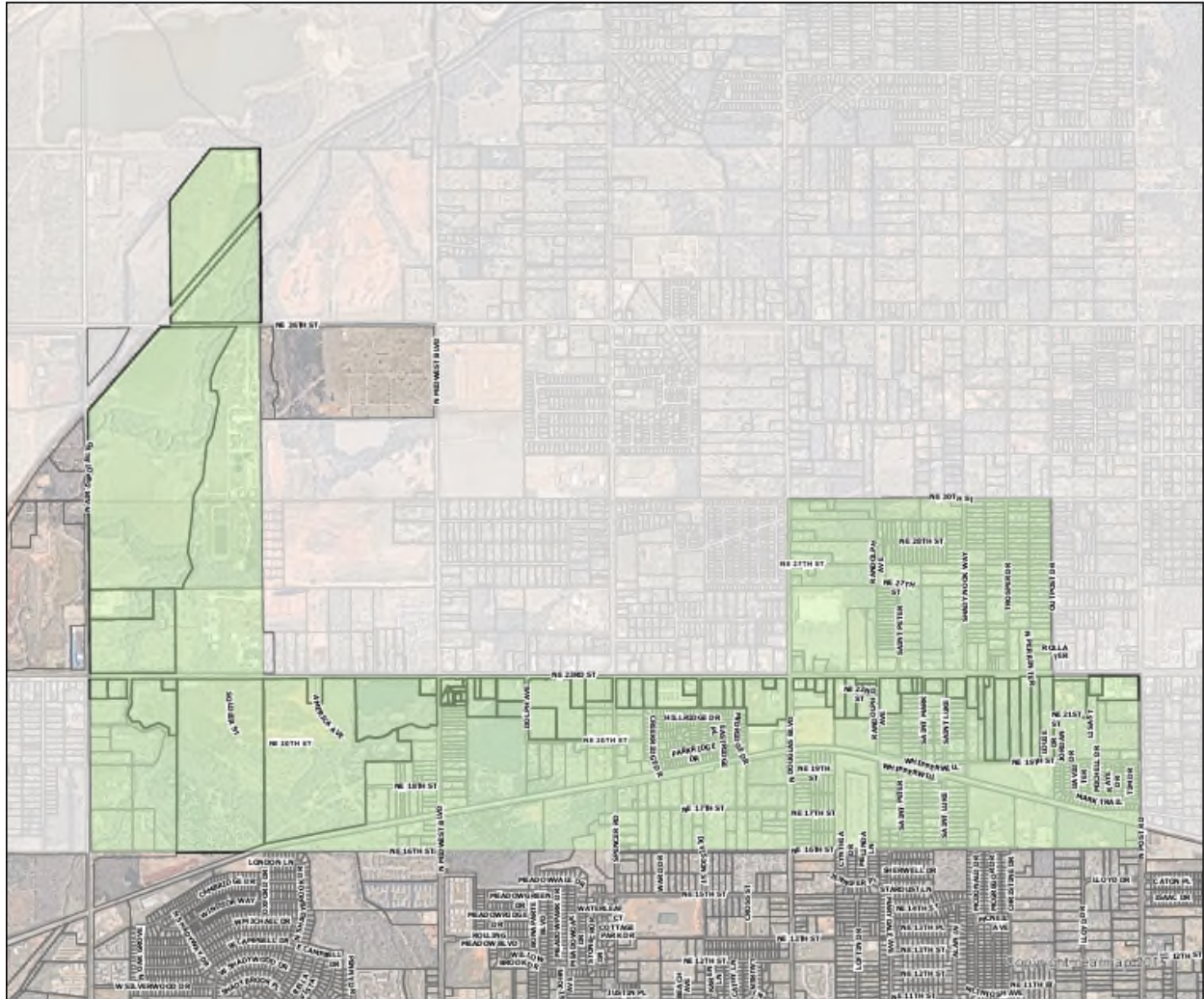
**LEGAL DESCRIPTION AND SKETCH OF
PROJECT AREA RELATING TO
INCREMENT DISTRICT NUMBER THREE,
CITY OF MIDWEST CITY, OKLAHOMA
(NORTH SIDE IMPROVEMENT DISTRICT)**

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

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

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

North Side Improvement District - Project Area Boundary



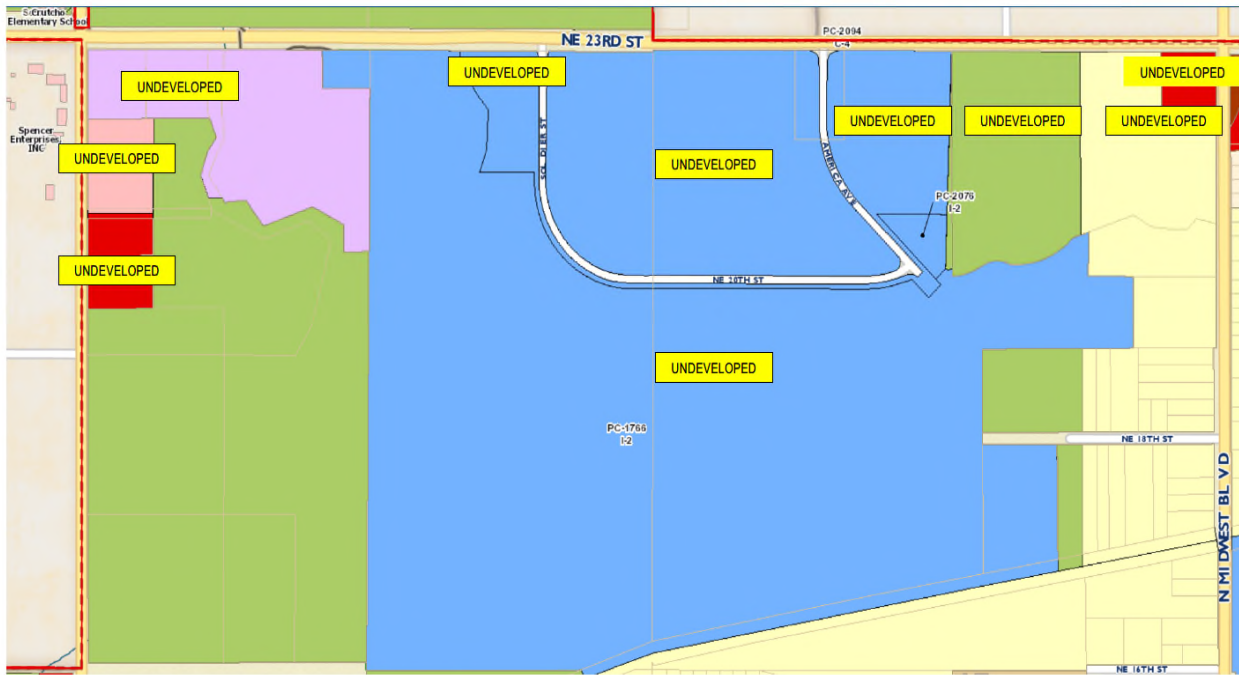
APPENDIX “C”

MAPS SHOWING EXISTING USES AND CONDITIONS

APPENDIX "C"

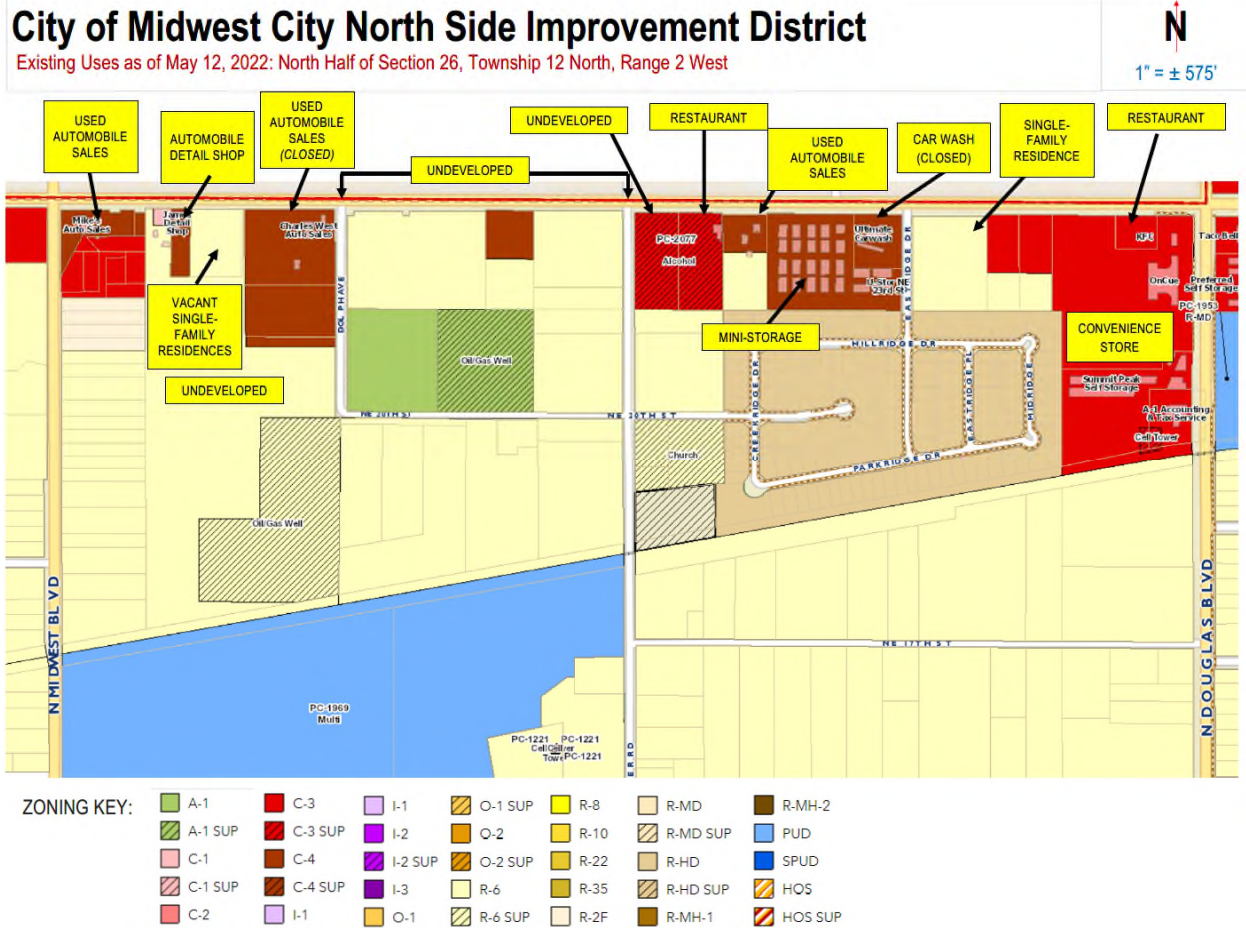
MAPS SHOWING EXISTING USES AND CONDITIONS

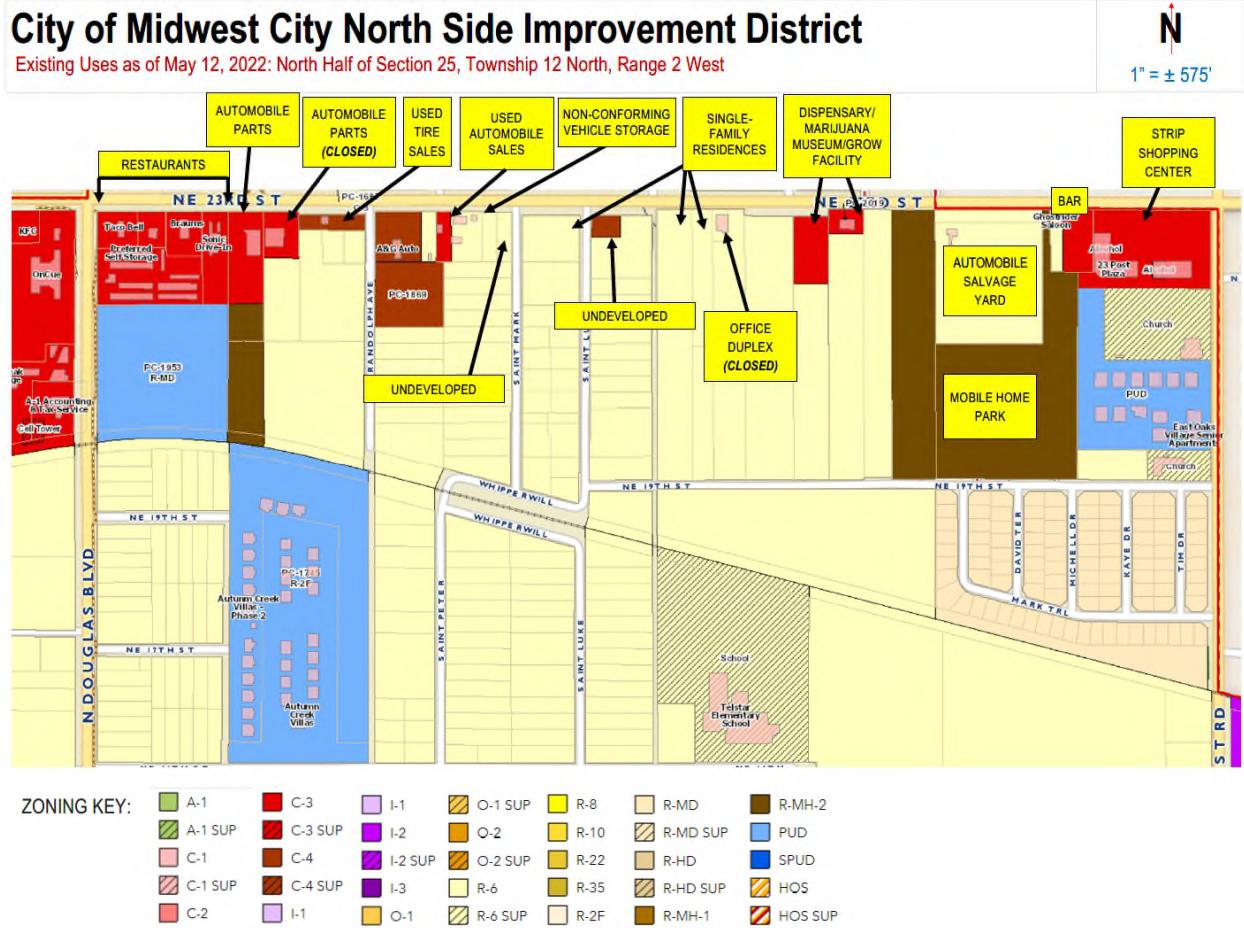
<p>City of Midwest City North Side Improvement District Existing Uses as of May 12, 2022: North Half of Section 27, Township 12 North, Range 2 West</p>	<p>N 1" = ± 575'</p>
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ZONING KEY:

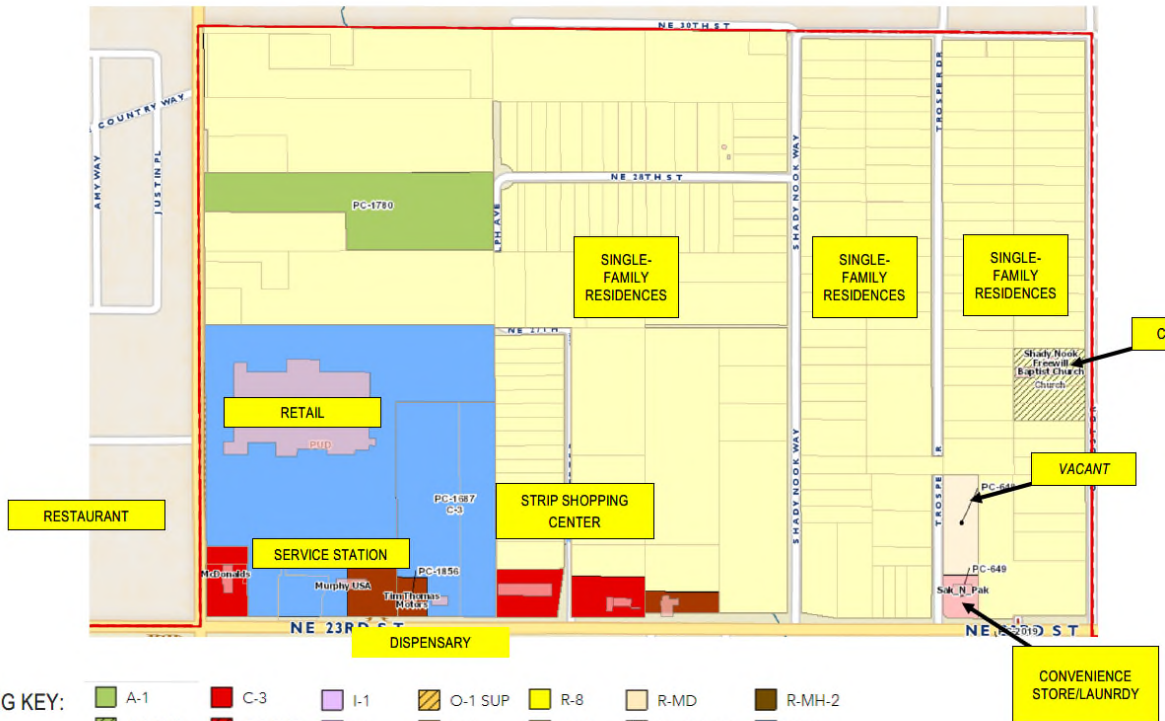
A-1	C-3	I-1	O-1 SUP	R-8	R-MD	R-MH-2
A-1 SUP	C-3 SUP	I-2	O-2	R-10	R-MD SUP	PUD
C-1	C-4	I-2 SUP	O-2 SUP	R-22	R-HD	SPUD
C-1 SUP	C-4 SUP	I-3	R-6	R-35	R-HD SUP	HOS
C-2	I-1	O-1	R-6 SUP	R-2F	R-MH-1	HOS SUP





City of Midwest City North Side Improvement District

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



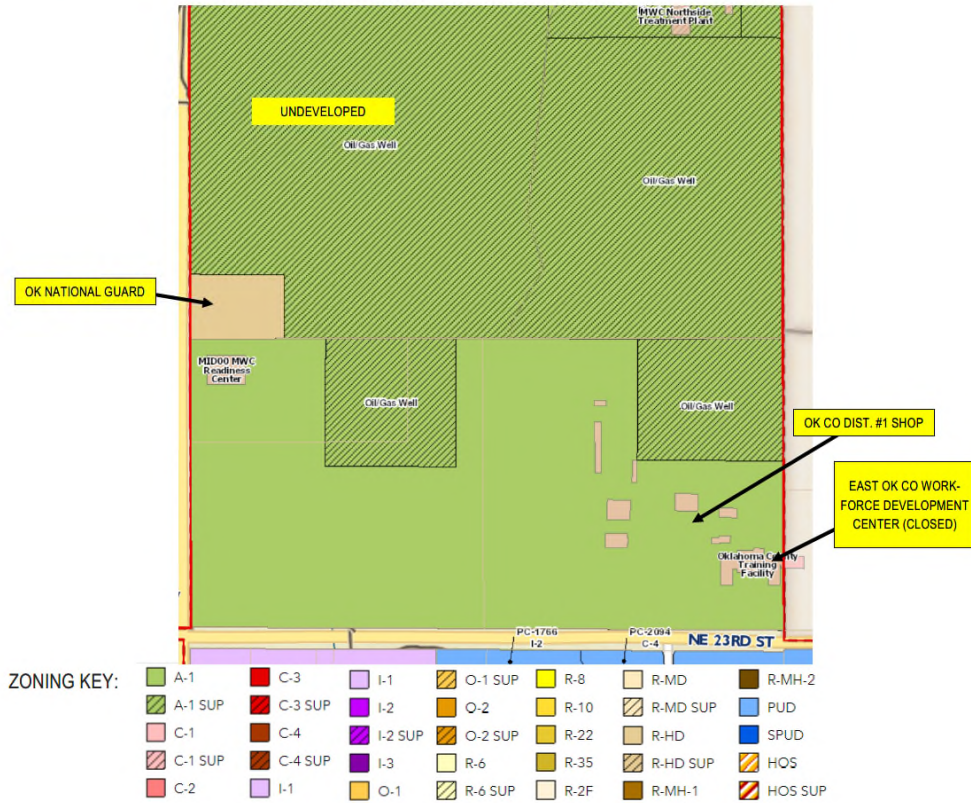
ZONING KEY:

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

City of Midwest City North Side Improvement District

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

N
 1" = ± 555'

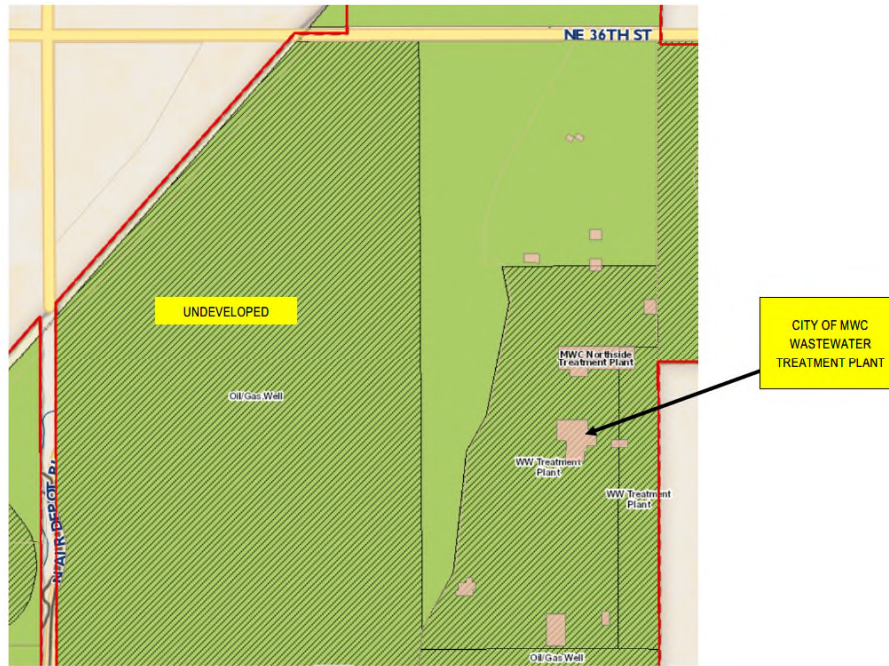


City of Midwest City North Side Improvement District

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



1" = ± 545'



ZONING KEY:

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

City of Midwest City North Side Improvement District

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

N
 1" = ± 515'



ZONING KEY:

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

APPENDIX “D”

MAPS SHOWING PROPOSED IMPROVEMENTS AND USES

APPENDIX "D"

MAPS SHOWING PROPOSED IMPROVEMENTS AND USES

<p>City of Midwest City North Side Improvement District Proposed Improvements in Section 27, Township 12 North, Range 2 West - All locations are approximate.</p>	<p>N 1" = ± 590'</p>
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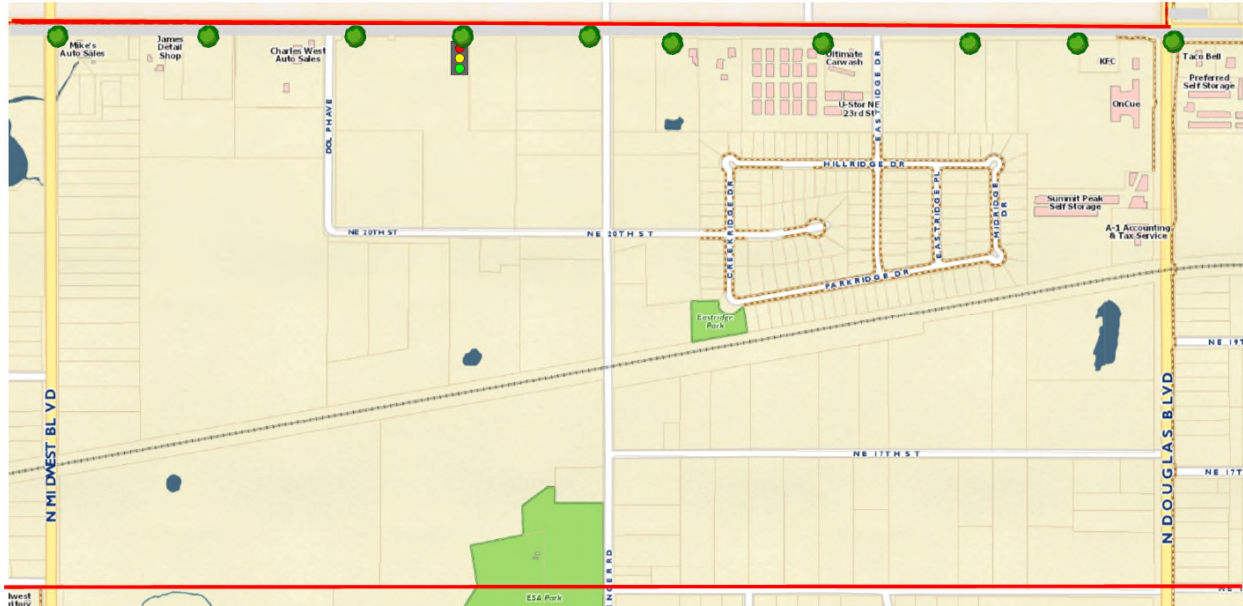
IMPROVEMENTS	
■	Public Transit Stop
—	Water Distribution
—	Sanitary Sewer
—	Sidewalk or Trail
—	Railroad Switch/Spur
●	Landscaping Improvements
●	Traffic Signal/Intersection Improvements

— = Project Area Boundary

City of Midwest City North Side Improvement District

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

N
 1" = ± 590'



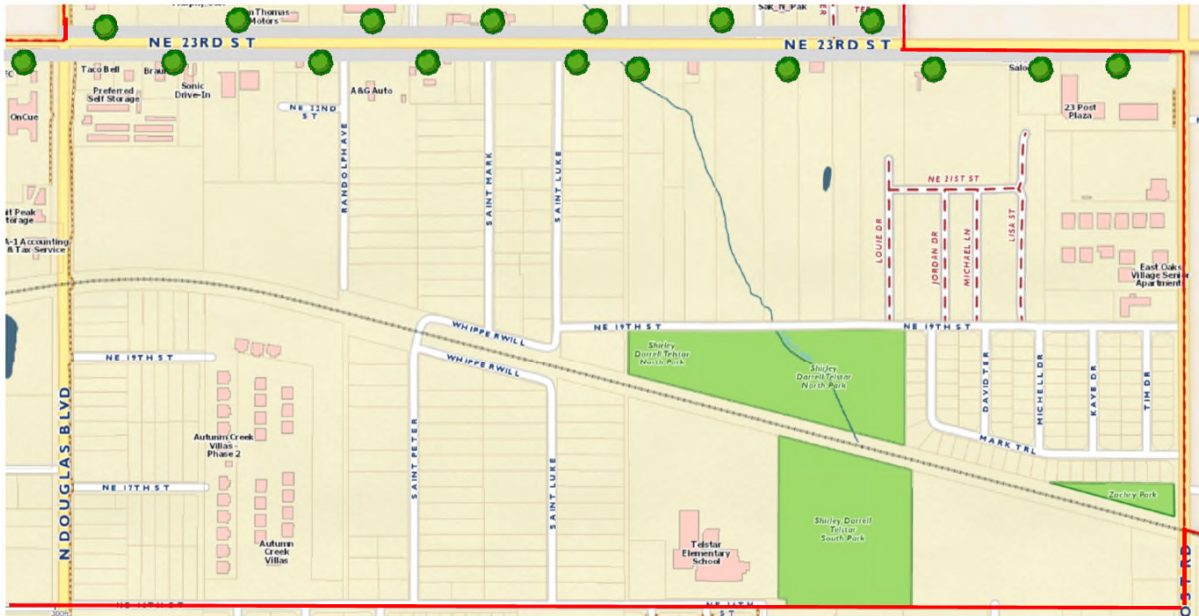
IMPROVEMENTS	
	Public Transit Stop
	Sidewalk or Trail
	Railroad Switch/Spur
	Landscaping Improvements
	Water Distribution
	Sanitary Sewer
	Traffic Signal/Intersection Improvements

= Project Area Boundary

City of Midwest City North Side Improvement District

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

N
 1" = ± 580'



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

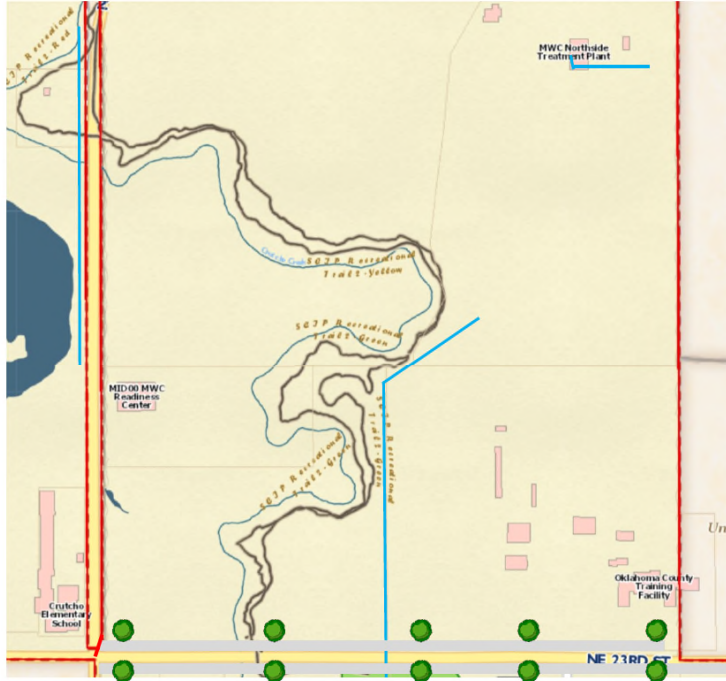
= Project Area Boundary

City of Midwest City North Side Improvement District

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

N

1" = ± 555'



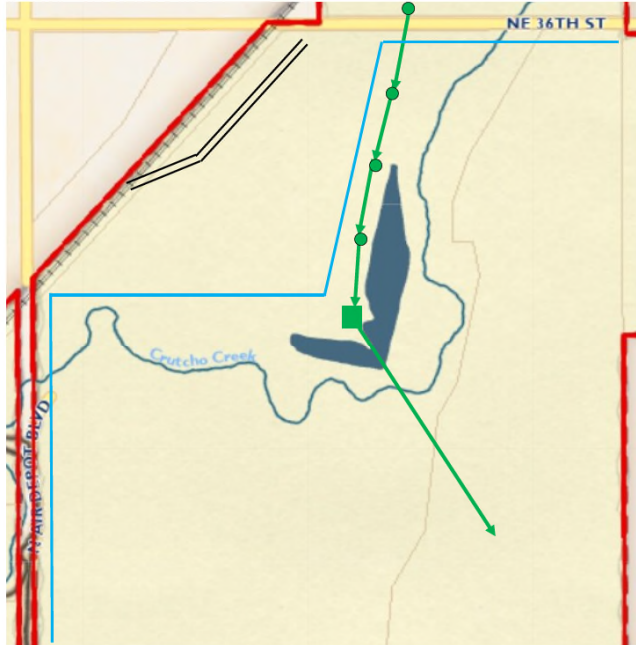
IMPROVEMENTS	
■	Public Transit Stop
—	Sidewalk or Trail
=	Railroad Switch/Spur
●	Landscaping Improvements
—	Water Distribution
—	Sanitary Sewer
●	Traffic Signal/Intersection Improvements

- - - - - = Project Area Boundary

City of Midwest City North Side Improvement District

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

N
 1" = ± 545'



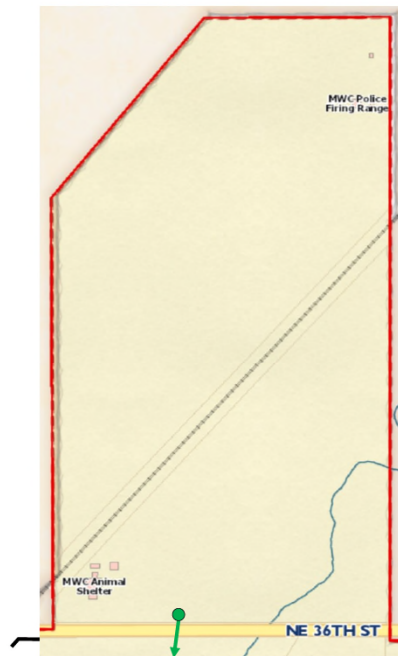
IMPROVEMENTS			
	Public Transit Stop		Water Distribution
	Sidewalk or Trail		Sanitary Sewer
	Railroad Switch/Spur		Traffic Signal/Intersection Improvements
	Landscaping Improvements		








= Project Area Boundary

City of Midwest City North Side Improvement District

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

N
 1" = ± 515'



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

 = Project Area Boundary

EXHIBIT "B"

BOUNDARIES OF THE
NORTH SIDE IMPROVEMENT DISTRICT

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

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

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

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

EXHIBIT "C"

BOUNDARIES OF THE
SOONER ROSE PROJECT AREA

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

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



City Attorney, Donald D. Maisch

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MEMORANDUM

To: Mayor and Members of the City Council

From: Donald D. Maisch, City Attorney

Date: August 23, 2022

RE: Discussion and consideration for approval, including any possible amendment, of (1) a resolution declaring certain property located on the Northwest Corner of N. Air Depot Boulevard and Reno Avenue (portions of the former Heritage Park Mall [and other adjacent property]) as blighted; (2) accepting the blight report; and (3) requesting that the Midwest City Urban Renewal Authority to adopt an Urban Renewal Plan for the area, all in accordance with Title 11 of the Oklahoma Statutes, Section 38-101 *et seq.* (D. Maisch – City Attorney).

Certain areas of the former Heritage Park Mall have fallen into disrepair over the past several years. The City of Midwest City has taken formal legal action concerning portions of these areas, but these legal actions have failed to yield any results. The areas in question are the former Montgomery Wards building, the former Sears building, the former A-Z Outlet building, the former main body of Heritage Park Mall, the former What-a-Burger (a/k/a Thunder Burger) building and the adjacent parking lots and common areas in and around these sites.

In accordance with Title 11 of the Oklahoma Statutes, Section 38-101 *et seq.*, a blight study was formulated, including attachments to the resolution and blight report, which demonstrates each of the areas listed above meet the definition of “blighted area” as defined in state statute. If the City Council adopts the blight report and finds these areas as blighted, then the next steps can be taken to resolve certain issues at the former Heritage Park Mall.

It is requested that the City Council adopt the attached resolution which adopts the blight report and attachments, and finds that the areas listed above are “blighted areas.” The resolution, if adopted, then directs the Midwest City Urban Renewal Authority to create and adopt an Urban Renewal Plan for the area.

Respectfully submitted,

Donald D. Maisch
City Attorney

RESOLUTION 2022-_____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED by the Council and signed by the Mayor of The City of Midwest City, Oklahoma, this ____ day of _____, 2022.

ATTEST

MATTHEW D. DUKES, II
MAYOR

SARA HANCOCK,
CITY CLERK

Approved as to form and legality:

DONALD D. MAISCH,
CITY ATTORNEY

EXHIBIT A

**EXHIBIT A
BLIGHTED AREA MAP**

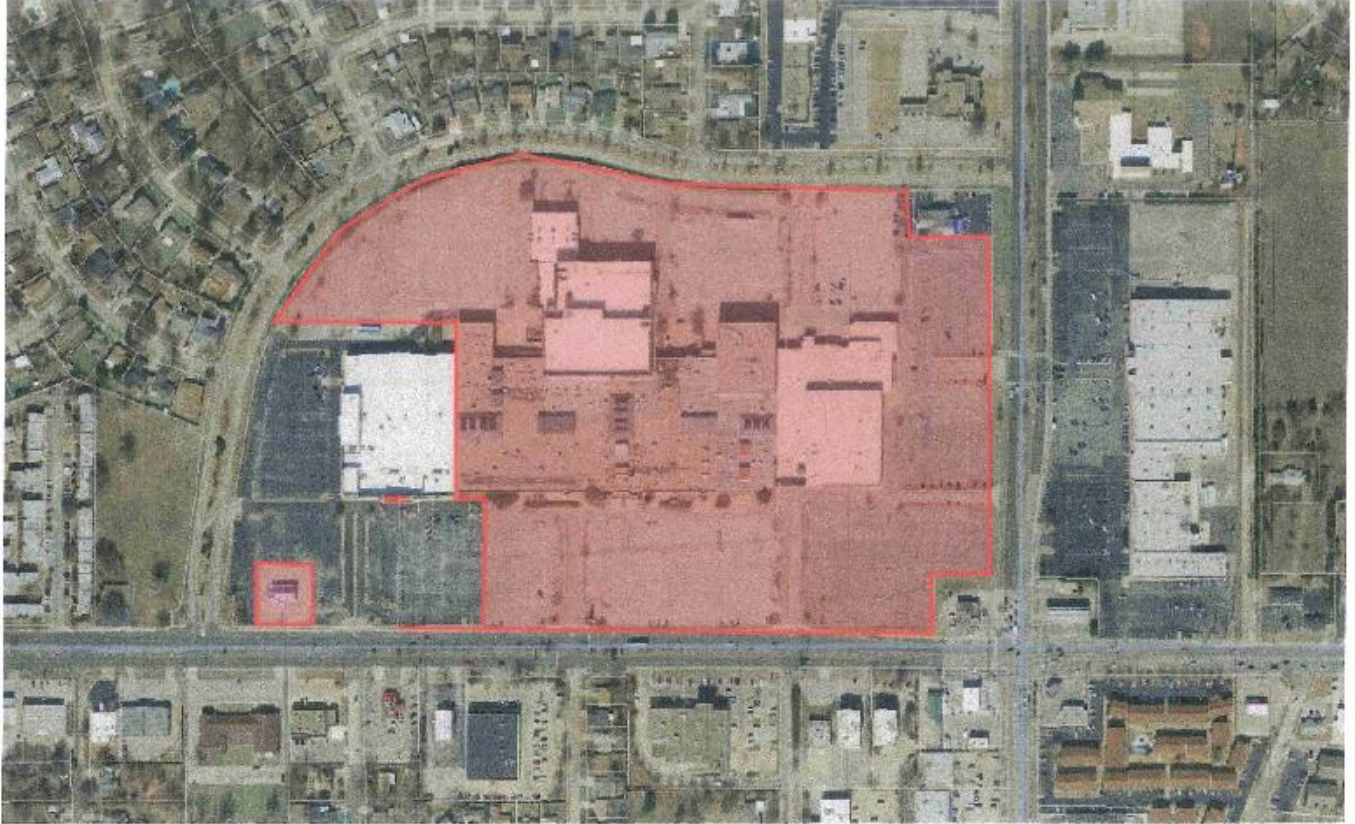


EXHIBIT B

EXHIBIT B



BLIGHT REPORT

HERITAGE PARK MALL URBAN RENEWAL PROJECT

July 26, 2022

INTRODUCTION

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

BLIGHTED AREA DESCRIPTION

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

The Blighted Area is more specifically described as follows:

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

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

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

EVIDENCE OF BLIGHT

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

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

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

Dilapidation, deterioration, age, obsolescence

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

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

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

Exhibit 2 – Photos of the former Heritage Park Mall

Exhibit 3 – Photos of the former Montgomery Ward

Exhibit 4 – Photos of the former Sears

Exhibit 5 – Photos of the former What-A-Burger

Exhibit 6 – Community Development Department Report

All Exhibits listed in this Blight Report are provided separately.

Deterioration or demolition of structures without repair, replacement or reinvestment

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

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

Exhibit 7 – Code Violation Reports

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

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

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

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

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

Exhibit 8 – Fire Incident Reports

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

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

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

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

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

Insanitary or unsafe conditions

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

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

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

Exhibit 9 – Police Incident Reports

Deterioration of site or other improvements

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

CONCLUSION

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

Exhibit B - attachments

BLIGHT REPORT EXHIBITS

**EXHIBIT 1
BLIGHTED AREA MAP**

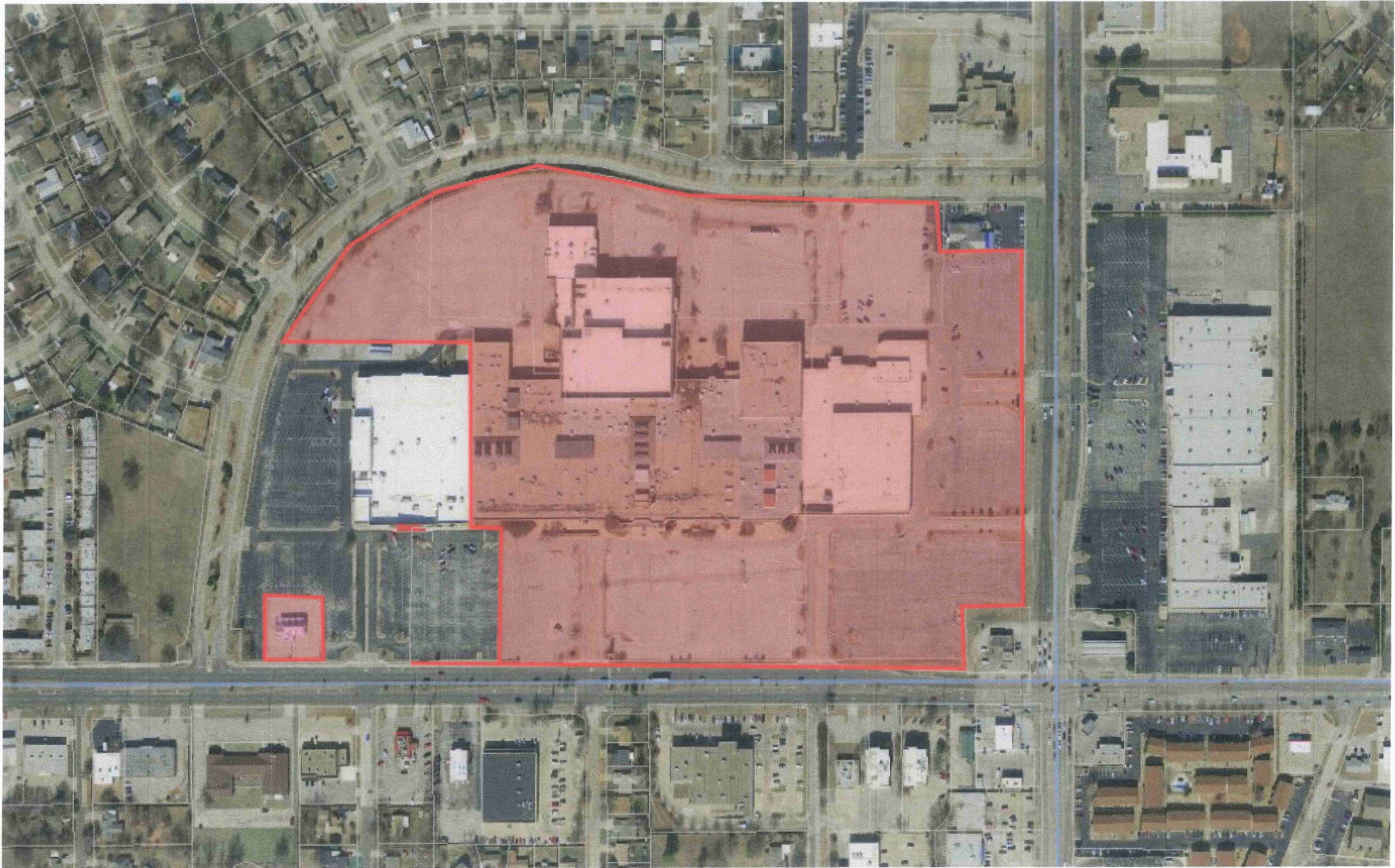


EXHIBIT 2
PHOTOS OF FORMER HERITAGE PARK MALL

















GIFT CERTIFICATES
AVAILABLE

405-859-XXXX
The Etkins
Diamond, OK
Peter J.













WALKER
BANK

1001



















6707 E. RENO Ave
(6801)



Jul 14, 2022 at 10:4

6707 E. RENO AVE.
(6801) Cityworks



6707 E. RENO
(6801) in Cityworks



1
2
3

Jul 14, 2022 at 10:4

6777 E. RENO AVE -



RENO Ave.



6777 E.

EXHIBIT 3

PHOTOS OF FORMER MONTGOMERY WARD



















performance

training

performance







yards







EXHIBIT 4
PHOTOS OF FORMER SEARS









15















30-301

Do Not
Put Any
Materials
in Front Of
Breaker
Boxes









EXHIBIT 5
PHOTOS OF FORMER WHAT-A-BURGER

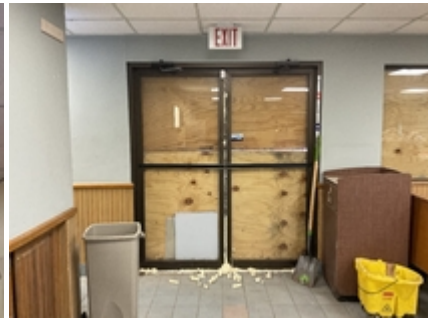














OMMA
 OMMA Compliance Inspection
Status:
Notes:

Consultation
 Consultation Inspection
Status:
Notes:

Building Services/Housekeeping

Address Identification - Section 505.1 IFC (2018)

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

Status:
Notes:

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

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

Status:
Notes:

Knox Box - Section 506 IFC (2018)

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

Status:
Notes:



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT

Christine Brakefield, Chief Building Official

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

Date: November 13, 2018

To: Honorable Mayor & Council Members

RE: Heritage Park Mall Area

Dear Mayor & Council:

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

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

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

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

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

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

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

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

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

Sincerely,



Christine Brakefield, MPA
Chief Building Official
Community Development



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Christine Brakefield, Chief Building Official

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

Date: January 08, 2020

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

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

Mr. Bahreini,

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

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

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

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

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

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

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


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

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

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

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

Sincerely,


Christine Brakefield, MPA
Chief Building Official
Community Development



Midwest City Fire Marshal's Office

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



January 8th, 2020

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

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

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

Mr. Bahreini,

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

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

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

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

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



Midwest City Fire Marshal's Office

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



Authority:

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

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

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

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

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

Respectfully,

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

Duane Helmberger
Fire Marshal
Midwest City Fire Department

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Midwest City Fire Marshal's Office

8201 E Reno Avenue, Midwest City, OK 73110
dhelmlberger@midwestcityok.org Office: 405-739-1355
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January 17th, 2020

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

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

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

Mr. Bahreini,

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

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

Authority:

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

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

Section 109.1 states:

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

Furthermore, *Section 109.2* states:

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

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such hazardous conditions.

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

IFC Section 109.3.2 Compliance with orders and notices which states:

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

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

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

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

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

Many violations have not been complied with since 2016.

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

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

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

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

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Midwest City Fire Marshal's Office

8201 E Reno Avenue, Midwest City, OK 73110
dhelmlberger@midwestcityok.org Office: 405-739-1355
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The fire sprinkler suppression system is currently turned off for a portion of the facility.. Ceiling tiles are missing throughout the facility, the systems have not received the required annual inspection, escutcheons are missing throughout and sprinklers were observed covered in tape and paper during the inspection on 01/14/2020. The inspection performed on 01/14/2020 confirms no progress has been made to the sprinkler systems and Mr. Bahreini confirmed this during the inspection.

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

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

Other observed violations:

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

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

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

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

- IFC Section 906 – *Portable Fire Extinguishers*

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

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

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

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

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

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

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

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

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

Many violations have not been complied with since 2016.

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

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

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

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

Other observed violations:

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

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

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

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

- IFC Section 906 – *Portable Fire Extinguishers*

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

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

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

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

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Midwest City Fire Marshal's Office

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



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

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

Respectfully,

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

Duane Helmlberger
Fire Marshal
Midwest City Fire Department

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January 15th, 2020

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

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

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

Mr. Bahreini,

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

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

Observations of violations on January 14th 2020 included but are not limited to:

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

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

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

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

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

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

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

Respectfully,

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

Duane Helmberger
Fire Marshal
Midwest City Fire Department

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January 17th, 2020

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

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

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

Mr. Bahreini,

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

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

Authority:

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

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

Section 109.1 states:

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

Furthermore, *Section 109.2* states:

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

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such hazardous conditions.

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

IFC Section 109.3.2 Compliance with orders and notices which states:

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

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

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

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

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

Many violations have not been complied with since 2016.

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

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

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

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

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

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

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

Other observed violations:

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

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

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

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

- IFC Section 906 – *Portable Fire Extinguishers*

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

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

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

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

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

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

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

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

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

Many violations have not been complied with since 2016.

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

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

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

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

Other observed violations:

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

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

- IFC Chapter 7 – Fire and Smoke Protection Features

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

- IFC Section 906 – *Portable Fire Extinguishers*

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

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

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

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

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

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

Respectfully,

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

Duane Helmberger
Fire Marshal
Midwest City Fire Department

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January 17th, 2020

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

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

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

Mr. Bahreini,

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

Respectfully,

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

Duane Helmberger
Fire Marshal
Midwest City Fire Department

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

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dhelmlberger@midwestcityok.org Office: 405-739-1355
www.midwestcityok.org



January 17th, 2020

OGE
inspdesk@oge.com

ONG
slimgas-metrookc@onegas.com

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

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

To Whom It May Concern,

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

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

Email verification of disconnection can be sent to dhelmlberger@midwestcityok.org for documentation purposes.

Respectfully,

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

Duane Helmlberger
Fire Marshal
Midwest City Fire Department

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

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May 25, 2021

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

Mr. Shelton, Attorney
3133 NW 63rd Street
Oklahoma City, OK 73112

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

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

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

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

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

Respectfully,

Duane Helmlberger
Fire Marshal
Midwest City Fire Department

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

Accepted: _____ Rejected: _____
Signature of Owner Signature of Owner

Date: _____

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

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EXHIBIT 7

CODE VIOLATION REPORTS

Midwest City Fire Department

Occupancy: **Heritage Park Mall**

Occupancy ID: **6801ERENOB**

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

Inspection Type: **Annual**

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

Time In: **08:45**

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

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

Time Out: **10:30**

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



Form: Inspection Form

Inspection Description:

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

Inspection Topics:

Inspection Type

Annual

Annual Inspection

Status: Note Only

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

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

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

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



Certificate of Occupancy

Certificate of Occupancy Inspection

Status:

Notes:

Complaint

Complaint Inspection

Status:

Notes:

Construction Inspection

Inspection Notes:

Status:

Notes:

Consultation

Consultation Inspection

Status:

Notes:

Building Services/Housekeeping

Address Identification - Section 505.1 IFC (2015)

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

Status: YES

Notes: Building address located above entry doors.

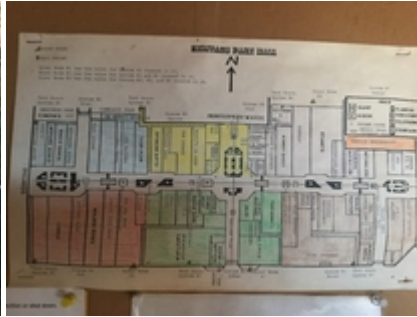


Fire Protection and Utility Equipment Signage - Section 509 IFC (2015)

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

Status: YES

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



Knox Box (If present)

Occupancy keys present in Knox Box

Status: VIOLATION

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

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

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

Status: Note Only

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



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

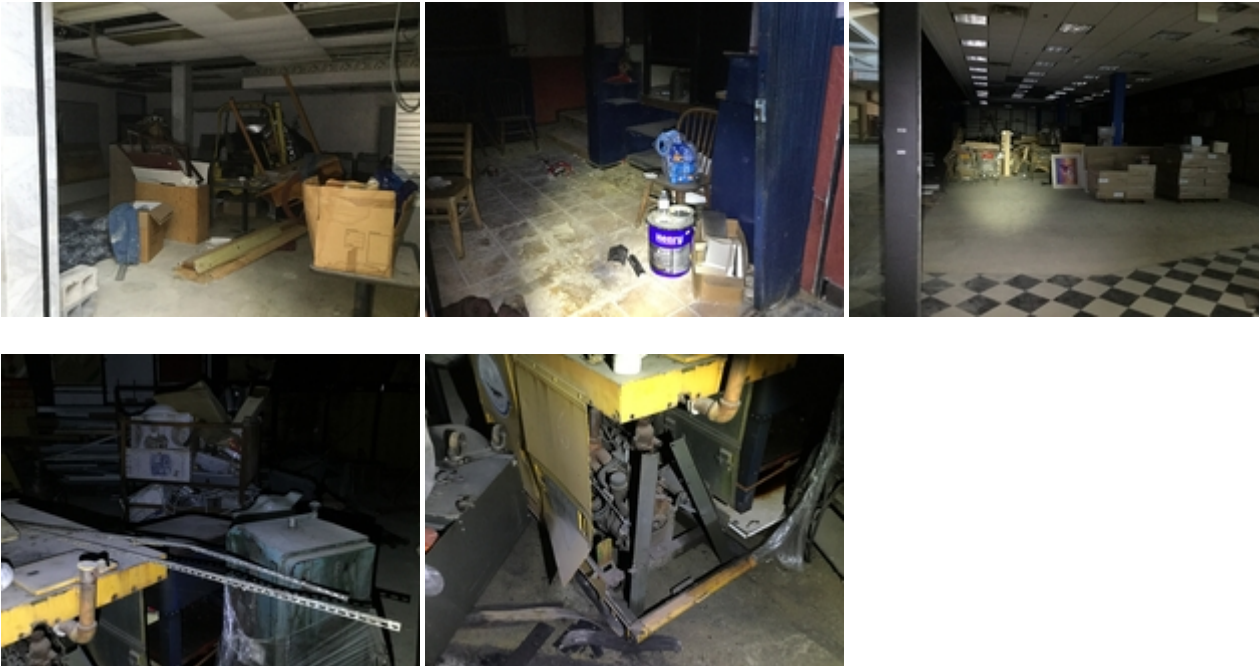
Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

Status: VIOLATION

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

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

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



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

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

Status: VIOLATION

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

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

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

Status: NOT APPLICABLE

Notes: No storage was observed close to the ceilings.

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

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

Status: Note Only

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

Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

Status:

Notes:

Maintenance of Exitways

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

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

Status: Note Only

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

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



Means of Egress Illumination - Section 1008 IFC (2015)

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

Status: VIOLATION

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

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



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

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

Status: Note Only

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

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

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

Status:

Notes:

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

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

Status:

Notes:

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

Status:

Notes:

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

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

Status:

Notes:

Hazardous Materials

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

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

Status: Note Only

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

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

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

Status: Note Only

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

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

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

Status: Note Only

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

Site Properly Placarded in accordance with NFPA 704

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

Status:

Notes:

Fire Alarm and Detection System

Inspection, testing and maintenance - Section 907.8.5 (IFC)

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

Status: VIOLATION

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

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

Sprinkler System

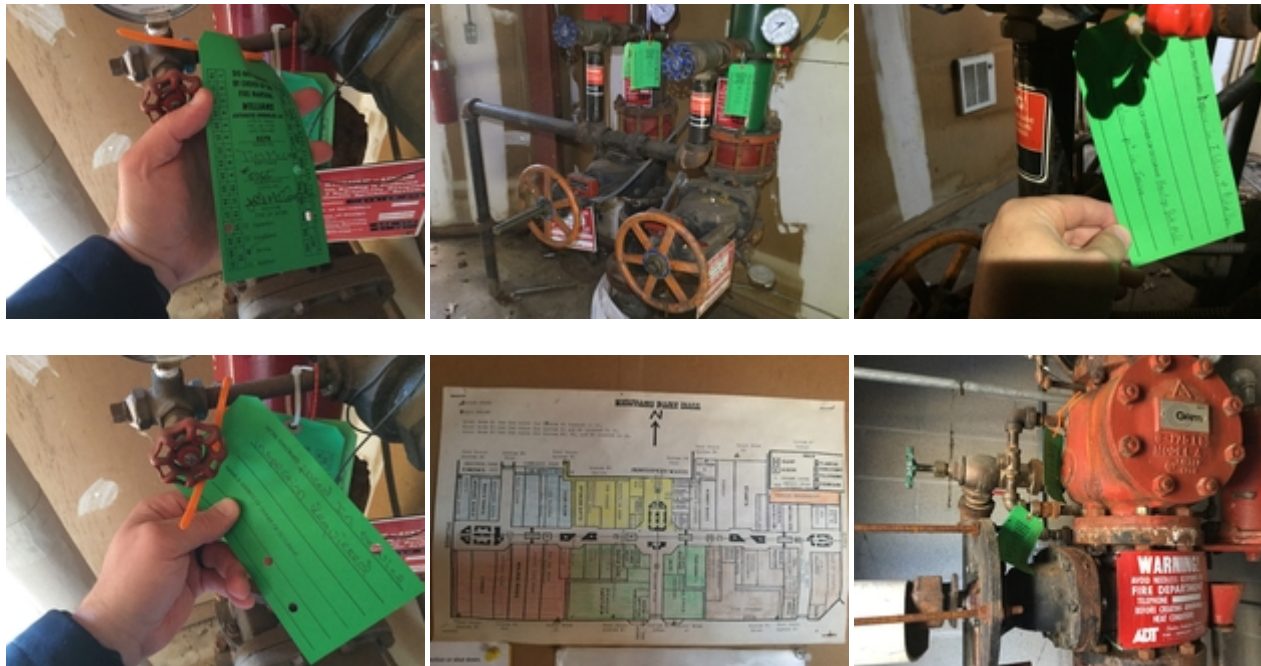
Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

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

Status: VIOLATION

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

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



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

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

Status: VIOLATION

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



Sprinklers - Section 5.2.1 (NFPA 25, 2014)

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

Status: Note Only

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



Fire Sprinkler Riser Clearance - Section 901.4.6

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

Status: YES

Notes:

Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

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

Status: VIOLATION

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

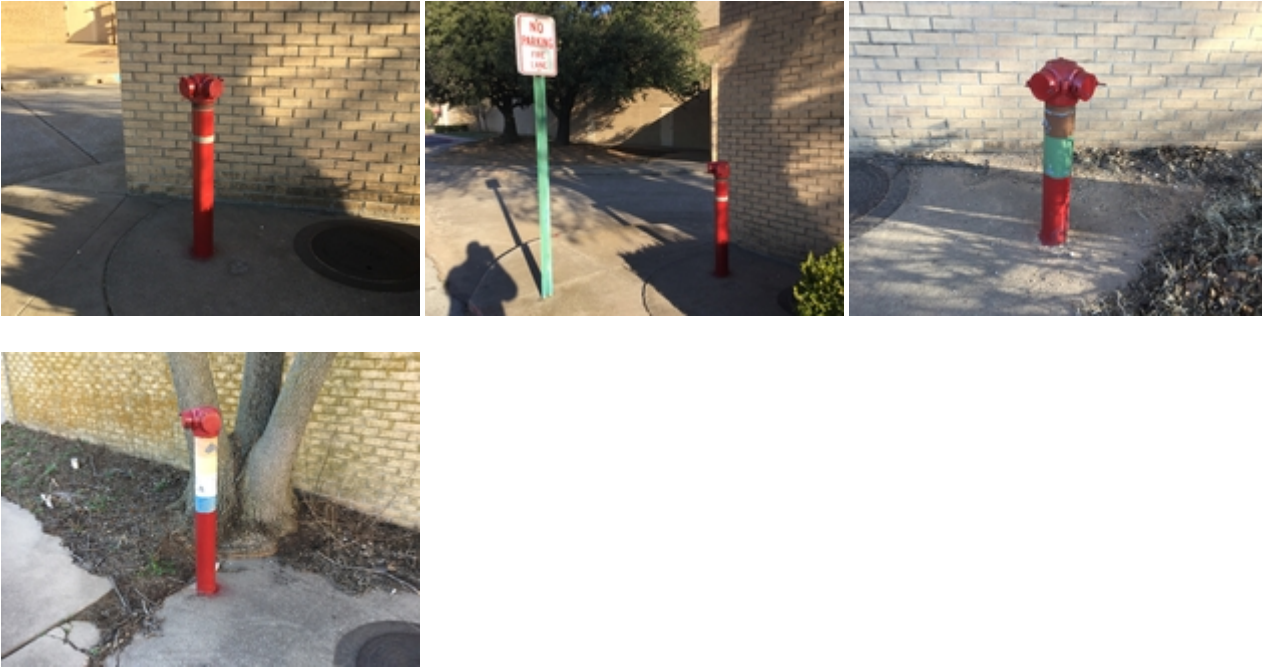


Fire Department Connections - Section 13.7 (NFPA 25, 2014)

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

Status: YES

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



Cooking Suppression and Hood Systems

Extinguishing System Service - Section 904.12.6.2 (IFC)

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

Status: NOT APPLICABLE

Notes:

Commercial Kitchen Hoods - Section 609 (IFC)

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

Status: NOT APPLICABLE

Notes:

Commercial cooking system - Section 904.12 (IFC)

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

Status: NOT APPLICABLE

Notes:

Fire Extinguishers

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

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

Status: YES

Notes:

Unobstructed and unobscured - Section 906.6 (IFC)

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

Status: YES

Notes:

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

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

Status: VIOLATION

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



Compartmentation

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

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

Status: VIOLATION

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



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

Pay close attention to rated structures.

Status: VIOLATION

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

Operating Features

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

Status:

Notes:

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

IFC requires fire drills in all occupancies

Status:

Notes:

Other Observations

Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

Status: VIOLATION

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

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

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

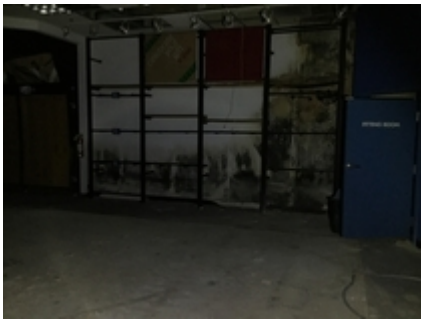
The overall condition of the occupancy formerly known as A to Z and the potential health and air quality observed in conjunction with the observed deterioration of the space constitutes this facility to be deemed unsafe. The report is being referred to the building department for hazard mitigation and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

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

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

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





Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
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Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 105 minutes
Total Time: 105 minutes

Summary:

Overall Result: Failed

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

Inspector:

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

Representative Signature:

Signature

Date

Midwest City Fire Department

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



Form: Inspection Form

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

Inspection Description:

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

Inspection Topics:

Inspection Type

Annual

Annual Inspection

Status: YES

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

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

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



Certificate of Occupancy

Certificate of Occupancy Inspection

Status:

Notes:

Complaint

Complaint Inspection

Status:

Notes:

Construction Inspection

Inspection Notes:

Status:

Notes:

Consultation

Consultation Inspection

Status:

Notes:

Building Services/Housekeeping

Address Identification - Section 505.1 IFC (2015)

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

Status: YES

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

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

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

Status: YES

Notes: The fire sprinkler riser room is properly marked.



Knox Box (If present)

Occupancy keys present in Knox Box

Status: Note Only

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

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

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

Status: Note Only

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

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

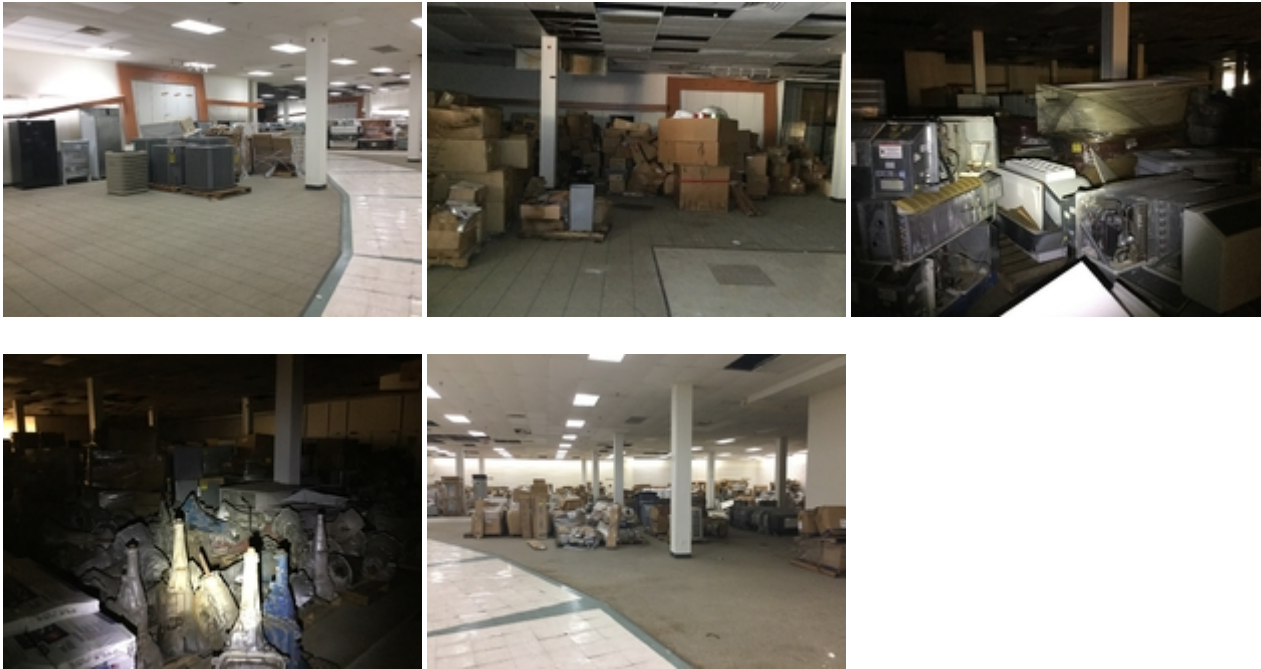
Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

Status: Note Only

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

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

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



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

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

Status:

Notes:

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

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

Status:

Notes:

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

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

Status: Note Only

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

Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

Status: NOT APPLICABLE

Notes:

Maintenance of Exitways

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

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

Status: VIOLATION

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

Means of Egress Illumination - Section 1008 IFC (2015)

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

Status: VIOLATION

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



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

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

Status: YES

Notes:

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

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

Status:

Notes:

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

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

Status:

Notes:

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

Status:

Notes:

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

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

Status:

Notes:

Hazardous Materials

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

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

Status: VIOLATION

Notes: See note for Chapter 50 requirements below.

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

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

Status:

Notes:

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

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

Status: VIOLATION

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

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

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

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

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

IFC 5004.3.1 System Requirements: (Ventilation)

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

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



Site Properly Placarded in accordance with NFPA 704

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

Status: VIOLATION

Notes: No NFPA 704 placards observed at facility.

Fire Alarm and Detection System

Inspection, testing and maintenance - Section 907.8.5 (IFC)

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

Status: VIOLATION

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

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

Sprinkler System

Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

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

Status: VIOLATION

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

This fire sprinkler riser is in violation of IFC Section 901.6 Inspection, testing and maintenance which reads: Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.



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

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

Status: VIOLATION

Notes: The indicating valve located on the exterior wall to the fire sprinkler riser room was observed as broken. No visible indication was observed through the site glass on the valve.



Sprinklers - Section 5.2.1 (NFPA 25, 2014)

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

Status: YES

Notes:

Fire Sprinkler Riser Clearance - Section 901.4.6

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

Status: YES

Notes:

Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

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

Status: VIOLATION

Notes: The ceiling tiles throughout 6777 E Reno were observed missing. With the ceiling not currently maintained as originally installed escutcheons cannot be corrected. The system is not currently in its listed and approved original design.



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

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

Status: YES

Notes:



Cooking Suppression and Hood Systems

Extinguishing System Service - Section 904.12.6.2 (IFC)

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

Status: NOT APPLICABLE

Notes:

Commercial Kitchen Hoods - Section 609 (IFC)

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

Status: NOT APPLICABLE

Notes:

Commercial cooking system - Section 904.12 (IFC)

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

Status: NOT APPLICABLE

Notes:

Fire Extinguishers

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

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

Status: VIOLATION

Notes: No fire extinguishers were observed at this facility. Fire extinguishers are required in accordance with IFC Section 906.

Unobstructed and unobscured - Section 906.6 (IFC)

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

Status:

Notes:

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

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

Status: VIOLATION

Notes: See previous note - None installed

Compartmentation

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

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

Status: VIOLATION

Notes: Ceilings tiles missing throughout facility. Ceilings are required to be maintained as originally installed.



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

Pay close attention to rated structures.

Status:

Notes:

Operating Features

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

Status:

Notes:

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

IFC requires fire drills in all occupancies

Status:

Notes:

Other Observations

Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

Status: Note Only

Notes: Vehicles were observed in the repair garage area. Batteries have been removed from vehicles. Fuel levels were not inspected.



Additional Time Spent on Inspection:

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

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 120 minutes

Total Time: 120 minutes

Summary:

Overall Result: Correction Notice Issued

Inspector Notes: No certificate of occupancy has been issued for the current use of this facility. Hazards and violations are still present.

Inspector:

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

Midwest City Fire Department

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



Inspection Type: **Annual**
Inspection Date: **1/14/2020** By: **Helmberger, Duane C (F-267)**
Time In: **09:00** Time Out: **12:00**
Authorized Date: **01/17/2020** By: **Helmberger, Duane C (F-267)**

Form: Inspection Form

Inspection Description:

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

Inspection Topics:

Inspection Type

Annual

Annual Inspection

Status: Yes

Notes: Mr. Bahreini,

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

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

Authority:

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

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

Section 109.1 states:

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

Furthermore, Section 109.2 states:

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

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

IFC Section 109.3.2 Compliance with orders and notices which states:

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

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

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

This facility has not received the required certificate of occupancy for the current use of the building. 6777 E Reno Avenue was originally permitted as an mercantile occupancy. This occupancy has changed and the facility is being utilized as a storage "S" facility in accordance with Chapter 2 of the International Fire Code (IFC). Storage facilities are required to be maintained in accordance with all sections of the IFC. The building is housing miscellaneous items as observed from multiple inspections and site visits. The presence of materials in the facility constitutes it as a storage facility. Although this facility is primarily un-occupied by actual tenants, the space is still housing multiple items. In order to legally store these items in the facility all violations must be corrected and a Certificate of Occupancy be issued for the building. An application has been completed for the certificate of occupancy however, no inspections have been scheduled.

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

Many violations have not been complied with since 2016.

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

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

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

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

Other observed violations:

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

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

- IFC Chapter 7 – Fire and Smoke Protection Features

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

- IFC Section 906 – Portable Fire Extinguishers

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

- IFC Section 1031 – Maintenance of the means of egress

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

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

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

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

Multiple photographs of this occupancy were taken during this inspection. These photos are too numerous to include on this report. All violations have photographs available.

Certificate of Occupancy

Certificate of Occupancy Inspection

Status:

Notes:

Complaint

Complaint Inspection

Status:

Notes:

Construction Inspection

Inspection Notes:

Status:

Notes:

Consultation

Consultation Inspection

Status:

Notes:

Building Services/Housekeeping

Address Identification - Section 505.1 IFC (2015)

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

Status: Yes

Notes:

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

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

Status: Yes

Notes:

Knox Box (If present)

Occupancy keys present in Knox Box

Status:

Notes:

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

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

Status: Yes

Notes:

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

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

Status:

Notes:

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

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

Status: Violation

Notes:



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

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

Status:

Notes:

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

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

Status: Violation

Notes:



Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

Status:

Notes:

Maintenance of Exitways

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

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

Status: Violation

Notes:

Means of Egress Illumination - Section 1008 IFC (2015)

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

Status: Violation

Notes:

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

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

Status:

Notes:

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

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

Status:

Notes:

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

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

Status:

Notes:

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

Status:

Notes:

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

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

Status:

Notes:

Hazardous Materials

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

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

Status:

Notes:

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

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

Status:

Notes:

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

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

Status:

Notes:

Site Properly Placarded in accordance with NFPA 704

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

Status:

Notes:

Fire Alarm and Detection System

Inspection, testing and maintenance - Section 907.8.5 (IFC)

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

Status: Violation

Notes:

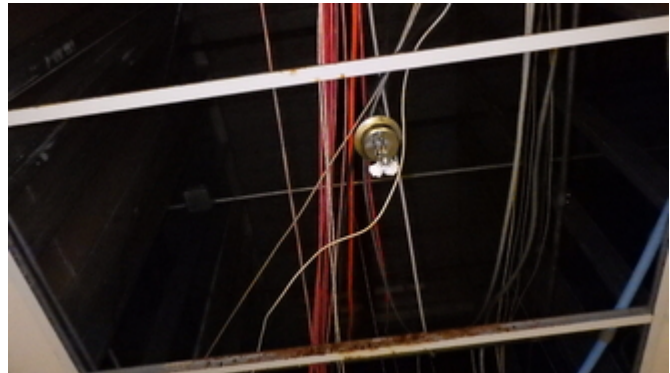
Sprinkler System

Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

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

Status: Violation

Notes: Sprinkler system has not been maintained or serviced. Does not meet any requirements from NFPA 13.



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

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

Status: Violation

Notes:

Sprinklers - Section 5.2.1 (NFPA 25, 2014)

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

Status: Violation

Notes:

Fire Sprinkler Riser Clearance - Section 901.4.6

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

Status: Violation

Notes:

Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

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

Status: Violation

Notes:

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

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

Status: Violation

Notes:

Cooking Suppression and Hood Systems

Extinguishing System Service - Section 904.12.6.2 (IFC)

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

Status:

Notes:

Commercial Kitchen Hoods - Section 609 (IFC)

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

Status:

Notes:

Commercial cooking system - Section 904.12 (IFC)

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

Status:

Notes:

Fire Extinguishers

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

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

Status: Violation

Notes: Extinguishers purchased in 2019. Have not been installed and existing extinguishers have not been removed.



Unobstructed and unobscured - Section 906.6 (IFC)

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

Status: Violation

Notes:

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

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

Status: Violation

Notes:

Compartmentation

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

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

Status: Violation

Notes:

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

Pay close attention to rated structures.

Status: Violation

Notes: Walls damaged throughout facility.



Operating Features

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

Status: No

Notes: No record of fire drills conducted.

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

IFC requires fire drills in all occupancies

Status:

Notes:

Other Observations

Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

Status:

Notes:

Additional Time Spent on Inspection:

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

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 180 minutes

Total Time: 180 minutes

Summary:

Overall Result: Failed

Inspector Notes: Facility owner is required to remove all stored items immediately. Failure to remove items will result in citations being issued in February 2020.

Midwest City Fire Department



Occupancy: **Heritage Park Mall**
Occupancy ID: **6801ERENOB**
Address: **6801 E RENO AVE**
Midwest City OK 73110

Inspection Type: **Annual**
Inspection Date: **1/14/2020** By: **Helmberger, Duane C (F-267)**
Time In: **09:00** Time Out: **12:00**
Authorized Date: **01/17/2020** By: **Helmberger, Duane C (F-267)**

Form: Inspection Form

Inspection Description:

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

Inspection Topics:

Inspection Type

Annual

Annual Inspection

Status: Yes

Notes: Mr. Bahreini,

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

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

Authority:

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

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

Section 109.1 states:

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

Furthermore, Section 109.2 states:

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

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

IFC Section 109.3.2 Compliance with orders and notices which states:

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

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

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

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

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

Many violations have not been complied with since 2016.

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

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

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

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

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

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

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

Other observed violations:

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

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

- IFC Chapter 7 – Fire and Smoke Protection Features

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

- IFC Section 906 – Portable Fire Extinguishers

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

- IFC Section 1031 – Maintenance of the means of egress

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

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

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

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

Multiple photographs taken during this inspection and were not tagged in this written report.





Certificate of Occupancy
Certificate of Occupancy Inspection

Status:

Notes:

Complaint
Complaint Inspection

Status:

Notes:

Construction Inspection

Inspection Notes:

Status:

Notes:

Consultation

Consultation Inspection

Status:

Notes:

Building Services/Housekeeping

Address Identification - Section 505.1 IFC (2015)

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

Status:

Notes:

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

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

Status:

Notes:

Knox Box (If present)

Occupancy keys present in Knox Box

Status:

Notes:

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

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

Status:

Notes:

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

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

Status:

Notes:

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

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

Status: Violation

Notes:

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

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

Status: Violation

Notes:

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

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

Status: Violation

Notes:

Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

Status:

Notes:

Maintenance of Exitways

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

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

Status: Violation

Notes:

Means of Egress Illumination - Section 1008 IFC (2015)

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

Status: Violation

Notes:

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

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

Status:

Notes:

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

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

Status:

Notes:

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

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

Status:

Notes:

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

Status:

Notes:

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

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

Status:

Notes:

Hazardous Materials

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

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

Status:

Notes:

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

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

Status:

Notes:

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

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

Status:

Notes:

Site Properly Placarded in accordance with NFPA 704

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

Status:

Notes:

Fire Alarm and Detection System

Inspection, testing and maintenance - Section 907.8.5 (IFC)

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

Status:

Notes:

Sprinkler System

Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

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

Status: Violation

Notes:

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

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

Status: Violation

Notes:

Sprinklers - Section 5.2.1 (NFPA 25, 2014)

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

Status: Violation

Notes:

Fire Sprinkler Riser Clearance - Section 901.4.6

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

Status: Violation

Notes:

Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

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

Status: Violation

Notes:

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

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

Status: Violation

Notes:

Cooking Suppression and Hood Systems

Extinguishing System Service - Section 904.12.6.2 (IFC)

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

Status:

Notes:

Commercial Kitchen Hoods - Section 609 (IFC)

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

Status:

Notes:

Commercial cooking system - Section 904.12 (IFC)

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

Status:

Notes:

Fire Extinguishers

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

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

Status: Violation

Notes:

Unobstructed and unobscured - Section 906.6 (IFC)

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

Status: Violation

Notes:

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

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

Status: Violation

Notes:

Compartmentation

Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2015)
Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.

Status: Violation

Notes:

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

Pay close attention to rated structures.

Status: Violation

Notes:

Operating Features

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

Status: Violation

Notes:

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

IFC requires fire drills in all occupancies

Status: Violation

Notes:

Other Observations

Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

Status:

Notes:

Additional Time Spent on Inspection:

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

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 180 minutes

Total Time: 180 minutes

Summary:

Overall Result: Failed

Inspector Notes: Facility owner is required to remove all stored material from the facility. If material is not removed citations will be issued in February for all violations not corrected. This building is deemed unsafe in accordance with the International Fire Code.

Inspector:

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



Permit # 21-846/B-21-0649
 Date 4-28-21
 Permit Cost _____

COMMERCIAL BUILDING PERMIT APPLICATION

THE CITY OF MIDWEST CITY, OKLAHOMA

FOR USE REGARDING MULTI-FAMILY, COMMERCIAL, INDUSTRIAL AND AGRICULTURAL APPLICATIONS

Application for permits shall be accompanied by four (4) sets of drawings of the proposed work, drawn to scale, showing floor plans, sections, elevations, structural details, computations, stress diagrams, electrical, plumbing and mechanical plans.

A registered land surveyor must certify all boundary surveys. A registered architect and / or engineer must certify all plans and specifications, except for the following buildings;

1. Duplexes,
2. Apartment buildings not exceeding two (2) stories in height,
3. Warehouse, maintenance, garage or storage buildings not exceeding two (2) stories in height,
4. Hotel, lodge or fraternal buildings not exceeding two (2) stories in height,
5. Farm improvements,
6. Industrial or commercial buildings not exceeding two (2) stories in height,
7. Schools where the reasonable estimated total construction cost of the building, remodeling, or repair does not exceed \$40,000.00,
8. Any other building where the reasonable estimated total cost of construction, Remodeling, or repairing of such building does not exceed \$40,000.00.

A plot plan must be submitted with this application showing to scale the size and location of the property and the dimensions and location of all existing and / or proposed buildings or structures on the property.

Owner: AHMAD BAHREINI / ABABING

Applicant: AHMAD BAHREINI

Address: 7008 NW 16 #1105 OKC OK 73127

Work #: (405) 235-4328 Cell #: (405) 235-4328

EMAIL for applicant: ababing80@gmail.com

I. Location of Building: 6801 E Reno Ave MMC OK 73110 Body of Mall
 (street address)

(legal description)

II. Type of Building: Commercial Industrial Multi-family
 (circle one)

III. Type of Improvement:

Multi-family / No of units - _____	New - _____
Addition - _____	Alteration - _____
Remodeling - <input checked="" type="checkbox"/> _____	Re-locating (Move-in) - _____
Foundation only - _____	Demolition - _____

Sheet Rocks, ceiling tiles, roof repair, floor tiles 6-3-20
Paint, cleanup, Truck Hauling

IV. Proposed Use / Tenant - Office & Retail

V. Estimated Cost \$ 250000
(including electrical, a/c, plumbing, heating, and paving work)

VI. Ownership: Public / Private / FHA / VA / Conv. (circle applicable ones)

VII. (For new building and additions to existing buildings)
A. Principal type of frame: Brick - Wood - _____
Masonry - Steel -
Reinforced Concrete
Other - _____

B. Principal type of sewage disposal: Public or Private System - _____
Individual (septic) - _____

C. Principal type of water supply: Public or Private System - Individual (well)

D. Dimensions: No. of stories - 1
Sq ft. of floor area - 225000
Sq ft. of garage - _____
Sq ft. of other - _____
Total building area - 225000

E. General Description:
Front yard setback - _____ Side yard setback - _____
Rear yard setback - _____ Building height - 45 feet
No. of parking spaces - 1 lot Parking surface - Pavement
Size of lot: _____ wide _____ depth
Area of lot: _____ sq ft. % of lot coverage - 13AC

General Contractor: Name - AHMAD BAKRINI/ABABINC
Address - 7008 NW 10 #405 OKC, OK 73127
Phone (405) 235-4328 Cell (405) 235-4328
E-Mail address - ababinc80@gmail.com

Architect's: Name - _____
Address - _____
Phone - _____ Cell - _____
E-Mail address - _____

Footing / Slab Contractor: Name - _____
Address - _____
Phone - _____ Cell - _____
E-Mail address - _____

I hereby certify that the statements in this application are true and correct to the best of my knowledge and belief. Also, that all work under this permit will comply and conform to the attached plans, specifications and drawings. I further agree to comply with all Midwest City Codes and attached recommendations of the City of Midwest City, Oklahoma.

Applicant's Signature: [Signature] Date: 4/28/21

For MWC's Office Use Only

Public Utilities:

Water

Existing tap and service line – yes / no
Assessment of Bond line – yes / no
Water meter size - _____
of Meters - _____
Fee - _____
Total Paid - _____

Sewer

Existing sewer wye – yes / no
Service line – yes / no
Assessment of Bond line – yes / no
City to tap main – yes / no
Fee - _____
Sewer tie-on fee - _____
Total paid - _____

Is Floodplain Development Permit required? Yes No

Right-of-Way:

1. Approved as all necessary right-of-way has been granted. _____
2. Conditionally approved subject to the granting of right-of-way. _____
3. Right-of-way and other easement have been received. _____

Current Planner _____
Approved / Disapproved _____
Date _____

Engineering _____
Approved / Disapproved _____
Date _____

Building Official _____
Approved / Disapproved _____
Date _____

Fire Inspector _____
Approved / Disapproved _____
Date _____

Storm Water Management _____
Approved / Disapproved _____
Date _____

Health Inspector _____
Approved / Disapproved _____
Date _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/23/2021

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

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

PRODUCER Daemi Group of Oklahoma Inc. 10798 E 41st Street Tulsa, OK 74146	CONTACT NAME: Ali Daemi		
	PHONE (A/C, No, Ext): 918-663-9500	FAX (A/C, No): 918-663-9511	
E-MAIL ADDRESS:			
INSURED ABAB INC 6777 E. RENO AVE MIDWEST CITY OK 73110	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Scottsdale Insurance Company		41297
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY			RBS0074263	4/10/2021	4/10/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						MED EXP (Any one person)	\$ 5,000	
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						PERSONAL & ADV INJURY	\$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY	<input type="checkbox"/> PRO-JECT	<input type="checkbox"/> LOC				PRODUCTS - COM/PO/AGG	\$ 2,000,000	
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$	
	ANY AUTO						BODILY INJURY (Per person)	\$	
	ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per accident)	\$	
	HIRED AUTOS	<input type="checkbox"/>	<input type="checkbox"/>				PROPERTY DAMAGE (Per accident)	\$	
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR					EACH OCCURRENCE	\$	
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$	
	DED	RETENTION \$						\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS	OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / <input type="checkbox"/> N / <input type="checkbox"/> A					E.L. EACH ACCIDENT	\$	
	if yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE	\$
								E.L. DISEASE - POLICY LIMIT	\$

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

CERTIFICATE HOLDER**CANCELLATION**

CITY OF MIDWEST CITY

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

AUTHORIZED REPRESENTATIVE

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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director
Christine Brakefield, Chief Building Official

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

May 19, 2021

Ahmad Bahreini & ABAB Inc
6777 & 6801 E Reno Ave
Midwest City, OK 73110

Permit Number: B-21-0650 & B-21-0649

Applications received: April 28, 2021

Description of work: Sheetrock, ceiling tiles, roof repairs, floor tiles, paint, clean-up and trash hauling

A remodel permit is not required based on the scope of work listed by the applicant except for roofing repairs, per Section 105.2 (7) of the 2015 International Building Code which exempts items such as painting, tiling, carpeting and similar finish work. Any work exceeding the scope listed by the applicant will be in violation of Section 105.1 of the 2015 International Building Code.

A permit is required for roofing repairs per Section 9-41 of the Midwest City Municipal Code. By code any person or company wishing to engage in the practice of roofing commercial buildings in the city of Midwest City must first register with the city and comply with all regulations set forth in Title 158, Construction Industries Board, Chapter 85, Roofing Contractor Registration Regulation and show proof of minimum insurance requirements to obtain require license. The license and permit must be obtained before work begins. In addition to the license and permit, inspections are required for the roofing repairs.

Work previously done without proper permitting and required inspections is still in violation. This letter is NOT a Certificate of Occupancy, and both addresses referenced above are in violation of Section 9-34.118 of the City of Midwest City Municipal Code and Section 111 of the 2015 International Building Code as they are being used for storage without a Certificate of Occupancy. The applicant lists proposed uses of retail and office on the applications received on April 28, 2021, these uses would also require a Certificate of Occupancy as required by code.

Please contact Community Development at 405-739-1210 if you have any questions.

Thank you,

Christine Brakefield, MPA, CBO
Chief Building Official, Community Development

Midwest City Fire Department

Occupancy: **Storage Facility (Montgomery Wards)**

Occupancy ID: **6777ERENO**

Address: **6777 E RENO AVE**
Midwest City OK 73110

Inspection Type: **Annual**

Inspection Date: **5/20/2021**

Time In: **08:30**

Authorized Date: **05/26/2021**

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

Time Out: **09:15**

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



Form: Inspection Form

Inspection Description:

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

Inspection Topics:

Inspection Type

Annual

Annual Inspection

Status: Observed

Notes: 2021 Annual inspection for the facility formerly known as Montgomery Wards. The address for the facility is 6777 E Reno Avenue.

This facility has been deemed unsafe for human occupancy.

The 2015 International Fire Code (IFC) Section 110.1: If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or order to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

The property owner has been served notice to abate and remove all of the illegally stored items from this facility by July 1 2021. Failure to remove these items will result in this facility being condemned unsafe for human occupancy. Abatement of the violations will be appropriately handled and citations will be issued for all listed violations on this inspection.

It is the property owners responsibility in accordance with IFC Section 109.2 to keep the facility safe for human occupancy.



Certificate of Occupancy

Certificate of Occupancy Inspection

Status: Violation

Notes: There is no certificate of occupancy issued to this facility. This building and its garage and lawn and garden area are being utilized as a storage facility. This is in violation of 2015 International Fire Code (IFC) Section 105.3.3. General photographs of the facility are located below.



Complaint

Complaint Inspection

Status:

Notes:

Construction Inspection

Inspection Notes:

Status:

Notes:

Consultation

Consultation Inspection

Status:

Notes:

Building Services/Housekeeping

Address Identification - Section 505.1 IFC (2015)

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

Status: Observed

Notes:



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

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

Status: Note Only

Notes: The riser room door is labeled for the building. There is no location provided for the required fire alarm. No markings indicating the location of the fire alarm panel.



Knox Box (If present)

Occupancy keys present in Knox Box

Status: Violation

Notes: No knox box located at this facility. Owner has multiple keys.

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

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

Status: Note Only

Notes: Fire lane signs are posted.

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

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

Status: Violation

Notes: Facility is not permitted for storage use.

Majority of facility is providing aisles for storage. Dead end corridors and travel distances are exceeded.

No aisles or egress pathways provided in vehicle storage areas.

Error: Subreport could not be shown

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

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

Status: Violation

Notes: Combustible material creating a fire hazard is located throughout the facility both interior and exterior.



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

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

Status:

Notes:

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

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

Status: Violation

Notes: Electrical panel clearance is not maintained.

Extension cord sticking out of wall.

Wiring splices and open junction boxes located throughout facility. Approved covers on electrical boxes observed missing.

Mr. Bahreini requested to not turn all of the breaker panels in the vehicle storage area on due to concern with the leaks from the ceiling possibly causing an electrical issue with the system. Requested not to turn on all breakers during inspection.



Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

Status:

Notes:

Maintenance of Exitways

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

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

Status: Violation

Notes: Exits throughout facility are secured with sheet metal and locks. Exits are not accessible within building. Doors are blocked, aisles blocked in back storage areas, vehicles blocking egress paths.

Common path of travel and dead-end aisles maximum distance limits are exceeded.



Means of Egress Illumination - Section 1008 IFC (2015)

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

Status: Note Only

Notes: Exit lights on the 1st floor of Montgomery Wards are functioning. Exit lights on second story and in the vehicle storage area are not functioning.



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

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

Status:

Notes:

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

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

Status: Violation

Notes: Emergency exits and escapes paths are blocked and secured that prevent the proper function of the egress points throughout the facility.

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

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

Status:

Notes:

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

Status:

Notes:

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

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

Status:

Notes:

Hazardous Materials

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

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

Status: Violation

Notes: Minimum requirements for the hazardous compressed gas are not being maintained per Chapter 50 of the IFC.

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

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

Status:

Notes:

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

Is proper containment, storage, separation, grounding, ventilation, etc. provided?

Status: Violation

Notes: The exhaust fan in the hazardous material area was not functioning during inspection. Building owner commented that the belt is most likely blown again. The lighting for the area is turned off at all times at the breaker. There is no pathway to the hazardous material room.



Site Properly Placarded in accordance with NFPA 704

Where a significant quantity of hazard exists 704 placarding shall be provided.

Status: Note Only

Notes: Placard was observed on exterior of building and the door leading to the hazardous materials.



Fire Alarm and Detection System

Inspection, testing and maintenance - Section 907.8.5 (IFC)

(1)The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. (2) Fire alarm system to be tested and serviced annually in accordance with Chapter 14 (NFPA 10, (2013))

Status: Violation

Notes: There is no active fire alarm at 6777 E Reno. The fire suppression system is currently not being monitored. Mr. Bahreini stated that he has done nothing to for this system and that is exactly how it always has been.

Sprinkler System

Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

Sprinkler systems are required to be tested annually in accordance with NFPA 13 and NFPA 25.

Status: Violation

Notes: The fire sprinkler system was not able to be accessed. Mr. Bahreini could not get the riser room door open to inspect. He stated it is in the same condition it was in last time I saw it. The main drain was open to keep water flowing out of the building due to concern for the pipes freezing. This has been running since February on a constant stream. The system has not been green tagged and is not functioning as required for a facility this size. It is not protecting the hazards located within. Ceiling tiles are missing throughout the property. This causes the fire sprinkler system to not function as designed and installed and violates the listing and approval of the system in the past. The system has not functioned correctly or been active since inspections of this property dating back to 2015.



Sprinkler Valves: Accessible and Open - Chapter 13 (NFPA 25, 2014)

Sprinkler valves are required to be accessible and open when the system is in service.

Status: Violation

Notes: The sprinkler system and valves are not accessible. The door is secured and could not be opened by the building owner.

Sprinklers - Section 5.2.1 (NFPA 25, 2014)

(1) Sprinkler shall be inspected from the floor level annually. - 5.2.1.1 (NFPA 25) (2) Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation. - 5.2.1.1.1 (NFPA 25)

Status: Violation

Notes: Sprinklers throughout the facility were observed with obstructions and loaded debris. Sprinklers are not being maintained as originally designed.

Fire Sprinkler Riser Clearance - Section 901.4.6

Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment. Rooms shall be provided with a door and an unobstructed passageway large enough to allow removal of the largest piece of equipment.

Status:

Notes:

Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced if found missing during the inspection.

Status: Violation

Notes: Escutcheons are missing throughout as well as ceiling tiles that would hold them in place.



Fire Department Connections - Section 13.7 (NFPA 25, 2014)

Required to maintain a 5' radius from the center of the Fire Department Connection. Obstructing and or blocking the Fire Department Connection is in violation of Sec. 15-20 of the adopted Midwest City Ordinances. Knox caps or closed caps required on all FDCs.

Status: Violation

Notes: The FDC for this property was obstructed by brush and tree overgrowth. Hydrants around the property are also not maintained clear of obstructions.



Cooking Suppression and Hood Systems

Extinguishing System Service - Section 904.12.6.2 (IFC)

Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion - 904.12.6.2 (IFC)

Status:

Notes:

Commercial Kitchen Hoods - Section 609 (IFC)

(1) High-volume cooking operations, such as 24-hour cooking, charbroiling or wok cooking shall be inspected every 3 months. (2) Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers shall be inspected every 12 months. (3) Cooking operations utilizing solid fuel-burning cooking appliances shall be inspected every month. (4) All other cooking operations shall be inspected every 6 months. - Table 609.3.3.1 (5) Grease accumulation - If during the inspection it is found that hoods, grease removal devices, fans, ducts, or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IFECA C 10.

Status:

Notes:

Commercial cooking system - Section 904.12 (IFC)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. These systems shall be tested in accordance with UL 300.

Status:

Notes:

Fire Extinguishers

Portable Fire Extinguishers: General Requirements - Section 906 (IFC)

(1) Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 (1) (2) Within 30 feet of cooking of commercial cooking equipment. - 906.1 (2) (3) In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 (3) (4) Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 (5) 75 feet total travel distance - Table 906.3(1)

Status: Note Only

Notes: New fire extinguishers are installed in the facility. No purchase date observed. Owner stated he would need to get them inspected in October. This information could not be verified.



Unobstructed and unobscured - Section 906.6 (IFC)

(1) Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. (2) Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 (3) The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

Status:

Notes:

Extinguisher Maintenance - Section 7.3 (NFPA 10, (2013))

(1) Fire extinguishers shall be internally examined at intervals not exceeding those specified in Table 7.3.3.1. (NFPA 10) (2) Dry chemical - annually, Wetting agent - annually - Table 7.3.3.1 (NFPA 10)

Status:

Notes:

Compartmentation

Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2015)

Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.

Status: Violation

Notes: Ceilings throughout the facility are not maintained. They are missing throughout, leaks from the roof were observed in certain areas (2nd floor and vehicle storage). This has a direct effect on the sprinkler system and it being properly installed per NFPA 13.



Horizontal Separation: Walls and barriers appear to be enclosed and or sealed. Section 703 IFC (2015)

Pay close attention to rated structures.

Status: Violation

Notes: Holes in walls were observed throughout. Some from water leaks others some type of physical damage. Unknown to all the causes. Photos indicate multiple problem areas within the facility.



Operating Features

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

Status:

Notes:

Fire Drills Initiation: Manual pull, smoke detector, hood system, or fire drill option found on alarm panel

IFC requires fire drills in all occupancies

Status:

Notes:

Other Observations

Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

Status: Violation

Notes: Mold and mildew was observed and could be smelled throughout facility. It is unknown the health and safety risk of the mold observed. A health study needs to be conducted on the mold that is located in this facility by a licensed professional. - IFC Section 110 Unsafe Building

Rust observed on structural members in the ceiling. All observations were taken from ground level. These structural members need to be evaluated by a licensed professional to verify that the members are structurally sound. - IFC Section 110 Unsafe Building



Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 45 minutes

Total Time: 45 minutes

Summary:

Overall Result: Failed

Inspector Notes: The 2015 International Fire Code (IFC) Section 110.1: If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or order to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.
The property owner has been served notice to abate and remove all of the illegally stored items from this facility by July 1 2021. Failure to remove these items will result in this facility being condemned unsafe for human occupancy. Abatement of the violations will be appropriately handled and citations will be issued for all listed violations on this inspection. It is the property owners responsibility in accordance with IFC Section 109.2 to keep the facility safe for human occupancy.

Inspector:

Name: Helmberger, Duane C
Work Phone(s): 405-739-1355
Email(s): aduncan@midwestcityok.org, dhelmberger@midwestcityok.org

Representative Signature:

Signature

Date

Midwest City Fire Department



Occupancy: **Heritage Park Mall**
Occupancy ID: **6801ERENOB**
Address: **6801 E RENO AVE**
Midwest City OK 73110

Inspection Type: **Annual**

Inspection Date: **5/20/2021**

Time In: **09:15**

Authorized Date: **05/26/2021**

By: **Helmberger, Duane C (F-267)**

Time Out: **10:00**

By: **Helmberger, Duane C (F-267)**

Form: Inspection Form

Inspection Description:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2015 International Fire Code (IFC), the 2015 International Building Code (IBC), and the National Fire Codes. Items not addressed in the following inspection are still enforceable by the above mentioned Codes and Ordinances.
General Authority and Responsibilities - Section 104.1 IFC (2015)

Inspection Topics:

Inspection Type

Annual

Annual Inspection

Status: Observed

Notes: 2021 Annual inspection for the facility formerly known as Montgomery Wards. The address for the facility is 6777 E Reno Avenue.

This facility has been deemed unsafe for human occupancy.

The 2015 International Fire Code (IFC) Section 110.1: If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or order to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

The property owner has been served notice to abate and remove all of the illegally stored items from this facility by July 1 2021. Failure to remove these items will result in this facility being condemned unsafe for human occupancy. Abatement of the violations will be appropriately handled and citations will be issued for all listed violations on this inspection.

It is the property owners responsibility in accordance with IFC Section 109.2 to keep the facility safe for human occupancy.



Certificate of Occupancy

Certificate of Occupancy Inspection

Status: Violation

Notes: There is no certificate of occupancy issued to this facility. The use of the facility as a storage facility is illegal. The building is not vacant per Section 311 of the 2015 International Fire Code (IFC). This is in violation of IFC Section 105.3.3



Complaint

Complaint Inspection

Status:

Notes:

Construction Inspection

Inspection Notes:

Status:

Notes:

Consultation

Consultation Inspection

Status:

Notes:

Building Services/Housekeeping

Address Identification - Section 505.1 IFC (2015)

All building shall have a posted address. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. These numbers shall be posted high enough so as not to be obstructed in a position that is visible from the street or road fronting the property.

Status: Observed

Notes: The facility address is located at the South Entrance.

Fire Protection and Utility Equipment Signage - Section 509 IFC (2015)

Exterior suppression rooms to be labeled with buildings numerical address and "Fire Sprinkler Riser" or "Sprinkler Riser Room". Buildings Numerical address to be centered at the top of the door. Numerical lettering to be a minimum of 4". "Fire Sprinkler Riser" or "Sprinkler Riser Room" to be a minimum of 7" x 10" engineered grade reflective aluminum, white lettering on a red background with a white stripe around the edge. Utility spaces and FACP locations also required to have similar signage. Riser locations that do not have direct access to the exterior are required to have signage on nearest exterior door.

Status: Violation

Notes: Fire riser doors are semi-marked. However these doors are overgrown and not easily noticeable from the drive.



Knox Box (If present)

Occupancy keys present in Knox Box

Status: Note Only

Notes: No Knox Box is installed at this facility. Owner has multiple keys for the building doors.

Fire Apparatus Access Roads (Lanes) - Section 503.2.1 IFC (2015)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire lanes shall extend to within 150 of all portions of the facility and shall be posted or marked FIRE LANE-NO PARKING every 30'. This shall be maintained clean and legible.

Status: Observed

Notes: Fire lane signs are installed.

General Storage: Storage in buildings - Section 315.3 IFC (2015)

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

Status: Violation

Notes: Storage is not orderly or stacked. Piles are located throughout the facility in many different locations.



Premises: Waste accumulation prohibited - Section 304.1 IFC (2015)

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

Status: Violation

Notes: Piles of waste material were observed throughout the facility.



General Storage: Ceiling clearance - Section 315.3.1 IFC (2015)

Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas of buildings or not less than 18 inches below sprinkler head deflectors in sprinklered areas of buildings.

Status:

Notes:

Electrical Equipment, Wiring and Hazards - Section 605 IFC (2015)

(1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. Section 605.1 IFC (2015) (2) A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Section 605.3 IFC (2015) (3) Multiple adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited. Section 605.4 IFC (2015) (4) Extension cords and flexible cords shall not be a substitute for permanent wiring. Section 605.5 IFC (2015) (5) Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. Section 605.6 IFC (2015)

Status: Violation

Notes: Ceilings are missing throughout the facility. Wires are exposed. Unknown the condition of the electrical system throughout the facility. Leaks found throughout the building. This creates a health and safety risk due to the unknown condition of the electrical system.



Occupant Load Designator

Occupant load designator posted for all assembly occupancies.

Status:

Notes:

Maintenance of Exitways

Maintenance of the Means of Egress: Reliability - Section 1031 IFC (2015)

1031.2 Required exit accesses, exits, and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. 1031.3 A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

Status: Violation

Notes: Exit doors have been secured shut with plywood and metal. They are kept locked at all times. All doors have been sealed and secured shut. Riser room doors have screws holding them closed. Access is not reliable for any required exits.



Means of Egress Illumination - Section 1008 IFC (2015)

Where required by code exit and emergency light shall function properly.

Status: Violation

Notes: No exit lighting was observed functioning during the inspections.

Means of Egress (Stairway) - 315.3.2 IFC (2015)

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

Status:

Notes:

Emergency escape and rescue openings - Sections 1031.7 & 1010.1.9 IFC (2015)

Door hardware shall not be locked in a manner that prevents function of the exit. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. (No chains, bolts, bars, etc. impeding egress)

Status: Violation

Notes: Emergency escapes and rescue openings were observed permanently locked.

Enclosures under interior and exterior stairways - Sections 1011.7.3 & 1011.7.4 IFC (2015)

The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-Hour fire-resistance - rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure. No penetrations through stairwells other than systems that serve that associated space.

Status:

Notes:

Exit Doors/Self Closing Devices: Functioning properly

All doors shall open and close (where required) properly

Status:

Notes:

Fire Doors and smoke barrier doors - Sections 703.2-703.2.3 IFC (2015)

Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Doors to be closed unless held open by approved hold-open devices.

Status:

Notes:

Hazardous Materials

Compressed Gas: Properly stored and handled - Section 5304 IFC (2015)

All compressed gasses shall be secured to prevent falling. Incompatible gasses shall be stored separately.

Status:

Notes:

Flammable Liquids: Properly stored and handled - Section 5704 IFC (2015)

Storage of gasoline (IA) shall be limited to 30 gal. Increased 100% with an approved storage cabinet. Increased 100% with a sprinkler system. IB/IC is limited to 120 gal. Combination of the IA,IB, IC is 120 gal.

Status:

Notes:

Hazardous Materials: Properly stored and handled - Chapter 50 IFC (2015)

Is proper containment, storage, separation, grounding, ventilation, etc. provided?

Status: Violation

Notes: The quantity of hazardous materials is unknown. No records are provided of stored materials. Barrels, buckets, cans, tires, car parts and other miscellaneous items were observed.



Site Properly Placarded in accordance with NFPA 704

Where a significant quantity of hazard exists 704 placarding shall be provided.

Status:

Notes:

Fire Alarm and Detection System

Inspection, testing and maintenance - Section 907.8.5 (IFC)

(1)The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. (2) Fire alarm system to be tested and serviced annually in accordance with Chapter 14 (NFPA 10, (2013))

Status: Violation

Notes: No fire alarm is active at this facility. The fire suppression systems are not being monitored as required per the IFC.



Sprinkler System

Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

Sprinkler systems are required to be tested annually in accordance with NFPA 13 and NFPA 25.

Status: Violation

Notes: The sprinkler systems were observed in the off position. A main line disconnected in February and flooded the facility. The system has not been repaired and is off. The ceiling tiles are missing throughout the facility rendering the fire suppression system unable to function as originally designed.



Sprinkler Valves: Accessible and Open - Chapter 13 (NFPA 25, 2014)

Sprinkler valves are required to be accessible and open when the system is in service.

Status:

Notes:

Sprinklers - Section 5.2.1 (NFPA 25, 2014)

(1) Sprinkler shall be inspected from the floor level annually. - 5.2.1.1 (NFPA 25) (2) Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation. - 5.2.1.1.1 (NFPA 25)

Status: Violation

Notes: Sprinklers inside the facility were observed in a multitude of differing states of operation. Some are covered in tape and paper, others are obstructed and loaded with debris, some appear to be in operating condition. All sprinklers are required to be maintained as originally installed.



Fire Sprinkler Riser Clearance - Section 901.4.6

Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment. Rooms shall be provided with a door and an unobstructed passageway large enough to allow removal of the largest piece of equipment.

Status:

Notes:

Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced if found missing during the inspection.

Status: Violation

Notes: Escutcheons are not maintained throughout the facility. Ceiling tiles are missing in multiple locations.

Fire Department Connections - Section 13.7 (NFPA 25, 2014)

Required to maintain a 5' radius from the center of the Fire Department Connection. Obstructing and or blocking the Fire Department Connection is in violation of Sec. 15-20 of the adopted Midwest City Ordinances. Knox caps or closed caps required on all FDCs.

Status: Violation

Notes: The FDC and fire hydrants are not visible. They are overgrown.



Cooking Suppression and Hood Systems

Extinguishing System Service - Section 904.12.6.2 (IFC)

Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion - 904.12.6.2 (IFC)

Status:

Notes:

Commercial Kitchen Hoods - Section 609 (IFC)

(1) High-volume cooking operations, such as 24-hour cooking, charbroiling or wok cooking shall be inspected every 3 months. (2) Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers shall be inspected every 12 months. (3) Cooking operations utilizing solid fuel-burning cooking appliances shall be inspected every month. (4) All other cooking operations shall be inspected every 6 months. - Table 609.3.3.1 (5) Grease accumulation - If during the inspection it is found that hoods, grease removal devices, fans, ducts, or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C 10.

Status:

Notes:

Commercial cooking system - Section 904.12 (IFC)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. These systems shall be tested in accordance with UL 300.

Status:

Notes:

Fire Extinguishers

Portable Fire Extinguishers: General Requirements - Section 906 (IFC)

(1) Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 (1) (2) Within 30 feet of cooking of commercial cooking equipment. - 906.1 (2) (3) In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 (3) (4) Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 (5) 75 feet total travel distance - Table 906.3(1)

Status: Note Only

Notes: New fire extinguishers are installed in the facility. No purchase date observed. Owner stated he would need to get them inspected in October. This information could not be verified.

Unobstructed and unobscured - Section 906.6 (IFC)

(1) Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. (2) Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 (3) The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

Status:

Notes:

Extinguisher Maintenance - Section 7.3 (NFPA 10, (2013))

(1) Fire extinguishers shall be internally examined at intervals not exceeding those specified in Table 7.3.3.1. (NFPA 10) (2) Dry chemical - annually, Wetting agent - annually - Table 7.3.3.1 (NFPA 10)

Status:

Notes:

Compartmentation

Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2015)

Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.

Status: Violation

Notes: Ceilings throughout the facility are not maintained. They are missing throughout, leaks from the roof were observed in certain areas (A-Z). This has a direct effect on the sprinkler system and it being properly installed per NFPA 13.



Horizontal Separation: Walls and barriers appear to be enclosed and or sealed. Section 703 IFC (2015)

Pay close attention to rated structures.

Status: Violation

Notes: Walls observed with damage in multiple locations inside the facility.



Operating Features

Fire Drills: Conducted. Section 403 IFC (2015)

Documentation maintained.

Status:

Notes:

Fire Drills Initiation: Manual pull, smoke detector, hood system, or fire drill option found on alarm panel

IFC requires fire drills in all occupancies

Status:

Notes:

Other Observations

Occupancy Specific Observations

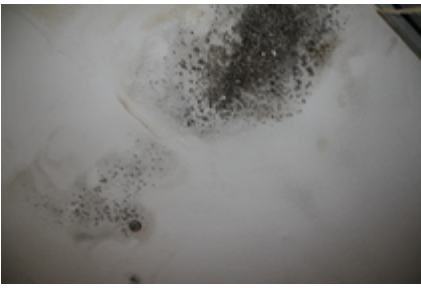
Observations from IFC 2015 and the National Fire Codes.

Status: Violation

Notes: Mold and mildew was observed and could be smelled throughout facility. It is unknown the health and safety risk of the mold observed. A health study needs to be conducted on the mold that is located in this facility by a licensed professional. - IFC Section 110 Unsafe Building

Rust observed on structural members in the ceiling. All observations were taken from ground level. Damage to the wooden structure members also observed These structural members need to be evaluated by a licensed professional to verify that the members are structurally sound. - IFC Section 110 Unsafe Building





Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
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Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 45 minutes

Total Time: 45 minutes

Summary:

Overall Result: Failed

Inspector Notes:

The 2015 International Fire Code (IFC) Section 110.1: If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or order to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

The property owner has been served notice to abate and remove all of the illegally stored items from this facility by July 1 2021. Failure to remove these items will result in this facility being condemned unsafe for human occupancy. Abatement of the violations will be appropriately handled and citations will be issued for all listed violations on this inspection. It is the property owners responsibility in accordance with IFC Section 109.2 to keep the facility safe for human occupancy.

Inspector:

Name: Helmberger, Duane C
Work Phone(s): 405-739-1355
Email(s): aduncan@midwestcityok.org, dhelmberger@midwestcityok.org

Representative Signature:

Signature

Date

Case Search

Search found 59 results

#	address	violation	date reported	citation date	mail date	contract date	cleared date	officer	ward	status	view letter
23919	6707 E RENO AVE	Tall Grass & Weeds	2011/5/27	-	2011/5/31	-	2011/6/7		31	closed	view letter
23920	6707 E RENO AVE	Trash and Debris	2011/5/27	-	2011/5/31	-	2011/7/7		31	closed	view letter
23921	6707 E RENO AVE	Graffiti	2011/5/27	-	2011/5/31	-	2011/7/11		31	closed	view letter
23922	6707 E RENO AVE	PM - Accessory Structures	2011/5/27	-	2011/5/31	-	2011/6/13		31	closed	view letter
31512	6707 E RENO AVE	Tall Grass & Weeds	2012/3/29	-	2012/3/30	-	2012/4/9		31	closed	view letter
31515	6707 E RENO AVE	PM - Accessory Structures	2012/3/29	-	2012/3/29	-	2012/4/2		31	closed	view letter
33360	6707 E RENO AVE	Rubbish	2012/5/29	-	2012/5/30	-	2012/6/5		31	closed	view letter
34651	6707 E RENO AVE	Graffiti	2012/7/17	-	2012/7/18	-	2012/7/30		31	closed	view letter
40192	6707 E RENO AVE	Graffiti	2013/3/27	-	2013/4/1	-	2013/4/18		33	closed	view letter
40193	6707 E RENO AVE	Inoperative Vehicle	2013/3/27	-	2013/4/1	-	2013/5/9		33	closed	view letter
40194	6707 E RENO AVE	PM - Open and Unsecure	2013/3/27	-	2013/4/1	-	2013/4/18		33	closed	view letter
40195	6707 E RENO AVE	PM - Accessory Structures	2013/3/27	-	2013/4/1	-	2013/4/18		33	closed	view letter
40847	6707 E RENO AVE	Tall Grass & Weeds	2013/4/23	-	2013/4/24	-	2013/5/8		34	closed	view letter
42135	6707 E RENO AVE	Misc. Violation	2013/6/14	-	-	-	2013/7/31		31	closed	
44788	6707 E RENO AVE	Trash and Debris	2013/9/11	-	2013/9/12	-	2013/9/23		31	closed	view letter
50687	6707 E RENO AVE	PM - Windows and Glazing	2014/7/10	-	2014/7/11	-	2014/8/18		31	closed	view letter
52169	6707 E RENO AVE	Rubbish	2014/9/5	-	2014/9/9	-	2014/10/4		31	closed	view letter
52591	6707 E RENO AVE	Misc. Violation	2014/9/25	-	-	-	2014/9/29		31	closed	
52895	6707 E RENO AVE	Rubbish	2014/10/10	-	2014/10/14	-	2014/11/13		31	closed	view letter
53589	6707 E RENO AVE	Rubbish	2014/11/21	-	2014/11/24	-	2014/12/8		31	closed	view letter
53590	6707 E RENO AVE	PM - General Exterior	2014/11/21	-	2014/11/24	-	2015/1/2		31	closed	view letter
56255	6707 E RENO AVE	Tall Grass & Weeds	2015/4/2	-	2015/4/3	2015/4/17	2015/4/21	Teresa Coplen	31	closed	view letter
56258	6707 E RENO AVE	Trash and Debris	2015/4/2	-	2015/4/3	2015/4/16	2015/4/21	Teresa Coplen	31	closed	view letter

62316	6707 E RENO AVE	PM - Accessory Structures	2015/11/11	-	2015/11/12	-	2015/12/9	Jeff Crutcher	31	closed	view letter
63662	6707 E RENO AVE	PM - Accessory Structures	2016/3/24	2016/7/25	2016/3/28	-	2016/7/28	Jeff Crutcher	31	closed	view letter
63677	6707 E RENO AVE	PM - General Exterior	2016/3/24	2016/7/25	2016/3/28	-	2016/7/28	Jeff Crutcher	31	closed	view letter
63679	6707 E RENO AVE	PM - Exterior Paint	2016/3/24	2016/7/25	2016/3/28	-	2016/7/28	Jeff Crutcher	31	closed	view letter
63992	6707 E RENO AVE	Tall Grass & Weeds	2016/4/5	-	2016/4/6	-	2016/4/25	Bill Pascoe	31	closed	view letter
63993	6707 E RENO AVE	Trash and Debris	2016/4/5	-	2016/4/6	-	2016/4/25	Bill Pascoe	31	closed	view letter
63994	6707 E RENO AVE	Rubbish	2016/4/5	-	2016/4/6	-	2016/4/25	Bill Pascoe	31	closed	view letter
65990	6707 E RENO AVE	Rubbish	2016/6/13	-	2016/6/14	-	2016/6/27	Bill Pascoe	31	closed	view letter
67363	6707 E RENO AVE	Tall Grass & Weeds	2016/8/9	-	-	-	2016/8/10	Bill Pascoe	31	closed	
67367	6707 E RENO AVE	Trash and Debris	2016/8/9	-	-	-	2016/8/10	Bill Pascoe	31	closed	
68967	6707 E RENO AVE	Trim Trees	2016/10/18	-	-	-	2016/11/4	Jeff Crutcher	31	closed	
69295	6707 E RENO AVE	Trash and Debris	2016/11/29	-	2016/11/30	2016/12/19	2016/12/29	Bill Pascoe	31	closed	view letter
69296	6707 E RENO AVE	PM - Accessory Structures	2016/11/29	-	2016/11/30	-	2017/2/1	Jeff Crutcher	31	closed	view letter
69301	6707 E RENO AVE	Rubbish	2016/11/29	-	2016/11/30	2016/12/19	2016/12/29	Bill Pascoe	31	closed	view letter
70070	6707 E RENO AVE	Rubbish	2017/2/14	-	2017/2/15	-	2017/2/27	Bill Pascoe	31	closed	view letter
70223	6707 E RENO AVE	PM - Accessory Structures	2017/2/16	-	2017/2/17	-	2017/3/29	Jeff Crutcher	31	closed	view letter
71476	6707 E RENO AVE	PM - Accessory Structures	2017/3/29	-	2017/3/31	-	2017/5/9	Jeff Crutcher	31	closed	view letter
71505	6707 E RENO AVE	PM - Exterior Paint	2017/3/30	-	2017/3/31	-	2017/5/9	Jeff Crutcher	31	closed	view letter
72361	6707 E RENO AVE	PM - Exterior Paint	2017/5/10	-	2017/5/11	-	2017/6/30	Jeff Crutcher	31	closed	view letter
72414	6707 E RENO AVE	Tall Grass & Weeds	2017/5/12	-	2017/5/18	-	2017/5/31	Bill Pascoe	32	closed	view letter
72415	6707 E RENO AVE	Rubbish	2017/5/12	-	2017/5/18	-	2017/5/31	Bill Pascoe	32	closed	view letter
73092	6707 E RENO AVE	Rubbish	2017/6/21	-	2017/6/22	-	2017/6/28	Bill Pascoe	32	closed	view letter
73224	6707 E RENO AVE	Trash and Debris	2017/6/27	-	2017/6/30	-	2017/9/22	Jeff Crutcher	31	closed	view letter
73981	6707 E RENO AVE	PM - Open and Unsecure	2017/8/8	-	2017/8/9	-	2017/8/21	Jeff Crutcher	31	closed	view letter
73994	6707 E RENO AVE	Misc. Violation	2017/8/8	-	2017/8/9	-	2017/8/21	Jeff Crutcher	31	closed	view letter

<u>78009</u>	6707 E RENO AVE	PM - Accessory Structures	2018/5/3	-	2018/5/4	-	2018/7/12	Jeff Crutcher	31	closed	view letter
<u>79925</u>	6707 E RENO AVE	Tall Grass & Weeds	2018/7/5	-	2018/7/6	-	2018/7/17	Melissa Manos	31	closed	view letter
<u>79929</u>	6707 E RENO AVE	Trash and Debris	2018/7/5	-	2018/7/6	2018/7/26	2018/11/29	Melissa Manos	31	closed	view letter
<u>82943</u>	6707 E RENO AVE	Rubbish	2018/10/16	-	2018/10/17	-	2018/11/14	Jeff Crutcher	31	closed	view letter
<u>84927</u>	6707 E RENO AVE	PM - Accessory Structures	2019/2/20	-	2019/2/21	-	2019/4/3	Jeff Crutcher	31	closed	view letter
<u>84962</u>	6707 E RENO AVE	Trash and Debris	2019/2/21	-	2019/2/22	-	2019/4/16	Jeff Crutcher	31	closed	view letter
<u>86043</u>	6707 E RENO AVE	Tall Grass & Weeds	2019/4/16	-	2019/4/17	-	2019/5/14	Jeff Crutcher	31	closed	view letter
<u>89474</u>	6707 E RENO AVE	Graffiti	2019/8/8	-	2019/8/9	-	2019/8/22	Jeff Crutcher	31	closed	view letter
<u>89574</u>	6707 E RENO AVE	Trash and Debris	2019/8/12	-	-	2019/8/12	-	Jeff Crutcher	31	open	
<u>89576</u>	6707 E RENO AVE	PM - Accessory Structures	2019/8/12	-	2019/8/13	-	-	Jeff Crutcher	31	open	view letter
<u>89577</u>	6707 E RENO AVE	Rubbish	2019/8/12	-	2019/8/13	-	2019/8/22	Jeff Crutcher	31	closed	view letter

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Case Search

Search found 75 results

#	address	violation	date reported	citation date	mail date	contract date	cleared date	officer	ward	status	
8178	6777 E RENO AVE	Inoperative Vehicle	2009/6/9	-	2009/6/10	-	2009/6/23	Jeff Crutcher	31	closed	view letter
8323	6777 E RENO AVE	Tall Grass & Weeds	2009/6/16	-	2009/6/17	2009/6/30	2009/7/6		31	closed	view letter
8324	6777 E RENO AVE	Trash and Debris	2009/6/16	-	2009/6/17	2009/6/30	2009/7/1		31	closed	view letter
8325	6777 E RENO AVE	PM - Accessory Structures	2009/6/16	2009/6/30	2009/6/17	-	2009/7/31		31	closed	view letter
9608	6777 E RENO AVE	Tall Grass & Weeds	2009/8/10	-	2009/8/11	-	2009/8/12	Jeff Crutcher	31	closed	
9879	6777 E RENO AVE	Rubbish	2009/8/19	-	2009/8/21	-	2009/8/26	Jeff Crutcher	31	closed	view letter
15246	6777 E RENO AVE	Tall Grass & Weeds	2010/4/27	-	2010/4/29	-	2010/5/11	Jeff Crutcher	31	closed	view letter
17215	6777 E RENO AVE	Rubbish	2010/7/14	-	2010/7/15	-	2010/7/29	Jeff Crutcher	31	closed	view letter
17216	6777 E RENO AVE	Trash and Debris	2010/7/14	-	2010/7/15	-	2010/7/29	Jeff Crutcher	31	closed	view letter
17700	6777 E RENO AVE	PM - Accessory Structures	2010/7/30	-	2010/8/2	-	2010/9/1		31	closed	view letter
19487	6777 E RENO AVE	Tall Grass & Weeds	2010/10/5	-	-	2010/10/5	2010/10/12	Jeff Crutcher	31	closed	
22315	6777 E RENO AVE	Trash and Debris	2011/4/5	-	2011/4/6	-	2011/4/18	Jeff Crutcher	31	closed	view letter
24036	6777 E RENO AVE	Tall Grass & Weeds	2011/6/2	-	2011/6/3	-	2011/6/7		31	closed	view letter
24037	6777 E RENO AVE	Trash and Debris	2011/6/2	-	2011/6/3	-	2011/7/7		31	closed	view letter
24038	6777 E RENO AVE	PM - Accessory Structures	2011/6/2	-	2011/6/3	-	2011/7/7		31	closed	view letter
31513	6777 E RENO AVE	Tall Grass & Weeds	2012/3/29	-	2012/3/29	-	2012/4/9		31	closed	view letter
31514	6777 E RENO AVE	PM - Accessory Structures	2012/3/29	-	2012/3/29	-	2012/4/2		31	closed	view letter
35085	6777 E RENO AVE	PM - Exterior Paint	2012/8/1	-	2012/9/11	-	2012/10/11		31	closed	view letter
35086	6777 E RENO AVE	PM - Accessory Structures	2012/8/1	-	2012/9/11	-	2012/10/11		31	closed	view letter
39174	6777 E RENO AVE	Zoning - Merchandise For Sale	2013/2/7	-	-	-	2013/2/8		31	closed	
39531	6777 E RENO AVE	Zoning - Merchandise For Sale	2013/2/26	-	-	-	2013/2/27		31	closed	

40189	6777 E RENO AVE	Misc. Violation	2013/3/27	-	2013/4/1	-	2013/4/18		31	closed	view letter
40719	6777 E RENO AVE	Rubbish	2013/4/18	-	2013/4/19	-	2013/4/30		34	closed	view letter
40848	6777 E RENO AVE	Tall Grass & Weeds	2013/4/23	-	2013/4/24	-	2013/5/8		34	closed	view letter
42136	6777 E RENO AVE	Misc. Violation	2013/6/14	-	-	-	2013/7/31		31	closed	
45847	6777 E RENO AVE	Rubbish	2013/11/5	-	2013/11/6	-	2013/11/13		31	closed	view letter
48575	6777 E RENO AVE	Trash and Debris	2014/4/21	-	2014/4/21	-	2014/5/8		31	closed	view letter
49081	6777 E RENO AVE	PM - Accessory Structures	2014/5/7	-	2014/5/7	-	2014/6/6		31	closed	view letter
50688	6777 E RENO AVE	Tall Grass & Weeds	2014/7/10	-	2014/7/11	-	2014/7/30		31	closed	view letter
52894	6777 E RENO AVE	Rubbish	2014/10/10	-	2014/10/14	-	2014/11/13		31	closed	view letter
56263	6777 E RENO AVE	Rubbish	2015/4/2	-	2015/4/3	2015/4/16	2015/4/21	Teresa Coplen	31	closed	view letter
56264	6777 E RENO AVE	Tall Grass & Weeds	2015/4/2	-	2015/4/3	-	2015/4/14	Teresa Coplen	31	closed	view letter
59930	6777 E RENO AVE	Trash and Debris	2015/7/28	-	2015/7/29	-	2015/8/7	Teresa Coplen	31	closed	view letter
62315	6777 E RENO AVE	PM - Accessory Structures	2015/11/11	-	2015/11/12	-	2015/12/9	Jeff Crutcher	31	closed	view letter
62747	6777 E RENO AVE	Misc. Violation	2016/1/7	-	-	-	2016/1/8		34	closed	
63199	6777 E RENO AVE	PM - Windows and Glazing	2016/2/5	-	2016/2/8	-	2016/2/8	Jeff Crutcher	31	closed	view letter
63200	6777 E RENO AVE	PM - Open and Unsecure	2016/2/5	-	2016/2/8	-	2016/2/8	Jeff Crutcher	31	closed	view letter
63663	6777 E RENO AVE	PM - Accessory Structures	2016/3/24	2016/7/25	2016/3/28	-	2016/7/28	Jeff Crutcher	31	closed	view letter
64517	6777 E RENO AVE	PM - Windows and Glazing	2016/4/20	-	2016/4/21	-	2016/6/3	Jeff Crutcher	31	closed	view letter
64519	6777 E RENO AVE	Rubbish	2016/4/20	-	2016/4/21	-	2016/6/3	Jeff Crutcher	31	closed	view letter
65153	6777 E RENO AVE	Tall Grass & Weeds	2016/5/12	-	2016/5/13	-	2016/5/24	Teresa Coplen	31	closed	view letter
65991	6777 E RENO AVE	Rubbish	2016/6/13	-	2016/6/14	-	2016/6/27	Bill Pascoe	31	closed	view letter
67364	6777 E RENO AVE	Tall Grass & Weeds	2016/8/9	-	-	-	2016/8/10	Bill Pascoe	31	closed	
69299	6777 E RENO AVE	PM - Windows and Glazing	2016/11/29	-	2016/11/30	-	2017/3/29	Jeff Crutcher	31	closed	view letter
69302	6777 E RENO AVE	Trash and Debris	2016/11/29	-	2016/11/30	2016/12/19	2016/12/29	Bill Pascoe	41	closed	view letter
69303	6777 E RENO AVE	Rubbish	2016/11/29	-	2016/11/30	2016/12/19	2016/12/29	Bill Pascoe	41	closed	view letter
69304	6777 E RENO AVE	PM - General Exterior	2016/11/29	-	2016/11/30	-	2017/3/29	Jeff Crutcher	31	closed	view letter

70071	6777 E RENO AVE	Rubbish	2017/2/14	-	2017/2/15	-	2017/2/27	Bill Pascoe	31	closed	view letter
70509	6777 E RENO AVE	Rubbish	2017/3/1	-	2017/3/6	-	2017/3/6	Bill Pascoe	32	closed	view letter
71235	6777 E RENO AVE	Rubbish	2017/3/21	-	-	-	2017/3/28	Bill Pascoe	31	closed	
71474	6777 E RENO AVE	PM - Windows and Glazing	2017/3/29	2017/5/9	2017/3/31	-	2017/6/28	Jeff Crutcher	31	closed	view letter
71477	6777 E RENO AVE	PM - General Exterior	2017/3/29	2017/5/9	2017/3/31	-	2017/6/28	Jeff Crutcher	31	closed	view letter
71486	6777 E RENO AVE	PM - Exterior Paint	2017/3/30	2017/5/9	2017/3/31	-	2017/6/28	Jeff Crutcher	31	closed	view letter
71508	6777 E RENO AVE	PM - Accessory Structures	2017/3/30	2017/5/9	2017/3/31	-	2017/6/28	Jeff Crutcher	31	closed	view letter
72318	6777 E RENO AVE	Tall Grass & Weeds	2017/5/8	-	-	-	2017/7/24	Bill Pascoe	31	closed	
72319	6777 E RENO AVE	Rubbish	2017/5/8	-	-	-	2017/5/10	Bill Pascoe	31	closed	
72417	6777 E RENO AVE	Rubbish	2017/5/12	-	2017/5/18	-	2017/5/31	Bill Pascoe	32	closed	view letter
73094	6777 E RENO AVE	Trash and Debris	2017/6/21	-	2017/6/22	-	2017/6/28	Bill Pascoe	32	closed	view letter
73913	6777 E RENO AVE	Litter	2017/8/2	-	-	-	2017/8/8	Bill Pascoe	31	closed	
73990	6777 E RENO AVE	PM - Windows and Glazing	2017/8/8	2017/10/18	2017/8/9	-	2018/2/7	Jeff Crutcher	31	closed	view letter
74015	6777 E RENO AVE	Litter	2017/8/9	-	-	-	2017/9/21	Bill Pascoe	31	closed	view letter
75010	6777 E RENO AVE	PM - Accessory Structures	2017/10/16	-	2017/10/17	-	2017/12/5	Jeff Crutcher	31	closed	view letter
76230	6777 E RENO AVE	Trash and Debris	2018/2/26	-	2018/2/27	-	2018/3/12	Bill Pascoe	32	closed	view letter
78011	6777 E RENO AVE	PM - Accessory Structures	2018/5/3	-	2018/5/4	-	2018/7/12	Jeff Crutcher	31	closed	view letter
79324	6777 E RENO AVE	Trash and Debris	2018/6/7	-	2018/6/8	-	2018/6/21	Bill Pascoe	31	closed	view letter
79325	6777 E RENO AVE	Rubbish	2018/6/7	-	2018/6/8	-	2018/6/25	Bill Pascoe	31	closed	view letter
79923	6777 E RENO AVE	Tall Grass & Weeds	2018/7/5	-	2018/7/6	-	2018/7/11	Elyse Davis	31	closed	view letter
79943	6777 E RENO AVE	Rubbish	2018/7/5	-	2018/7/6	-	2018/7/11	Elyse Davis	31	closed	view letter
82942	6777 E RENO AVE	Rubbish	2018/10/16	-	2018/10/17	-	2018/11/9	Jeff Crutcher	31	closed	view letter
84928	6777 E RENO AVE	PM - Accessory Structures	2019/2/20	-	2019/2/21	-	2019/4/3	Jeff Crutcher	31	closed	view letter
84967	6777 E RENO AVE	Rubbish	2019/2/21	-	2019/2/22	-	2019/4/16	Jeff Crutcher	31	closed	view letter
84971	6777 E RENO AVE	Trash and Debris	2019/2/21	-	2019/2/22	-	2019/4/16	Jeff Crutcher	31	closed	view letter
84972	6777 E RENO AVE	PM - Windows and Glazing	2019/2/21	2019/8/9	2019/2/22	-	-	Jeff Crutcher	31	open	view letter

<u>86044</u>	6777 E RENO AVE	Tall Grass & Weeds	2019/4/16	-	2019/4/17	-	2019/5/14	Jeff Crutcher	31	closed	view letter
<u>89475</u>	6777 E RENO AVE	Trash and Debris	2019/8/8	-	-	2019/8/8	2019/8/12	Jeff Crutcher	31	closed	

[admin page](#)

Case Search

Search found 1 results

#	address	violation	<u>date reported</u>	<u>citation date</u>	<u>mail date</u>	<u>contract date</u>	<u>cleared date</u>	<u>officer</u>	<u>ward status</u>
<u>7866</u>	6801 E. RENO AVE	Inoperative Vehicle	2009/5/22	-	2009/5/26	-	2009/6/8	Jeff Crutcher	32 closed view letter

[admin page](#)

INBOX

PLL Case/Permits

Add/Edit People

Add/Edit Contractors

CE Open Cases AsgnTo JCRUTCHER

Code Enforcement Dashboard

All Code Enforcement Cases

2021 Open/In-Progress Special Pickups

Tasks - All Available

Court Cases - People

Tasks - Office

Tasks - NOT Available

Tasks - Missed

All Code Enforcement Cases

CE All Cases (Incl Cancelled)

Open Expand Configure Map

6801 e

<input type="checkbox"/>	Case Number	Type Description	Location	Status	Status Code	Initiated By	Initiated Date	Expiration Date	Assigned To
<input type="checkbox"/>	17580	CE-21-04158 Tall Grass & Weeds	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/23/2021 4:32 PM	07/5/2021 4:32 PM	JCRUTCHER
<input type="checkbox"/>	17579	CE-21-04157 Rubbish	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/23/2021 4:30 PM	07/5/2021 4:30 PM	JCRUTCHER
<input type="checkbox"/>	17577	CE-21-04156 Trash & Debris	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/23/2021 4:06 PM	07/5/2021 4:06 PM	JCRUTCHER
<input type="checkbox"/>	9236	CE-20-06558 Tall Grass & Weeds	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	07/15/2020 3:23 PM	07/27/2020 3:23 PM	JCRUTCHER
<input type="checkbox"/>	8729	CE-20-06051 Trash & Debris	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/22/2020 4:19 PM	07/4/2020 4:19 PM	JCRUTCHER
<input type="checkbox"/>	7291	CE-20-05265 Rubbish	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	05/19/2020 2:41 PM	05/31/2020 2:41 PM	JCRUTCHER
<input type="checkbox"/>	6436	CE-20-04632 Tall Grass & Weeds	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	TCOPLIN	04/21/2020 10:20 AM	05/3/2020 10:20 AM	TCOPLIN
<input type="checkbox"/>	1820	CE-20-00116 Temporary Signs	6801 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	01/3/2020 2:14 PM	01/5/2020 2:14 PM	JCRUTCHER

Rows 50 1 - 8 of 8

Per Oklahoma County Assessor the main portion of Heritage Park Mall is 6707 E. RENO AVE.
 Per this same area of the mall in GEOCODE is assigned to 6801 E. RENO AVE.

6777 E RENO

Search...

Cartmill, Cammy

INBOX INSPECTIONS PLL Case/Permits Add/Edit People Add/Edit Contractors STOREROOM AMS Admin

PLL Admin Message Queue DESIGNER CCARTMILL Open CE Tasks Code Enforcement Dashboard

Open Code Enforcement Cases All Code Enforcement Cases

2021 Open/In-Progress Special Pickups 2021 Open/In-Progress Special Pickups

All Code Enforcement Cases



CE All Cases (incl Cancelled)

Open Expand Configure Map

6777 e reno

<input type="checkbox"/>	Case Number	Type Description	Location	Status	Status Code	Initiated By	Initiated Date	Expiration Date	Assigned To
<input type="checkbox"/>	17433	CE-21-04058 Trash & Debris	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/17/2021 3:46 PM	06/29/2021 3:46 PM	JCRUTCHER
<input type="checkbox"/>	17427	CE-21-04056 Accessory Structures	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/17/2021 3:28 PM	07/19/2021 3:28 PM	JCRUTCHER
<input type="checkbox"/>	17426	CE-21-04055 Rubbish	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/17/2021 3:25 PM	06/29/2021 3:25 PM	JCRUTCHER
<input type="checkbox"/>	17425	CE-21-04054 Tall Grass & Weeds	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/17/2021 3:21 PM	06/29/2021 3:21 PM	JCRUTCHER
<input type="checkbox"/>	8728	CE-20-06050 Tall Grass & Weeds	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/22/2020 4:03 PM	07/4/2020 4:03 PM	JCRUTCHER
<input type="checkbox"/>	8727	CE-20-06049 Trash & Debris	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	06/22/2020 3:55 PM	07/4/2020 3:55 PM	JCRUTCHER
<input type="checkbox"/>	7288	CE-20-05262 Graffiti	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	JCRUTCHER	05/19/2020 2:23 PM	05/31/2020 2:23 PM	JCRUTCHER
<input type="checkbox"/>	6423	CE-20-04619 Tall Grass & Weeds	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	TCOPLN	04/21/2020 9:58 AM	05/3/2020 9:58 AM	TCOPLN
<input type="checkbox"/>	6420	CE-20-04616 Trash & Debris	6777 E RENO AVE, 73110	CE-CLOSED	CLOSED	TCOPLN	04/21/2020 9:57 AM	05/3/2020 9:57 AM	TCOPLN

Rows 50 1 - 9 of 9

COMPLAINT - INFORMATION
The undersigned, being duly sworn, upon his oath deposes and says that:
on or about (date) at (24 hour time) at or near (location)
1/14/2020 0900AM 6801 E Reno Avenue
County Number 55 55 East Control-int. North Location

Name (last, first, middle) Phone Number
Bahreini, Ahmad
Address 14501 N Western Ave
City EDMOND OK Zip Code 73013-1828

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements
State License Number Month/Year State

Employer Did Unlawfully Operate Park
Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY
and did then and there commit the following offense:

Other Violation: IFC Section 304 - Waste accumulation prohibited.
Contrary to Statute/Ordinance MWC ord 15-55

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.
Signature of Officer: D. N. / Date: 1/14/2020 Badge No. F267 Dist.

Sworn to and subscribed before me this 26 day of February 2020
Name and Title Expires
Court Appearance: 26 day of February 2020 at 3 PM (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.
WITHOUT ADMITTING GUILTY, I promise to appear in said court at said time and place.

SIGNATURE: (CHECK ONLY ONE BOX)
Signed Personal Recognizance Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address
Remarks: See report dated 1/14/2020

AREA HIGHWAY TYPE: business industrial school residential rural construction zone 4 or more undivided 4 or more divided on/off ramp 3 lane

COMPLAINT - INFORMATION
The undersigned, being duly sworn, upon his oath deposes and says that:
on or about (date) at (24 hour time) at or near (location)
1/14/2020 0900AM 6801 E Reno Avenue
County Number 55 55 East Control-int. North Location

Name (last, first, middle) Phone Number
Bahreini, Ahmad
Address 14501 N Western Avenue
City EDMOND OK Zip Code 73013-1828

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements
State License Number Month/Year State

Employer Did Unlawfully Operate Park
Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY
and did then and there commit the following offense:

Other Violation: IFC Section 109.3.2 failure to comply with orders & notices
Contrary to Statute/Ordinance MWC ord. 15-55

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.
Signature of Officer: D. N. / Date: 1/14/2020 Badge No. F267 Dist.

Sworn to and subscribed before me this 26 day of February 2020
Name and Title Expires
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SIGNATURE: (CHECK ONLY ONE BOX)
Signed Personal Recognizance Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address
Remarks: See report dated 1/14/2020

AREA HIGHWAY TYPE: business industrial school residential rural construction zone 4 or more undivided 4 or more divided on/off ramp 3 lane

COMPLAINT - INFORMATION
The undersigned, being duly sworn, upon his oath deposes and says that:
on or about (date) at (24 hour time) at or near (location)
01/14/2020 0900AM 6801 E Reno Avenue
County Number 55 55 East Control-int. North Location

Name (last, first, middle) Phone Number
Bahreini, Ahmad
Address 14501 N Western Avenue
City EDMOND OK Zip Code 73013-1828

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements
State License Number Month/Year State

Employer Did Unlawfully Operate Park
Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY
and did then and there commit the following offense:

Other Violation: IFC Section 105.3.3 occupancy prohibited before
Contrary to Statute/Ordinance MWC ord 15-55

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.
Signature of Officer: D. N. / Date: 1/14/2020 Badge No. F267 Dist.

Sworn to and subscribed before me this 26 day of February 2020
Name and Title Expires
Court Appearance: 26 day of February 2020 at 3 PM (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.
WITHOUT ADMITTING GUILTY, I promise to appear in said court at said time and place.

SIGNATURE: (CHECK ONLY ONE BOX)
Signed Personal Recognizance Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address
Remarks: See inspection dated 1/14/2020

AREA HIGHWAY TYPE: business industrial school residential rural construction zone 4 or more undivided 4 or more divided on/off ramp 3 lane

COURT RECORD

Docket No. _____ Page No. _____

Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as bond for appearance in court on: _____

Signature of Defendant: _____

Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

William Lloyd 1/28/20
Signature (Prosecuting Attorney: D.A.; A.D.A.) Date

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

Court (Jury) Acquittal Court Dismissal No Fine/Costs

Deferred to Date Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

Bond Forfeiture Plea of Guilty

Plea of Nolo Contendere Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: [Signature]
 Judge Clerk Deputy Clerk

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

William Lloyd 1/28/20
Signature (Prosecuting Attorney: D.A.; A.D.A.) Date

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

Court (Jury) Acquittal Court Dismissal No Fine/Costs

Deferred to Date Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

Bond Forfeiture Plea of Guilty

Plea of Nolo Contendere Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: [Signature]
 Judge Clerk Deputy Clerk

COURT RECORD

Case No. _____ Docket No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

William Lloyd 1/28/20
Signature (Prosecuting Attorney: D.A.; A.D.A.) Date

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

Court (Jury) Acquittal Court Dismissal No Fine/Costs

Deferred to Date Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

Bond Forfeiture Plea of Guilty

Plea of Nolo Contendere Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: [Signature]
 Judge Clerk

OKLAHOMA UNIFORM VIOLATIONS COMPLAINT

State of Oklahoma, County of Oklahoma, City of Midwest City, Complaint - Information

The undersigned, being duly sworn, upon his oath deposes and says that: on or about 1/14/2020 at 1000 AM at 6777 E Reno Avenue

Name: Bahrein, Ahmad; State: OK; Zip Code: 73015-1828

Birthdate, Height, Weight, Race, Sex, Class, Endorsements, Drivers License Number

Employer, Vehicle Make, Year, Body Style-Color, Tag Number, Year, State

Commercial Motor Vehicle, Haz. Mat. Placard, ACCIDENT: PD, PI, FATALITY

Violation: IFC Section 903.4 Occupancy; Contrary to Statute/Ordinance MWC Ord 15-55

Signature of Officer: [Signature], Date: 1/14/2020, Badge No. F267, Dist.

Name and Title, My Commission Expires, Court Appearance: 26 day of February 2020 at 3p M

Address of Court: 100 N. MIDWEST BLVD.

Signature: (CHECK ONLY ONE BOX) Signed Personal Recognition, Bond Attached, Magistrate, Jail, Other

Area Highway Type: construction zone, business, industrial, school, residential, rural, 1 lane, 2 lane, 3 lane, 4 or more undivided, 4 or more divided, on/off ramp

State of Oklahoma, County of Oklahoma, City of Midwest City, Complaint - Information

The undersigned, being duly sworn, upon his oath deposes and says that: on or about 1/14/2020 at 0900 AM at 6601 E Reno Ave

Name: Bahrein, Ahmad; State: OK; Zip Code: 73013-1828

Birthdate, Height, Weight, Race, Sex, Class, Endorsements, Drivers License Number

Employer, Vehicle Make, Year, Body Style-Color, Tag Number, Year, State

Commercial Motor Vehicle, Haz. Mat. Placard, ACCIDENT: PD, PI, FATALITY

Violation: IFC Section 903.4-failure to electronically supervise; Contrary to Statute/Ordinance MWC Ord 15-55

Signature of Officer: [Signature], Date: 1/14/2020, Badge No. F267, Dist.

Name and Title, My Commission Expires, Court Appearance: 26 day of February 2020 at 3p M

Address of Court: 100 N. MIDWEST BLVD.

Signature: (CHECK ONLY ONE BOX) Signed Personal Recognition, Bond Attached, Magistrate, Jail, Other

Area Highway Type: construction zone, business, industrial, school, residential, rural, 1 lane, 2 lane, 3 lane, 4 or more undivided, 4 or more divided, on/off ramp

SCANNED

SCANNED

State of Oklahoma, County of Oklahoma, City of Midwest City, Complaint - Information

The undersigned, being duly sworn, upon his oath deposes and says that: on or about 1/14/2020 at 0900 AM at 6601 E

Name: Bahrein, Ahmad; State: OK; Zip Code: 73013-1828

Birthdate, Height, Weight, Race, Sex, Class, Endorsements, Drivers License Number

Employer, Vehicle Make, Year, Body Style-Color, Tag Number, Year, State

Commercial Motor Vehicle, Haz. Mat. Placard, ACCIDENT: PD, PI, FATALITY

Violation: IFC 901.4-failure the fire sprinkler suppression; Contrary to Statute/Ordinance MWC Ord 15-55

Signature of Officer: [Signature], Date: 1/14/2020, Badge No. F267, Dist.

Name and Title, My Commission Expires, Court Appearance: 26 day of February 2020 at 3p M

Address of Court: 100 N. MIDWEST BLVD.

Signature: (CHECK ONLY ONE BOX) Signed Personal Recognition, Bond Attached, Magistrate, Jail, Other

Area Highway Type: construction zone, business, industrial, school, residential, rural, 1 lane, 2 lane, 3 lane, 4 or more undivided, 4 or more divided, on/off ramp

COURT RECORD

Case No. _____ Page No. _____

APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-2020

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: 1/28/20

Signature (Prosecuting Attorney: [Signature] D.A. A.D.A.) Date 1/28/20

COURT ORDERS

On (Date): _____

- Court Dismissal No Fine/Costs
- Court Dismissal With Fine/Costs
- Plea of Guilty
- Court (Jury) Conviction

- Bond Forfeiture
- Plea of Nolo Contendere

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: _____
 Judge Clerk Deputy Clerk

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

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I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-2020

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: 1/28/20

Signature (Prosecuting Attorney: [Signature] D.A. A.D.A.) Date 1/28/20

COURT ORDERS

On (Date): _____

- Charge Amended to _____

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date _____
- Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: _____
 Judge Clerk Deputy Clerk

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

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I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-2020

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: 1/28/20

Signature (Prosecuting Attorney: [Signature] D.A. A.D.A.) Date 1/28/20

COURT ORDERS

On (Date): _____

- Charge Amended to _____

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date _____
- Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: _____
 Judge Clerk Deputy Clerk

COMPLAINT - INFORMATION
 The undersigned, being duly sworn, upon his oath deposes and says that:

COMPLAINT - INFORMATION
 The undersigned, being duly sworn, upon his oath deposes and says that:

COMPLAINT - INFORMATION
 The undersigned, being duly sworn, upon his oath:

on or about (date) 1/14/2020 at (24 hour time) 1000 AM at or near (location) 6777 E Reno Ave
 County Number 55 55 East Control-int. North Location

on or about (date) 1/14/2020 at (24 hour time) 1000 AM at or near (location) 6777 E Reno Avenue
 County Number 55 55 East Control-int. North Location

on or about (date) 1/14/2020 at (24 hour time) 1000 AM at or near (location) 6887 E
 County Number 55 55 East Control-int. North Location

Name (last, first, middle) Bahreini, Ahmad Phone Number _____

Name (last, first, middle) Bahreini, Ahmad Phone Number 780 3-1828

Name (last, first, middle) Bahreini, Ahmad Phone Number _____

Address 14501 N Western Ave
 City Edmond State OK Zip Code 73013-1828

Address Edmond State OK Zip Code _____
 City 14501 N Western Avenue State OK Zip Code _____

Address 14501 N Western Ave
 City Edmond State OK Zip Code _____

Birthdate (mo., day, yr.) _____ Height _____ Weight _____ Race _____ Sex _____ Class _____ Endorsements _____

Birthdate (mo., day, yr.) _____ Height _____ Weight _____ Race _____ Sex _____ Class _____ Endorsements _____

Birthdate (mo., day, yr.) _____ Height _____ Weight _____ Race _____ Sex _____ Class _____ Endorsements _____

Drivers License Number _____ Month/Year _____ State _____

Drivers License Number _____ Month/Year _____ State _____

Drivers License Number _____ Month/Year _____ State _____

Employer _____ Did Unlawfully Operate Park

Employer _____ Did Unlawfully Operate Park

Employer _____ Did Unlawfully Operate Park

Vehicle Make _____ Year _____ Body Style-Color _____ Tag Number _____ Year _____ State _____

Vehicle Make _____ Year _____ Body Style-Color _____ Tag Number _____ Year _____ State _____

Vehicle Make _____ Year _____ Body Style-Color _____ Tag _____ Year _____ State _____

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:

and did then and there commit the following offense:

and did then and there commit the following offense:

SPEEDING MPH in _____ MPH zone _____ Pace Radar Plane Other

SPEEDING MPH in _____ MPH zone _____ Pace Radar Plane Other

SPEEDING MPH in _____ MPH zone _____ Pace Radar Plane Other

Other Violation: IFC Section 903.4 - Failure to electronically supervise suppression system

Other Violation: IFC Section 901.4 - Failure to maintain the fire sprinkler suppression system

Other Violation: IFC Section 109.3 - comply with orders and n

Contrary to Statute/Ordinance MWC 15-55
 I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Contrary to Statute/Ordinance MWC ORD 15-55
 I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Contrary to Statute/Ordinance MWC 15-55
 I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer [Signature] Date 1/14/2020 Badge No. F267 Dist. _____

Signature of Officer [Signature] Date 1/14/2020 Badge No. F267 Dist. _____

Signature of Officer [Signature] Date 1/14/2020 Badge _____

Sworn to and subscribed before me this _____ day of _____ 20____

Sworn to and subscribed before me this _____ day of _____ 20____

Sworn to and subscribed before me this _____ day of _____ 20____

Name and Title _____ My Commission Expires _____

Name and Title _____ My Commission Expires _____

Name and Title _____ My Commission Expires _____

on or before Court Appearance: 26 day of February 2020 at 3P M (DPS USE)

on or before Court Appearance: 26 day of February 2020 at 3P M (DPS USE)

on or before Court Appearance: 26 day of February 2020 at _____ M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

Address of Court 100 N. MIDWEST BLVD.

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: _____ (CHECK ONLY ONE BOX)

X SIGNATURE: _____ (CHECK ONLY ONE BOX)

X SIGNATURE: _____ (CHECK ONLY ONE BOX)

Signed Personal Recognition Bond Attached Magistrate Jail Other

Signed Personal Recognition Bond Attached Magistrate Jail Other

Signed Personal Recognition Bond Attached Magistrate

JUVENILE Name of Parent or Guardian _____ Address _____

JUVENILE Name of Parent or Guardian _____ Address _____

JUVENILE Name of Parent or Guardian _____ Address _____

Officer's Remarks: see report dated 1/14/2020

Officer's Remarks: see report dated 1/14/2020

Officer's Remarks: see report date

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

COURT RECORD

Jocket No. _____ Page No. _____

ENTRY OF APPEARANCE AND PLEA

Appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: 1/28/20

Signature (Prosecuting Attorney: [Signature] D.A.; A.D.A.) Date 1/28/20

COURT ORDERS

On (Date): _____

Court Dismissal No Fine/Costs

Court Dismissal With Fine/Costs

Plea of Guilty

Court (Jury) Conviction

The Court, therefore, enters the following order:
Fines \$ 111.00 Costs: \$ _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: 1/28/20

Signature (Prosecuting Attorney: [Signature] D.A.; A.D.A.) Date 1/28/20

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

Court (Jury) Acquittal

Deferred to Date _____

Date of Order _____

Conviction Based Upon:

Bond Forfeiture

Plea of Nolo Contendere

Conviction Date 4-1-21

The Court, therefore, enters the following order:
Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court _____

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: [Signature]
 Judge Clerk Deputy Clerk

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense charged. I further agree to pay the penalty prescribed for my offense.

I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.

I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: 1/28/20

Signature (Prosecuting Attorney: [Signature] D.A.; A.D.A.) Date 1/28/20

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

Court (Jury) Acquittal

Deferred to Date _____

Date of Order _____

Conviction Based Upon:

Bond Forfeiture

Plea of Nolo Contendere

Conviction Date 4-1-21

The Court, therefore, enters the following order:
Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court _____

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: [Signature]
 Judge Clerk Deputy Clerk

553502

on or about (date) 1-14-2020 at (24 hour time) 9:30 A at or near (location) 6777 E RENO AVE
 County Number 55 55 East Control-Int. North Location
 within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI AHMAD Phone Number
 Address 14501 N WESTERN AVE OK 73013
 City EDMOND State OK Zip Code 73013

Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race Sex M Class Endorsements
 Drivers License Number P082532940 Month/Year 5-31-21 State OK
 Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:
 SPEEDING MPH in MPH zone
 Other Violation: MCO 20-1 IPMC 305.3 INTERIOR SURFACES

Contrary to Statute/Ordinance
 I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Derek Colquitt 1-20-20 Badge No. 490 Dist.
 Signature of Officer Date
 Sworn to and subscribed before me this 20 day of JAN 20 20
Derek Colquitt My Commission Expires
 Name and Title

on or before 26 day of FEB 20 20 at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: _____ (CHECK ONLY ONE BOX)
 Signed Personal Recognizance Bond Attached Magistrate Jail Other
 JUVENILE Name of Parent or Guardian _____ Address _____

Officer's Remarks: SANITARY CONDITIONS NOT MAINTAINED ON INTERIOR SURFACES

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

553501

on or about (date) 1-14-2020 at (24 hour time) 9:30 A at or near (location) 6777 E RENO AVE
 County Number 55 55 East Control-Int. North Location
 within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI AHMAD Phone Number
 Address 14501 N WESTERN AVE OK 73013
 City EDMOND State OK Zip Code 73013

Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race Sex M Class Endorsements
 Drivers License Number P082532940 Month/Year 5-31-21 State OK
 Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:
 SPEEDING MPH in MPH zone
 Other Violation: MCO SEC 9-39 IPMC 110.1 CERTIFICATE OF OCCUPANCY VIOLATION

Contrary to Statute/Ordinance
 I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Derek Colquitt 1-20-20 Badge No. 490 Dist.
 Signature of Officer Date
 Sworn to and subscribed before me this 20 day of JAN 20 20
Derek Colquitt My Commission Expires
 Name and Title

on or before 26 day of FEB 20 20 at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: _____ (CHECK ONLY ONE BOX)
 Signed Personal Recognizance Bond Attached Magistrate Jail Other
 JUVENILE Name of Parent or Guardian _____ Address _____

Officer's Remarks: OCCUPIED BUILDING w/o CO

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

SCANNED

SCANNED

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

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- I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

Victor Lloyd 1/28/20
Signature (Prosecuting Attorney: D.A. A.D.A.) Date

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date _____
- Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: _____

- Judge
- Clerk
- Deputy Clerk

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

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- I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.
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Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

Victor Lloyd 1/28/20
Signature (Prosecuting Attorney: D.A. A.D.A.) Date

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date _____
- Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: _____

- Judge
- Clerk
- Deputy Clerk

COUNTY OF OKLAHOMA)
CITY OF MIDWEST CITY)

0553504

COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:

on or about (date) 1-14-2020 at (24 hour time) 0930 at or near (location) 6777 E RENO AVE
County Number 55 55 East Control-Int. North Location
within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI, AHMAD Phone Number

Address 14501 N WESTERN AVE

City EDMOND State OK Zip Code 73013

Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race M Sex M Class Endorsements

Drivers License Number P082532940 Month/Year 5-31-21 State OK

Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:

SPEEDING MPH in MPH zone Pace Radar Plane Other

Other Violation: MCO 20-1 IPMC 109.1.1 UNSAFE STRUCTURE

Contrary to Statute/Ordinance I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer [Signature] Date 1-20-20 Badge No. 480 Dist.

Sworn to and subscribed before me this 20 day of JAN 20 20

Name and Title DEREK COLQUHITT INSPECTOR My Commission Expires

on or before Court Appearance: 26 day of FEB 20 20, at 2P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE:

(CHECK ONLY ONE BOX) Signed Personal Recognition Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: STRUCTURE DANGEROUS TO LIFE & SAFETY

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

NAME Last Middle

SCANNED

COUNTY OF OKLAHOMA)
CITY OF MIDWEST CITY)

0553503

COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:

on or about (date) 1-14-2020 at (24 hour time) 0930 at or near (location) 6777 E RENO AVE
County Number 55 55 East Control-Int. North Location
within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI, AHMAD Phone Number

Address 14501 N WESTERN AVE

City EDMOND State OK Zip Code 73013

Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race M Sex M Class Endorsements

Drivers License Number P082532940 Month/Year 5-31-21 State OK

Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:

SPEEDING MPH in MPH zone Pace Radar Plane Other

Other Violation: MCO 20-1 IPMC 702.3 LOCKED DOORS

Contrary to Statute/Ordinance I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer [Signature] Date 1-20-20 Badge No. 480 Dist.

Sworn to and subscribed before me this 20 day of JAN 20 20

Name and Title DEREK COLQUHITT INSPECTOR My Commission Expires

on or before Court Appearance: 26 day of FEB 20 20, at 2P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE:

(CHECK ONLY ONE BOX) Signed Personal Recognition Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: EGRESS DOORS SHALL BE READILY OPERABLE

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

NAME Last Middle

SCANNED

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

- I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: _____

Victor Floyd 1/28/20
Signature (Prosecuting Attorney) D.A. A.D.A. Date

COURT ORDERS

Charge Amended to _____ On (Date): _____

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date _____
- Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: [Signature]
 Judge Clerk

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

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- I do hereby waive my rights to a hearing by court or jury and PLEAD GUILTY to said offense as charged. I further agree to pay the penalty prescribed for my offense.
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Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

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Victor Floyd 1/28/20
Signature (Prosecuting Attorney) D.A. A.D.A. Date

COURT ORDERS

Charge Amended to _____ On (Date): _____

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- Court (Jury) Acquittal
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Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: [Signature]
 Judge Clerk Deputy Clerk

State of Oklahoma)
) ss
 COUNTY OF OKLAHOMA)
 CITY OF MIDWEST CITY)
 COMPLAINT - INFORMATION)
 C553506)

The undersigned, being duty sworn, upon his oath deposes and says that:
 on or about (date) 1-14-2020 at (24 hour time) 0930 at or near (location) 6901 E RENO
 County Number 55 55 East Control-Int. North Location
 within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI, AHMAD
 Address 14501 N WESTERN AVE
 City EDMOND State OK Zip Code 73013

Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race M Class Endorsements
 Drivers License Number P092532940 Month/Year 5-31-21 State OK
 Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State
 Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:
 SPEEDING MPH in MPH zone Pace Radar Plane Other
 Other Violation: MCO 9-39 IPMC 110.1 CERTIFICATE OF OCCUPANCY

Contrary to Statute/Ordinance I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer [Signature] Date 1-20-20 Badge No. 480 Dist.
 Sworn to and subscribed before me this 20 day of JAN 20 20
 Name and Title DEPEC COLONET INSPECTOR My Commission Expires

on or before Court Appearance: 26 day of FEB 20 20 at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)
 Signed Personal Recognition Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: OCCUPIED BUILDING w/o A CO.

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

State of Oklahoma)
) ss
 COUNTY OF OKLAHOMA)
 CITY OF MIDWEST CITY)
 COMPLAINT - INFORMATION)
 C553505)

The undersigned, being duty sworn, upon his oath deposes and says that:
 on or about (date) 1-14-2020 at (24 hour time) 0930 at or near (location) 6901 E RENO
 County Number 55 55 East Control-Int. North Location
 within the city, county and state aforesaid:

Name (last, first, middle) BAHREINI, AHMAD
 Address 14501 N WESTERN AVE
 City EDMOND State OK Zip Code 73013

Birthdate (mo., day, yr.) 5-9-59 Height 59 Weight 178 Race M Class Endorsements
 Drivers License Number P092532940 Month/Year 5-31-21 State OK
 Employer Did Unlawfully Operate Park

Vehicle Make Year Body Style-Color Tag Number Year State
 Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:
 SPEEDING MPH in MPH zone Pace Radar Plane Other
 Other Violation: MCO 20-1 IPMC 305.3 INTERIOR SURFACES

Contrary to Statute/Ordinance I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer [Signature] Date 1-20-20 Badge No. 480 Dist.
 Sworn to and subscribed before me this 20 day of JAN 20 20
 Name and Title DEPEC COLONET INSPECTOR My Commission Expires

on or before Court Appearance: 26 day of FEB 20 20 at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)
 Signed Personal Recognition Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: SANITARY CONDITIONS NOT MAINTAINED

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

NAME Last First Middle

NAME Last First Middle

SCANNED

SCANNED

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

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- I do hereby waive my rights to a hearing by court or jury and PLEA NOLO CONTENDERE (No Contest) to said offense as charged. I further agree to pay the penalty prescribed for my offense.
- I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed: _____

Signature (Prosecuting Attorney): William Lloyd D.A. / A.D.A. _____ Date: 1/28/20

COURT ORDERS

On (Date): _____

Charge Amended to: _____

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date _____
- Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date: 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: _____
 Judge Clerk Deputy Clerk

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this summons, I have been informed of my right to trial as provided by law.

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Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

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Signature (Prosecuting Attorney): William Lloyd D.A. / A.D.A. _____ Date: 1/28/20

COURT ORDERS

On (Date): _____

Charge Amended to: _____

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- Court Dismissal With Fine/Costs

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Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
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- Court (Jury) Conviction

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Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of: _____
 Judge Clerk Deputy Clerk

Jud. Dist. Court
State of Oklahoma)
Municipal Court)
COUNTY OF OKLAHOMA) ss
CITY OF MIDWEST CITY) C553508
COMPLAINT - INFORMATION

The undersigned, being duty sworn, upon his oath deposes and says that:
on or about (date) at (24 hour time) at or near (location)
1-14-2020 0930 6901 E RENO AVE
County Number 55 55 East Control-Int. North Location
within the city, county and state aforesaid:

Name (last, first, middle) Phone Number
BAHREINI, AHMAD
Address
14501 N WESTERN AVE

City State Zip Code
EDMOND OK 73013

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements
5-9-59 59 178 M M

Drivers License Number Month/Year State
P082532940 5-31-21 OK

Employer Did Operate Park
Unlawfully

Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:
SPEEDING MPH in MPH zone Pace Radar Plane Other

Other Violation: MCO 20-1 IPMC 102.1.1 UNSAFE STRUCTURE

Contrary to Statute/Ordinance
I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer Date Badge No. Dist.
1-20-20 480

Sworn to and subscribed before me this 20 day of JAN 20 20
Name and Title My Commission Expires

on or before: 26 day of FEB 20 20, at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)
 Signed Personal Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: STRUCTURE DANGEROUS TO LIFE AND SAFETY

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

NAME
Last
First
Middle

SCANNED

Jud. Dist. Court
State of Oklahoma)
Municipal Court)
COUNTY OF OKLAHOMA) ss
CITY OF MIDWEST CITY) C553507
COMPLAINT - INFORMATION

The undersigned, being duty sworn, upon his oath deposes and says that:
on or about (date) at (24 hour time) at or near (location)
1-14-2020 0930 6901 E RENO AVE
County Number 55 55 East Control-Int. North Location
within the city, county and state aforesaid:

Name (last, first, middle) Phone Number
BAHREINI, AHMAD
Address
14501 N WESTERN AVE

City State Zip Code
EDMOND OK 73013

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements
5-9-59 59 178 M M

Drivers License Number Month/Year State
P082532940 5-31-21 OK

Employer Did Operate Park
Unlawfully

Vehicle Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:
SPEEDING MPH in MPH zone Pace Radar Plane Other

Other Violation: MCO 20-1 IPMC 702.3 LOCKED DOORS

Contrary to Statute/Ordinance
I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer Date Badge No. Dist.
1-20-20 480

Sworn to and subscribed before me this 20 day of JAN 20 20
Name and Title My Commission Expires

on or before: 26 day of FEB 20 20, at 2 P M (DPS USE)

Address of Court 100 N. MIDWEST BLVD.

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)
 Signed Personal Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: EXPRESS DOORS SHALL BE READILY OPENABLE

AREA HIGHWAY TYPE: construction zone business industrial school residential rural 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

NAME
Last
First
Middle

SCANNED

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

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- I do hereby PLEAD NOT GUILTY to said offense as charged, posting amount designated below as my bond for appearance in court on: _____

Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

The within complaint has been examined and there is probable cause for filing the same. Complaint filed:

Signature (Prosecuting Attorney: D.A. A.D.A.) Date _____

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
- Deferred to Date _____
- Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

- Bond Forfeiture
- Plea of Guilty
- Plea of Nolo Contendere
- Court (Jury) Conviction

Conviction Date 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs: \$ 111.00

Jailed _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of:

- Judge
- Clerk
- Deputy Clerk

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

Arraignment Continued to: _____

ENTRY OF APPEARANCE AND PLEA

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Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

PROSECUTOR'S ENDORSEMENT

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Signature (Prosecuting Attorney: D.A. A.D.A.) Date _____

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

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- Court (Jury) Conviction

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School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

I Certify This To Be A True And Correct Abstract Of Court Record.

Signature of:

- Judge
- Clerk
- Deputy Clerk



B-21-2741

Permit # 21-2332
Date _____
Permit Cost _____

COMMERCIAL BUILDING PERMIT APPLICATION

THE CITY OF MIDWEST CITY, OKLAHOMA

FOR USE REGARDING MULTI-FAMILY, COMMERCIAL, INDUSTRIAL AND AGRICULTURAL APPLICATIONS

Application for permits shall be accompanied by four (4) sets of drawings of the proposed work, drawn to scale, showing floor plans, sections, elevations, structural details, computations, stress diagrams, electrical, plumbing and mechanical plans.

A registered land surveyor must certify all boundary surveys. A registered architect and / or engineer must certify all plans and specifications, except for the following buildings;

1. Duplexes,
2. Apartment buildings not exceeding two (2) stories in height,
3. Warehouse, maintenance, garage or storage buildings not exceeding two (2) stories in height,
4. Hotel, lodge or fraternal buildings not exceeding two (2) stories in height,
5. Farm improvements,
6. Industrial or commercial buildings not exceeding two (2) stories in height,
7. Schools where the reasonable estimated total construction cost of the building, remodeling, or repair does not exceed \$40,000.00,
8. Any other building where the reasonable estimated total cost of construction, Remodeling, or repairing of such building does not exceed \$40,000.00.

A plot plan must be submitted with this application showing to scale the size and location of the property and the dimensions and location of all existing and / or proposed buildings or structures on the property.

Owner: ABAB INC

Applicant: AHMAD BAHREINI

Address: ~~7008 NW 16 #11~~ 6801 E Reno Ave MWC, OK 73110

Work #: (405) 235-4328 Cell #: (405) 235-4328

EMAIL for applicant: ababinc80@gmail.com

I. Location of Building: 6801 E Reno Ave, MWC, OK 73110
(street address)

(legal description)

II. Type of Building: Commercial Industrial Multi-family
(circle one)

III. Type of Improvement:

Multi-family / No of units - _____	New - _____
Addition - _____	Alteration - _____
Remodeling - <u>Fire wall</u>	Re-locating (Move-in) - _____
Foundation only - _____	Demolition - _____

IV. Proposed Use / Tenant - _____

V. Estimated Cost \$ 5000
(including electrical, a/c, plumbing, heating, and paving work)

VI. Ownership: Public / Private / FHA / VA / Conv. (circle applicable ones)

VII. (For new building and additions to existing buildings)

A. Principal type of frame: Brick - _____ Wood - _____
Masonry - _____ Steel - _____
Reinforced Concrete - _____
Other - _____

B. Principal type of sewage disposal: Public or Private System - _____
Individual (septic) - _____

C. Principal type of water supply: Public or Private System - Individual (well)

D. Type of water meter: Irrigation Domestic
(circle one)

Water Meter Quantity _____

Water Meter Size 5/8" 1" 1 1/2" 2" 3" 4" 6" 8"
(circle one)

E. Dimensions: No. of stories - _____
Sq ft. of floor area - _____
Sq ft. of garage - _____
Sq ft. of other - _____
Total building area - 5891

F. General Description:

Front yard setback - _____ Side yard setback - _____
Rear yard setback - _____ Building height - _____
No. of parking spaces - _____ Parking surface - _____
Size of lot: _____ wide _____ depth
Area of lot: _____ sq ft. % of lot coverage - _____

General Contractor: Name - AHMAD BAHREINI
Address - 7008 NW16 #1105 OKC OK 73127
Phone - _____ Cell - (405) 235-4328
E-Mail address - ababinc80@gmail.com

Architect's: Name - MBK Gerald Brinlee
Address - 828 S Ave Dept
Phone - (405) 740-2862 Cell - _____
E-Mail address - _____

Footing / Slab Contractor: Name - _____
Address - _____
Phone - _____ Cell - _____
E-Mail address - _____

I hereby certify that the statements in this application are true and correct to the best of my knowledge and belief. Also, that all work under this permit will comply and conform to the attached plans, specifications and drawings. I further agree to comply with all Midwest City Codes and attached recommendations of the City of Midwest City, Oklahoma. The

Community Development Department reserves the right to void out any permit applications in which the applicant has failed to respond within a previously communicated deadline.

Applicant's Signature: _____

Date: _____

12/3/21

For MWC's Office Use Only

Public Utilities:

Water

Existing tap and service line – yes / no
Assessment of Bond line – yes / no
Water meter size - _____
of Meters - _____
Fee - _____
Total Paid - _____

Sewer

Existing sewer wye – yes / no
Service line – yes / no
Assessment of Bond line – yes / no
City to tap main – yes / no
Fee - _____
Sewer tie-on fee - _____
Total paid - _____

Is Floodplain Development Permit required? Yes No

Right-of-Way:

1. Approved as all necessary right-of-way has been granted. _____
2. Conditionally approved subject to the granting of right-of-way. _____
3. Right-of-way and other easement have been received. _____

Current Planner _____
Approved / Disapproved _____
Date _____

Engineering _____
Approved / Disapproved _____
Date _____

Building Official _____
Approved / Disapproved _____
Date _____

Fire Inspector _____
Approved / Disapproved _____
Date _____

Storm Water Management _____
Approved / Disapproved _____
Date _____

Health Inspector _____
Approved / Disapproved _____
Date _____

STEPPECo
ENGINEERING
L.L.C.

3121 S. AIR DEPOT BLVD., EDMOND, OK 73013 PH. 405.412.8884 RICHARD@STEPPECO.COM

DECEMBER 2, 2021

CITY OF MIDWEST CITY BUILDING OFFICIAL
MIDWEST CITY, OK

RE: HERITAGE PARK MALL STRUCTURAL INSPECTION, CORNER OF RENO & N. AIR
DEPOT BLVD., MIDWEST CITY, OKLAHOMA

DEAR MIDWEST CITY BUILDING OFFICIAL,

I HAVE HAD THE OPPORTUNITY TO CONDUCT A SITE VISIT, AND STRUCTURAL
INSPECTION OF THE VACANT RETAIL SPACE, EXCEPT THE OLD SEARS SECTION, OF
HERITAGE PARK MALL. THE PURPOSE OF THE INSPECTION WAS TO EVALUATE THE
PRIMARY STRUCTURAL SYSTEMS OF THE BUILDING TO DETERMINE IF THE LONG
VACANT SHELL BUILDING IS STRUCTURALLY SUITABLE FOR CURRENT USE.

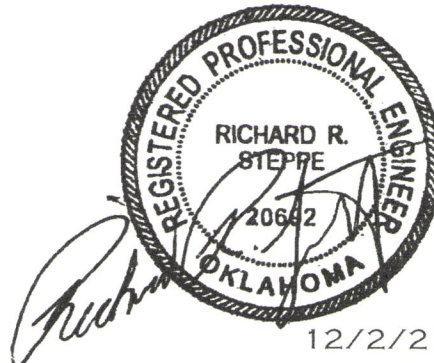
MOST OF THE STRUCTURE WAS ACCESSIBLE FOR VISUAL, NON-DESTRUCTIVE
OBSERVATION. IT IS MY PROFESSIONAL OPINION, THAT THE VAST MAJORITY OF
THE EXISTING STRUCTURE IS STRUCTURALLY ACCEPTABLE FOR CONTINUED USE
UNDER THE CURRENT 2015 IBC. THERE WERE SOME AREAS THAT HAD SOME
WATER DAMAGE DURING THE PAST 10 YEARS OF VACANCY THAT NEED TO BE
ADDRESSED. THIS WOULD BE THE MIDDLE BAY WOOD MEMBERS SUPPORTING THE
PLEXI-GLASS ROOF ELEMENTS IN THE CENTER OF THE MALL. MEMBERS THAT HAVE
DRY-ROT SHOULD BE REPLACED IN-KIND. THERE WERE TWO AREAS THAT HAD JOB
BUILT TWO STORY RACK SYSTEMS THAT SHOULD BE REMOVED, DUE TO THE LOAD
RATING OF THE CURRENT ASSEMBLIES BEING WELL BELOW MINIMUM DESIGN
STORAGE LOAD CAPACITY.

ONCE NEW TENANTS ARE DETERMINED, IT IS RECOMMENDED THAT ALL
COMPONENTS AND CLADDING ELEMENTS SHOULD BE EVALUATED BY THE
ENGINEER OF RECORD FOR THOSE SPACES TO ENSURE EXISTING ELEMENTS MEET
THE 2015 IBC REQUIREMENTS FOR THE ARCHITECTURAL CLADDING.

PLEASE DO NOT HESITATE TO CONTACT ME IF YOU SHOULD HAVE ANY QUESTIONS
ON THIS MATTER.

SINCERELY,

RICHARD R. STEPPE, P.E., S.E.
PRINCIPAL ENGINEER
STEPPECo ENGINEERING, LLC



12/2/21

CA 4199
6/30/23

From: Billy Harless
To: Phillip Condreay; Donald Maisch
Date: 5/25/2022 3:45 PM
Subject: Fwd: 6801 E Reno Ave. Building Permit Application 21-2332
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Here ya go.

>>> Billy Harless 1/27/2022 2:31 PM >>>

Mr. Bahreni

We are unable to process your building permit application for 6801 E Reno Ave. until a complete application has been submitted. Per the letter dated December 28, 2016 (attached), there are a number of items that need to be addressed before a permit application can be processed. The letter submitted by Mr. Richard R. Steppe, PE mentions issues with the structure elements of Heritage Park Mall, but there lacks sufficient detail of the areas mentioned. The letter also mentions that the structure is vacant, which it is not, and is a cause for concern that the whole building was not inspected.

As we have discussed before, a building permit application can not be processed until we have sufficient information submitted for review. At a minimum, those items have been outlined in the attached letter.

Thank you and If you have any questions, please contact me at 405 739-1228.

Billy Harless, AICP
Community Development Director
City of Midwest City
100 N. Midwest Blvd.
Midwest City, OK 73110
(O) (405) 739-1228
(F) (405) 739-1399
(C) (405) 229-4533



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

December 28, 2016

Mr. Amhad Bahreni
ABAB Inc.
14501 N Western Ave.
Edmond, OK 73013

RE: Heritage Park Mall - 6801 East Reno

Dear Mr. Bahreni,

This correspondence is to inform you of the City of Midwest City's concern for the condition of the Heritage Park Mall property located at 6801 East Reno, Midwest City. This structure, except for Sears and Life Church, has been vacant for several years. During this time, it appears the mall has deteriorated into a state of disrepair. The roof of the structure is defective and does not keep water out of the building. As per section 304.7 2009 International Property Maintenance Code, the roof and flashing shall be sound, tight and not have defects to admit rain. Roof drainage shall be adequate to prevent dampness or deterioration within the walls or interior portion of the structure. There are many unknown concerns for this structure including possible structural, electrical, HVAC and interior environmental issues from exposure to the elements.

It is our understanding that many areas within the mall are being used as storage which is in violation of Chapter 9 Section 9-34 Code Amended 118.0, Certificate of Occupancy. You are required by law to obtain a Certificate of Occupancy from the City of Midwest City to utilize these spaces for that purpose or any other purpose except as a vacant building.

Depending on the intended uses of the spaces within the mall, the following conditions may be required for this structure to be in compliance with codes adopted by the City of Midwest City.

1. A master plan identifying all spaces within the mall, and under your control, indicating the proposed uses for each of these spaces or areas.

2. A code study and recommendations, by a licensed design professional, for the repair of the mall to bring it into compliance with codes adopted by Midwest City. The report must include:
 - a. A report stating the condition of the existing roof and a plan of action to bring the roof into code compliance.
 - b. Verify that all structural members exposed to abnormal conditions are capable of supporting all normal loads and load effects.
 - c. Identify all potential problems that may exist in the electrical, mechanical, plumbing and fire suppression systems and corrections to be in compliance with adopted codes.
 - d. Identify and remediate all interior environmental issues such as mold, trash, rodents, and defective surfaces.
3. You must provide the report to the City of Midwest City by February 1, 2017. Once this report has been reviewed for code compliance, depending on intended uses, you may be required to submit a construction schedule for all items addressed in the review.

If I may be of any further assistance, please do not hesitate to contact me at (405) 739-1228.

Sincerely,



Billy Harless
Community Development Director



The City of Midwest City Community Development Department

100 N Midwest Boulevard - Midwest City, OK 73110
(405) 739-1210 or (405) 739-1211

Permit Summary

Application Number: B-22-1256
Property Address: 6525 E RENO AVE, MIDWEST CITY, OK, 0
Tax Roll #:
Permit Type: Com ChangeOwner Certificate of Occupancy

Initiated: 05/17/2022 by cajunqueensok@gmail.com
Case Status: B-NEW

People:

Applicant:
Veronica Ray
4200 Perimeter Center Drive Ste 245
Oklahoma City, OK 73112
home: 4055329154 || mobile: 4055329154 || work:

Case Data:

Certificate of Occupancy Data - Com

Name of Business
Building Permit Date
Building Permit Number
Issued Date
Manager of Business
Occupancy Load
Business Use
Use Group

Com CO Appl - Customer Service

Name of Business:	Cest Si Bon Cajun Queens
Business Owner Phone No.:	4055329154
Business Owner Alt Phone No.:	4055944327
Name of Business Owner:	Veronica Ray
Business Type:	restaurant
Oklahoma Employer Identification Number (EIN):	applied for
Oklahoma State Sales Tax Permit Expiration Date:	
Name on Oklahoma State Sales Tax Permit:	Cest Si Bon Cajun Queens
Oklahoma State Sales Tax Permit Number:	applied for

Service Address: 6525 E Reno

Com CO Appl - Emergency Operations

Address of Business: 6525 E Reno
Name of Business: Cest Si Bon Cajun Queens
Phone Number of Business: 4055329154
Contact 1 - Cell Phone Number: 4055329154
Contact 1 - Name: Veronica Ray
Contact 1 - Title: Owner
Contact 2 - Cell Phone Number: 4058166149
Contact 2 - Name: Christine Millis
Contact 2 - Title: Owner
Contact 3 - Cell Phone Number:
Contact 3 - Name:
Contact 3 - Title:

Com CO Appl - Proposed Occupancy

Cell Phone Number: 4055329154
Owner of Building: ABAB Inc
Contact Information for Building Owner: Ahmed Bahazari
Business Mailing Address: 4200 Perimeter Center Drive Ste 245
Email for Business Owner: cajunqueensok@gmail.com
Name of Business: Cest Si Bon Cajun Queens
Business Owner: Veronica Ray
Business Phone Number: 4055329154
Type of Business: restaurant
Business Zip Code: 73112
City Garbage: Y
City Sewer: Y
City Water: Y
Location Address: 6525 E Reno
Sqft Business: 17,500.00
Sqft Retail:
Sqft Storage:

Com CO Appl - Sewer Use Survey

Are all chairs attached to amalgam separator?: N
Installation date of amalgam separator?:
Manufacturer of amalgam separator?:
Model # of amalgam separator?:
Last service date of amalgam separator?:
Does this facility have an amalgam separator?: N
List all applicable NAISC and/or SIC codes for all business processes: 722511
Brief Description of Business Operations: Full service restaurant
Business Name: Cest Si Bon Cajun Queens
Type of Business: Food Sales
If Other, please Specify:
Dental facilities, complete the following. Has a compliance form been completed?: N
Food service, complete the following. Does this facility have a dishwasher?: N

List all existing or pending Federal, State or Local Environmental Permits and Permit Numbers for this Facility::

Facility Owner Name: Ahmed Bahazari
 Facility Owner Phone Number: 4052354328
 Does this facility have a garbage disposal?: Y
 Size of grease interceptor: unknown
 Grease interceptor serviced by:
 Grease interceptor service frequency:
 Does this facility have a grease interceptor?: Y
 Industrial facilities, has a discharge permit application been completed?: N
 Operator's City, State, Zip: Oklahoma City, OK 73112
 Operator's Mailing Address: 4200 Perimeter Center Drive Ste 245
 Operator's Name: Veronica Ray
 Operator's Phone Number(s): 4055329154
 Separator/trap serviced by:
 Separator/trap service frequency:
 Size of separator/trap:
 Vehicle service, repair, wash and/or detail, complete the following. Does this facility have an oil/water separator and/or grit trap(s)?: N
 Physical Address: 6525 E Reno
 Define all programs:
 Does this facility practice pollution prevention?: N
 Account Number:
 Name as Shown on Bill: Cajun Queens
 Water Sources: Municipal Water
 If Other, please Specify:
 Methods of Wastewater Disposal - Domestic: City Sewer System
 Methods of Wastewater Disposal - Industrial/Process: City Sewer System
 If Hauled Off-site, Identify Hauler:
 If Other, please Specify:
 Methods of Wastewater Disposal - Wash Water: City Sewer System
 If Hauled Off-site, Identify Hauler:
 If Other, please Specify:
 Specify type:
 Are there any wastewater treatment practices at this facility?: N
 Types of Wastewater Produced at the Facility: Domestic & Industrial/Process

Summary of Fees:

<u>Fee Code</u>	<u>Fee Desc</u>	<u>Rate</u>	<u>Quantity</u>	<u>Amount</u>	<u>Waive?</u>	<u>Payment Amt</u>
B-CO	Certificate of Occupancy Fee	\$50.00		\$50.00	false	\$0.00
				\$50.00		\$0.00

Notes:

Staff Comments:

Inspections:

Inspection Description

Inspection Result

Fire - CO Inspection & Sign Off
Buildings - CO Inspection & Sign Off
County Health - CO Inspection & Sign Off
Planning - CO Inspection & Sign Off
Utilities - CO Inspection & Sign Off

I HAVE READ & AGREE TO ADHERE TO THE COMMENTS IN THIS PERMIT

SIGNATURE: _____ DATE: _____

***** PERMITS ARE NON-REFUNDABLE OR TRANSFERABLE*****

Midwest City Fire Department



Occupancy: **Cajun Queens**
Occupancy ID: **6525ERENO**
Address: **6525 E RENO AVE**
Midwest City OK 73110

Inspection Type: **Certificate of Occupancy**

Inspection Date: **5/25/2022** By: Helmberger, Duane C (F-267)

Time In: **09:37** Time Out: **11:30**

Authorized Date: **05/25/2022** By: Helmberger, Duane C (F-267)

Form: Inspection Form
V22.2

Inspection Description:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2015 International Building Code (IBC), and the National Fire Codes. Items not addressed in the following inspection are still enforceable by the above mentioned Codes and Ordinances.
General Authority and Responsibilities - Section 104.1 IFC (2018)

Inspection Topics:

Inspection Type

Annual
Annual Fire Inspection

Status:
Notes:

Certificate of Occupancy
Certificate of Occupancy Inspection

Status: **Note Only**

Notes: A certificate of occupancy inspection was called in for the property located at 6525 E Reno Avenue. Upon arrival inspectors met with the potential owners of Cajun Queens restaurant.

Exterior observations of the property showed multiple areas of decay. The exterior brick is crumbling in multiple locations. Rot and water damage observed on the siding and roof area of the structure. Exposed wiring also noted on the exterior of the structure. Egress doors and windows were observed boarded shut and secured.

Interior Observations:

The main seating area was observed having many cooking appliances and miscellaneous storage of items placed. Interior doors were observed boarded shut and sealed with a foam sealant. Interior emergency exit lighting was not operational. Interior emergency lighting was not operational. The bathrooms were observed with ceiling leaks, falling and missing ceiling tiles, mold and other states of decomposition with the fixtures and finishes of the space.

All cooking appliances in the space were observed with heavy rust and decomposition. A detailed report of the hood vents for the cooking appliances will be required to certify the operational condition of the vents. Ducting for the vent system is required to be serviced and cleaned. Hoods shall comply with the requirements set for by the International Mechanical Code. Factory-built commercial exhaust hoods shall be listed and labeled in accordance with UL 710. Ventilation systems shall be listed and labeled in accordance with UL 1046. The hood suppression system has not been serviced since 2012. The system is required to be inspected, tested, and certified for the desired cooking appliance layout for proper use in accordance with NFPA 17. All commercial kitchen hoods shall be permitted and approved with the Chief Building Official of the City of Midwest City. All hood suppression systems shall be permitted and inspected by the Midwest City Fire Marshal's office.

Electrical components of the facility were observed in many different states of decomposition and visible debris. Existing grease was present. The City of Midwest City electrical inspector was present during the inspection. All electrical hazards identified shall be permitted and abated in accordance with the Chief Building Official and Electrical Inspector. A final certificate of occupancy will not be issued until all electrical hazards are abated. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment.

All smoke barriers and smoke partitions are required to be maintained as originally installed. Replace all ceiling tiles and holes in the hard ceiling areas. Active water was leaking in multiple locations within the building. These repairs are required to be permitted and inspected throughout the building department of the City of Midwest City. Any alteration to the interior finishes of the space are required to meet the requirements of IFC Chapter 8. Approval of interior finishes can be obtained from the Fire Marshal's office prior to purchase and installation.

The fire suppression system for the facility was observed in the off position. The system has not been inspected or tested since 2018. The system is required to be fully inspected and testing in accordance with NFPA 13 prior to a certificate of occupancy being issued. A fire alarm system is required to be installed to monitor the fire suppression system and hood suppression system. An exterior horn/strobe shall be installed to replace the outdated water motor gong to the facility.

All portable fire extinguishers located in the facility shall be inspected and tested in accordance with NFPA 10. Existing extinguishers have not been inspected within the allowable time limit of once per year.

All means of egress components are required to be maintained and accessible prior to a CO being issued. An occupant load sign is required to be installed in the dining space of the property. A lock box (Knox Box3200) is required to be installed on the exterior of the facility to allow the fire department emergency access to the location. Proper fire lanes are required to be installed. Fire lane details can be obtained from the Fire Marshal's office prior to installation for proper compliance.

Photographs of the interior and exterior observations are attached below for reference.

A certificate of occupancy for this location is denied until all listed observation violations are permitted and corrected.

If you have any questions feel free to contact Duane Helmberger at 405-739-1355 or by email dhelmberger@midwestcityok.org.







OMMA
 OMMA Compliance Inspection
Status:
Notes:

Consultation
 Consultation Inspection
Status:
Notes:

Building Services/Housekeeping

Address Identification - Section 505.1 IFC (2018)

All building shall have a posted address. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. These numbers shall be posted high enough so as not to be obstructed in a position that is visible from the street or road fronting the property.

Status:
Notes:

Fire Protection and Utility Equipment Signage - Section 509 IFC (2018)

Exterior suppression rooms to be labeled with buildings numerical address and "Fire Sprinkler Riser" or "Sprinkler Riser Room". Buildings Numerical address to be centered at the top of the door. Numerical lettering to be a minimum of 4". "Fire Sprinkler Riser" or "Sprinkler Riser Room" to be a minimum of 7" x 10" engineered grade reflective aluminum, white lettering on a red background with a white stripe around the edge. Utility spaces and FACP locations also required to have similar signage. Riser locations that do not have direct access to the exterior are required to have signage on nearest exterior door.

Status:
Notes:

Knox Box - Section 506 IFC (2018)

A Knox Box Series 3200 is required to be located at the facility. The occupancy keys are required to be present in Knox Box.

Status:
Notes:

Fire Apparatus Access Roads (Lanes) - Section 503.2.1 IFC (2018)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire lanes shall extend to within 150 of all portions of the facility and shall be posted or marked FIRE LANE-NO PARKING every 30'. This shall be maintained clean and legible.

Status:
Notes:

General Storage: Storage in buildings - Section 315.3 IFC (2018)

Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

Status:
Notes:

Premises: Waste accumulation prohibited - Section 304.1 IFC (2018)

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

Status:
Notes:

General Storage: Ceiling clearance - Section 315.3.1 IFC (2018)

Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches below sprinkler head deflectors in sprinklered areas of buildings.

Status:
Notes:

Electrical Equipment, Wiring and Hazards - Section 604 IFC (2018)

(1) Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. Section 604.1 IFC (2018) (2) A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Section 604.3 IFC (2018) (3) Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited. Section 604.4 IFC (2018) (4) Extension cords and flexible cords shall not be a substitute for permanent wiring. Section 604.5 IFC (2018) (5) Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. Section 605.6 IFC (2015)

Status:
Notes:

Occupant Load Designator - Section 1004.9 IFC (2018)

Occupant load designator posted for all assembly occupancies.

Status:
Notes:

Maintenance of Exitways

Maintenance of the Means of Egress: Reliability - Section 1031 IFC (2018)

1031.2 Required exit accesses, exits, and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. 1031.3 A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

Status:
Notes:

Means of Egress Illumination - Section 1008 IFC (2018)

Where required by code exit and emergency light shall function properly.

Status:
Notes:

Means of Egress (Stairway) - 315.3.2 IFC (2018)

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

Status:

Notes:

Emergency escape and rescue openings - Sections 1031.7 & 1010.1.9 IFC (2018)

Door hardware shall not be locked in a manner that prevents function of the exit. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. (No chains, bolts, bars, etc. impeding egress)

Status:

Notes:

Enclosures under interior and exterior stairways - Sections 1011.7.3 & 1011.7.4 IFC (2018)

The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-Hour fire-resistance - rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure. No penetrations through stairwells other than systems that serve that associated space.

Status:

Notes:

Exit Doors/Self Closing Devices: Functioning properly - Section 1031.2 IFC (2018)

All doors shall open and close (where required) properly

Status:

Notes:

Fire Doors and smoke barrier doors - Sections 705 IFC (2018)

Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Doors to be closed unless held open by approved hold-open devices.

Status:

Notes:

Hazardous Materials

Compressed Gas: Properly stored and handled - Section 5304 IFC (2018)

All compressed gasses shall be secured to prevent falling. Incompatible gasses shall be stored separately.

Status:

Notes:

Flammable Liquids: Properly stored and handled - Section 5704 IFC (2018)

Storage of gasoline (IA) shall be limited to 30 gal. Increased 100% with an approved storage cabinet. Increased 100% with a sprinkler system. IB/IC is limited to 120 gal. Combination of the IA,IB, IC is 120 gal.

Status:

Notes:

Hazardous Materials: Properly stored and handled - Chapter 50 IFC (2018)

Is proper containment, storage, separation, grounding, ventilation, etc. provided?

Status:

Notes:

Site Properly Placarded in accordance with NFPA 704

Where a significant quantity of hazard exists 704 placarding shall be provided.

Status:

Notes:

Sprinkler System

Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

Sprinkler systems are required to be tested annually in accordance with NFPA 13 and NFPA 25.

Status:

Notes:

Sprinkler Valves: Accessible and Open - Chapter 13 (NFPA 25, 2014)

Sprinkler valves are required to be accessible and open when the system is in service.

Status:

Notes:

Sprinklers - Section 5.2.1 (NFPA 25, 2014)

(1) Sprinkler shall be inspected from the floor level annually. - 5.2.1.1 (NFPA 25) (2) Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation. - 5.2.1.1.1 (NFPA 25)

Status:

Notes:

Fire Sprinkler Riser Clearance - Section 901.4.6

Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment. Rooms shall be provided with a door and an unobstructed passageway large enough to allow removal of the largest piece of equipment.

Status:

Notes:

Escutcheons - Section 5.2.1.1.6 (NFPA 25, 2014)

Escutcheons and cover plates for recessed, flush, and concealed sprinklers shall be replaced if found missing during the inspection.

Status:

Notes:

Fire Department Connections - Section 13.7 (NFPA 25, 2014)

Required to maintain a 5' radius from the center of the Fire Department Connection. Obstructing and or blocking the Fire Department Connection is in violation of Sec. 15-20 of the adopted Midwest City Ordinances. Knox caps or closed caps required on all FDCs.

Status:

Notes:

Fire Alarm and Detection System

Inspection, testing and maintenance - Section 907.8.5 (IFC)

(1) The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. (2) Fire alarm system to be tested and serviced annually in accordance with Chapter 14 (NFPA 10, (2013))

Status:

Notes:

Cooking Suppression and Hood Systems

Extinguishing System Service - Section 904.12.5.2 IFC (Section 2018)

Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion - 904.12.6.2 (IFC)

Status:

Notes:

Commercial Kitchen Hoods - Section 607 IFC (2018)

(1) High-volume cooking operations, such as 24-hour cooking, charbroiling or wok cooking shall be inspected every 3 months. (2) Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers shall be inspected every 12 months. (3) Cooking operations utilizing solid fuel-burning cooking appliances shall be inspected every month. (4) All other cooking operations shall be inspected every 6 months. - Table 609.3.3.1 (5) Grease accumulation - If during the inspection it is found that hoods, grease removal devices, fans, ducts, or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C 10.

Status:

Notes:

Commercial cooking system - Section 904.12 IFC (2018)

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. These systems shall be tested in accordance with UL 300.

Status:

Notes:

Fire Extinguishers

Portable Fire Extinguishers: General Requirements - Section 906 IFC (2018)

(1) Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 (1) (2) Within 30 feet of cooking of commercial cooking equipment. - 906.1 (2) (3) In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 (3) (4) Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 (5) 75 feet total travel distance - Table 906.3(1)

Status:

Notes:

Unobstructed and Unobscured - Section 906.6 IFC (2018)

(1) Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. (2) Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 (3) The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

Status:

Notes:

Extinguisher Maintenance - Section 7.3 (NFPA 10, (2013))

(1) Fire extinguishers shall be internally examined at intervals not exceeding those specified in Table 7.3.3.1. (NFPA 10) (2) Dry chemical - annually, Wetting agent - annually - Table 7.3.3.1 (NFPA 10)

Status:

Notes:

Compartmentation

Vertical Separation: Opening between ceilings and floors appear to be enclosed and sealed. Section 703 IFC (2018)

Floors and ceilings shall be closed and sealed. Pay special attention to rated structures.

Status:

Notes:

Horizontal Separation: Walls and barriers appear to be enclosed and or sealed. Section 703 IFC (2018)

Pay close attention to rated structures.

Status:

Notes:

Operating Features

Fire Drills: Conducted. Section 403 IFC (2018)

Documentation maintained.

Status:

Notes:

Fire Drills Initiation: Manual pull, smoke detector, hood system, or fire drill option found on alarm panel

IFC requires fire drills in all occupancies

Status:

Notes:

Other Observations

Occupancy Specific Observations

Observations from IFC 2015 and the National Fire Codes.

Status:

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 113 minutes

Total Time: 113 minutes

Summary:

Overall Result: Failed

Inspector Notes:

Inspector:

Name: Helmberger, Duane C

Work Phone(s): 405-739-1355

Email(s): aduncan@midwestcityok.org, dhelmberger@midwestcityok.org

Representative Signature:

Signature

Date

EXHIBIT 8

FIRE INCIDENT REPORTS



Midwest City Fire Department

Station: **3**

Shifts Or Platoon: **A Shift**

Location: 6777 E RENO MIDWEST CITY OK 73110	Incident Type: 651 - Smoke scare, odor of smoke
Lat/Long: N 35° 28' 0.96" W 97° 24' 34.64"	FDID: 55010 Incident #: 2016-006420 Exposure ID: 21221587 Exposure #: 0 Incident Date: 12/06/2016 Dispatch Run #: 16-FD-006420
Location Type: 1 - Street address	

Report Completed by:	Koivisto , Matt	ID: F-265	Date: 12/06/2016
Report Reviewed by:	Russell , Aaron Mathew	ID: F-111	Date: 12/06/2016
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:21

Structure Type:	Property Use: 800 - Storage, other		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: None	Primary action taken: 80 - Information, investigation & enforcement, other		
Additional actions: 64 - Shut down system , -			
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	1	Total # of personnel on call:	3

NARRATIVE (1)

Narrative Title: n/a

Narrative Author: Russell, Aaron

Narrative Date:

Narrative Apparatus ID: n/a

Narrative:

E3 received a call from dispatch stating 205 requested us to investigate a burning smell at Heritage Park Mall. E3 responded code 1. E3 arrived to find 205 outside with the owner saying after they turned power on they could smell something burning. Then, they turned the power off until E3 could respond. E3 used the TIC to try and locate any hot spots in the ceiling but couldn't find anything remarkable. Power was then turned back on and after a few minutes a loud noise was heard as the power went out. In a separate room, a breaker box was found to have tripped, flashed, and smoking where the fuse blew. Two separate fuses were of significant temperature and found to be the cause of the smoke. E3 then checked the ceiling with the TIC once more for extension. The owner of the building was advised to keep power off until an electrician could repair all issues. He agreed and E3 returned to service.

We also noticed that the owner is storing many items in the building and it has a heavy fire load, not sprinkled and no power.

Narrative from dispatch:

(EMBREY, T 12/06/2016 12:41:08) CALLER UPDATED, NAME: 205, ADDRESS: , PHONE: , CONTACT: N, (EMBREY, T 12/06/2016 12:40:25) CALLER CREATED , NAME:205, ADDRESS:, PHONE:, CONTACT:N, (EMBREY, T 12/06/2016 12:40:21) WANTS A UNIT TO RESPOND CODE 1, WHEN ASKED WHAT WAS GOING ON HE WOULD NOT ADV ,



Midwest City Fire Department

Station: **1**
Shifts Or Platoon: **A**

Location: 6801 E RENO AV Midwest City OK 73110	Incident Type: 155 - Outside stationary compactor/compacted trash fire
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2002-0001829 Exposure ID: 7870817 Exposure #: 0 Incident Date: 06/06/2002
Location Type: 1 - Street address	

Report Completed by:	Williams , Tommy J	ID: F-116	Date: 06/06/2002
Report Reviewed by:	Williams , Tommy J	ID: F-116	Date: 06/06/2002
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:39

Structure Type:	Property Use: 599 - Business office		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: None	Primary action taken: 11 - Extinguishment by fire service personnel		
Losses	Pre-Incident Values		
Property: \$500.00	Property: \$5,000.00	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	1	Total # of personnel on call:	3

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: Engine 3 responded to a dumpster fire on the south side of Heritage Park Mall and upon our arrival we found a large amount of smoke coming from the dumpster. We attacked with booster line and had a knock down on the fire. The dumpster was attached to a trash compactor and BFI was called to separate the two. Upon arrival of BFI the dumpster was pulled away from the compactor and we removed the burning and charred contents onto the ground. We changed over to foam and placed a thick foam blanket over the entire area. I talked with Jeff Carr who works for the maintenance department at the mall and we agreed to leave the contents on the ground and he would have a crew place it back in the dumpster tomorrow. Mall Manager Bill Nemeth 737-1473 material used: 40 gallons of AFFF foam</p>

Member Making Report (CP Tommy J Williams): _____

Incident Reviewer (CP Tommy J Williams): _____



Midwest City Fire Department

Station: **3**
Shifts Or Platoon: **B**

Location: 6801 E RENO AV Midwest City OK 73110	Incident Type: 154 - Dumpster or other outside trash receptacle fire
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2003-0001627 Exposure ID: 7921501 Exposure #: 0 Incident Date: 05/04/2003
Location Type: 1 - Street address Census Tract: . -. .	

Report Completed by:	Freeman , Brooks	ID: F-203	Date: 05/04/2003
Report Reviewed by:	Sanders , Alan	ID: F-126	Date: 05/04/2003
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:38

Structure Type:	Property Use: 599 - Business office		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: None	Primary action taken: 11 - Extinguishment by fire service personnel		
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	1	Total # of personnel on call:	4

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: Engine 3 responded to a dumpster fire at the mall. When we arrived we found a large dumpster with smoke coming out of the side of it. We pulled a booster line and soaked the contents with nearly one third of the tank. We quit putting water inside the dumpster when the contents stopped smoking. The security guards think it was caused by arson, but no evidence was found.</p>

Member Making Report (FF Brooks Freeman): _____

Incident Reviewer (CP Alan Sanders): _____



Midwest City Fire Department

Station: **3**
Shifts Or Platoon: **C**

Location: 6801 E RENO AV # K 13 Midwest City OK 73110	Incident Type: 441 - Heat from short circuit (wiring), defective/worn
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2003-0001923 Exposure ID: 7921798 Exposure #: 0 Incident Date: 05/25/2003
Location Type: 1 - Street address	

Report Completed by:	Donnelly , Ronald P	ID: F-145	Date: 05/27/2003
Report Reviewed by:	Donnelly , Ronald P	ID: F-145	Date: 05/27/2003
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:38

Structure Type:	Property Use: 580 - General retail, other		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	None	Primary action taken:	86 - Investigate
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	1	Total # of personnel on call:	3

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: Smell of electrical short in back room. Found over heated breaker. Pulled breaker. Told assist. Mgr. to contact electrician today or ASAP.</p>

Member Making Report (CP Ronald P Donnelly): _____

Incident Reviewer (CP Ronald P Donnelly): _____



Midwest City Fire Department

Station: **3**
Shifts Or Platoon: **B**

Location: 6801 E RENO AV Midwest City OK 73110	Incident Type: 100 - Fire, other
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2003-0002265 Exposure ID: 7922141 Exposure #: 0 Incident Date: 06/22/2003
Location Type: 1 - Street address	

Report Completed by:	Freeman , Brooks	ID: F-203	Date: 06/22/2003
Report Reviewed by:	Sanders , Alan	ID: F-126	Date: 06/22/2003
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:36

Structure Type:	Property Use: 500 - Mercantile, business, other		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: None	Primary action taken: 11 - Extinguishment by fire service personnel		
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	1	Total # of personnel on call:	3

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: Engine 3 responded to a dumpster fire. When we arrived we found a small dumpster containing eight to ten collapsed cardboard boxes, that was burning. We used the booster line to extinguish the fire. A pike pole was also used to expose some hot spots. We cooled the exterior of the dumpster and the tree that was overhanging. The fire appeared to be out, so we returned to the station.</p>

Member Making Report (FF Brooks Freeman): _____

Incident Reviewer (CP Alan Sanders): _____



Midwest City Fire Department

Station: **1**
Shifts Or Platoon: **B**

Location: 6801 E RENO AV Midwest City OK 73110	Incident Type: 441 - Heat from short circuit (wiring), defective/worn
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2004-0002997 Exposure ID: 7918410 Exposure #: 0 Incident Date: 08/27/2004
Location Type: 1 - Street address	

Report Completed by:	Spiva , Kevin B	ID: F-168	Date: 08/27/2004
Report Reviewed by:	Green , Larry	ID: F-143	Date: 08/27/2004
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:36

Structure Type:	Property Use: 599 - Business office		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: None	Primary action taken: 80 - Information, investigation & enforcement, other		
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:		1	Total # of personnel on call: 3

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: L-1 responded on a electrical check. On arrival we found the owner that the owner was using brown zip cords. We unplugged these cords and advised the owner that he needed to have his power supply brought up to code. L-1 went back in service at this time.</p>

Member Making Report (FF Kevin B Spiva): _____

Incident Reviewer (CP Larry Green): _____



Midwest City Fire Department

Station: **3**
Shifts Or Platoon: **C**

Location: 6801 E RENO AV # Mgmt Office Midwest City OK 73110	Incident Type: 745 - Alarm system activation, no fire - unintentional
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2005-0004330 Exposure ID: 7914749 Exposure #: 0 Incident Date: 11/14/2005
Location Type: 1 - Street address	

Report Completed by:	Donnelly , Ronald P	ID: F-145	Date: 11/14/2005
Report Reviewed by:	Donnelly , Ronald P	ID: F-145	Date: 11/14/2005
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:34

Structure Type:	Property Use: 599 - Business office		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	None	Primary action taken:	86 - Investigate
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	1	Total # of personnel on call:	3

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: 11/14/2005 13:46:08 donnerp E3 responded to the listed address on a business fire alarm. PD and Mall rep were on the scene. Fire alarm system was activated. Dipsatch informed E3 that the alarm was from zone 5 and indicated water flow. No problems were found inside the mall. AO Meek checked the exterior of the structure and found no water flow from the sprinkler system. Capt Donnelly reset the alarm panel and instructed mall rep to have servicing company check out alarm system.</p>

Member Making Report (CP Ronald P Donnelly): _____

Incident Reviewer (CP Ronald P Donnelly): _____



Midwest City Fire Department

Station: **3**
Shifts Or Platoon: **C**

Location: 6801 E RENO AV # Mgmt Office Midwest City OK 73110	Incident Type: 154 - Dumpster or other outside trash receptacle fire
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2007-0003673 Exposure ID: 7903249 Exposure #: 0 Incident Date: 09/09/2007
Location Type: 1 - Street address	

Report Completed by:	Martin , Jason	ID: F-206	Date: 09/09/2007
Report Reviewed by:	Donnelly , Ronald P	ID: F-145	Date: 09/09/2007
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:33

Structure Type:	Property Use: 599 - Business office		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: None	Primary action taken: 11 - Extinguishment by fire service personnel		
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	1	Total # of personnel on call:	3

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: 09/09/2007 09:50:07 PM martijj E3 responded to HP Mall on a dumpster fire. Upon arrival we fund a 40 YD dumpster that had light smoke coming from it. It was a sealed dumpster so we placed a booster line through the fire holes in the side. We hooked to a hydrant and flooded the dumpster putting out the fire. Capt Donnell advised the security guard to have the dumpster hauled off and we returned to service</p>

Member Making Report (FF Jason Martin): _____

Incident Reviewer (CP Ronald P Donnelly): _____



Midwest City Fire Department

Station: **1**
Shifts Or Platoon: **A**

Location: 6801 E RENO AV Midwest City OK 73110	Incident Type: 154 - Dumpster or other outside trash receptacle fire
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2008-0004038 Exposure ID: 7895800 Exposure #: 0 Incident Date: 09/08/2008
Location Type: 1 - Street address	

Report Completed by:	McGlasson , Kelly R	ID: F-202	Date: 09/08/2008
Report Reviewed by:	McGlasson , Kelly R	ID: F-202	Date: 09/08/2008
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:28

Structure Type:	Property Use: 581 - Department or discount store		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: None	Primary action taken: 11 - Extinguishment by fire service personnel		
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	6	Total # of personnel on call:	14

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: 09/08/2008 11:36:39 AM mcglakr On 09/08/2008 at 09:42:55 dispatched To 6801 E RENO AV /G court compactor behind A-Z Outlet/Midwest City, OK 73110. The location is a Department or discount store. The incident was determined to be a(n) Dumpster or other outside trash receptacle fire. 09:47:31 arrived on scene. The following actions were performed on scene: Extinguishment by fire service personnel 203 and 206 Arrived on scene and informed all units but the first in engine to cancel and return to service. Ladder 1 was the first in engine and Ladder 1 personnel pulled a booster line and inserted it through the fire port on the compactor container and flooded the container. Once the fire had been extinguished, Ladder 1 CO advised the Occupancy operator to leave the power locked in the off position until the water had drained from the receptacle. Units responding were: Unit 203 responded. Unit 206 responded. Unit E3 responded. Unit L1 responded. Unit L2 responded. Unit S1 responded. 10:23:04 all units back in service.</p>

Member Making Report (AO Kelly R McGlasson): _____

Incident Reviewer (AO Kelly R McGlasson): _____



Midwest City Fire Department

Station: **3**
Shifts Or Platoon: **C**

Location: 6801 E RENO AV Midwest City OK 73110	Incident Type: 735 - Alarm system sounded due to malfunction
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2010-0004738 Exposure ID: 7884443 Exposure #: 0 Incident Date: 10/06/2010
Location Type: 1 - Street address	

Report Completed by: Todd , Mike	ID: F-214	Date: 10/06/2010
Report Reviewed by: Donnelly , Ronald P	ID: F-145	Date: 10/06/2010
Report Printed by: Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:26

Structure Type:	Property Use: 500 - Mercantile, business, other		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	None	Primary action taken:	86 - Investigate
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	1	Total # of personnel on call:	3

NARRATIVE (1)

Narrative Title: n/a

Narrative Author:

Narrative Date:

Narrative Apparatus ID: n/a

Narrative:
10/06/2010 08:54:57 PM toddmt On 10/06/2010 at 10:54:45 dispatched To 6801 E RENO AV /Midwest City, OK 73110. The location is a Mercantile, business, Other. The incident was determined to be a(n) Alarm system sounded due to malfunction. 10:58:01 arrived on scene. The following involvements were noted: Name/Business Name Involvement Type
----- Mall Security Tahir, Danish The following actions were performed on scene:
Investigate Units responding were: Unit E3 responded. 11:27:03 all units back in service. E3 arrived on scene and heard the alarm sounding inside. Dispatch told us the key holder was about 30 minutes out so we were able to get in a side door and walked the building and found that the alarm panel was saying it had a low battery. The key holder showed up and said that they have had trouble with the alarm. We then returned to service.

Member Making Report (FF Mike Todd): _____

Incident Reviewer (MAJ Ronald P Donnelly): _____



Midwest City Fire Department

Station: 2
Shifts Or Platoon: A

Location:
6909 E RENO AV
Midwest City OK 73110

Lat/Long:
N 35° 27' 56.92"
W 97° 24' 26.89"

Location Type: **1 - Street address**

Incident Type:
111 - Building fire

FDID: **55010**
Incident #: **2011-0000679**
Exposure ID: **7873960**
Exposure #: **0**
Incident Date: **02/03/2011**

Report Completed by:	Womack , Mike D	ID: F-179	Date: 02/03/2011
Report Reviewed by:	Herndon , Jon C	ID: F-183	Date: 02/03/2011
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:44

Structure Type: Enclosed building	Property Use: 580 - General retail, other		
Automatic Extinguishment System Present: <input checked="" type="checkbox"/>	Detectors Present: <input type="checkbox"/> Cause of Ignition: Cause under investigation		
Aid Given or Received: None	Primary action taken: 11 - Extinguishment by fire service personnel		
Additional actions: 20 - Search & rescue, other , 51 - Ventilate			
Losses	Pre-Incident Values		
Property: \$20,000.00	Property: \$1,000,000.00	Civilian Injuries: 0	Fire Service Injuries: 0
Contents: \$0.00	Contents: \$0.00	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total: \$20,000.00	Total: \$1,000,000.00	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	7	Total # of personnel on call:	19

NARRATIVE (1)

Narrative Title: n/a

Narrative Author:

Narrative Date:

Narrative Apparatus ID: n/a

Narrative:

02/03/2011 04:38:29 PM womacmd Responded on a business fire to Sears. On arrival, S2 & L2 had light smoke inside Sears. After we were unable to find a source, L2 personal decided to use Ladder 2 to gain access to the roof of Sears to check the HVAC system. While outside, personal noticed dark smoke coming from the vents to the store just to the West. This is what used to be the A-Z store and before that Service Merchandise. Fire attack and search and rescue crews made entry into the A-Z store. The fire attack crew mentioned while attacking the fire that there was more than one spot fire during extinguishment. The search and rescue team noticed the glass doors coming from inside the mall area had been broken out coming into the A-Z building. PD was called to the scene to investigate. Like the rest of the mall, besides Sears, this was a vacant building. After the fire was extinguished and the structure was ventilated, most of the fire damage was in what used to be an office area. Inspector Snyder was called to the scene. On the west wall of the office area and about 10' to 15' up from the floor, some of the sheet rock was gone and exposed electrical wiring was seen. Some of the wiring did not have conduit protecting it and the insulation on the wiring was gone in some areas. After the second floor was ventilated, L2 finished with salvage and overhaul before returning to service.

Member Making Report (MAJ Mike D Womack): _____

Incident Reviewer (AC Jon C Herndon): _____



Midwest City Fire Department

Station: **3**
Shifts Or Platoon: **C**

Location: 6909 E RENO AV Midwest City OK 73110	Incident Type: 735 - Alarm system sounded due to malfunction
Lat/Long: N 35° 27' 56.92" W 97° 24' 26.89"	FDID: 55010 Incident #: 2011-0000868 Exposure ID: 7874145 Exposure #: 0 Incident Date: 02/13/2011
Location Type: 1 - Street address	

Report Completed by:	Donnelly , Ronald P	ID: F-145	Date: 02/13/2011
Report Reviewed by:	Donnelly , Ronald P	ID: F-145	Date: 02/13/2011
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:44

Structure Type:	Property Use: 581 - Department or discount store		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received: None	Primary action taken: 62 - Restore sprinkler or fire protection system		
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	1	Total # of personnel on call:	4

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: 02/13/2011 05:36:41 PM donnerp On 02/13/2011 at 15:36:39 dispatched To 6909 E RENO AV /THIS PROPERTY NOT OWNED BY HPM LLC!!!/Midwest City, OK 73110. The location is a Department or discount store. The incident was determined to be a(n) Alarm system sounded due to malfunction. 15:39:23 arrived on scene. The following involvements were noted: Name/Business Name Involvement Type ----- Simplex Grinnell Fire Jackson, Larry Spires, Tony Store representative met E3 personnel at the east door and stated that she had silenced the alarm with her alarm code. She stated that the alarm panel showed a problem with the air handling unit upstairs. Proceeded upstairs to the service room and inspected the air handlers. No problems were found. Checked sprinkler system riser and found water flowing from a pressure relief valve. Activated spring loaded stem to attempt to free any particles that may have been preventing the seat to seal. Water flow stopped. Instructed manager to contact the stores alarm servicing company to check out the alarm system as soon as possible. The following actions were performed on scene: Restore sprinkler or fire protection system Units responding were: Unit E3 responded. 15:55:44 all units back in service.</p>

Member Making Report (MAJ Ronald P Donnelly): _____

Incident Reviewer (MAJ Ronald P Donnelly): _____



Midwest City Fire Department

Station: **3**
Shifts Or Platoon: **C**

Location: 6801 E RENO AV # Mgmt Office Midwest City OK 73110	Incident Type: 522 - Water or steam leak
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2011-0001027 Exposure ID: 7874304 Exposure #: 0 Incident Date: 02/23/2011
Location Type: 1 - Street address	

Report Completed by:	Donnelly , Ronald P	ID: F-145	Date: 03/01/2011
Report Reviewed by:	Donnelly , Ronald P	ID: F-145	Date: 03/01/2011
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:26

Structure Type:	Property Use: 599 - Business office		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	None	Primary action taken:	86 - Investigate
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	1	Total # of personnel on call:	4

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: 03/01/2011 09:45:28 AM donnerp On 02/23/2011 at 06:04:09 dispatched To 6801 E RENO AV /Mgmt Office/Midwest City, OK 73110. The location is a Business office. The incident was determined to be a(n) Water or steam leak. 06:09:16 arrived on scene. The following involvements were noted: Name/Business Name Involvement Type ----- Smith, Kim Central Systems Inc Bahreini, Ahmad Sullivan, Bob The following actions were performed on scene: E3 responded to the listed address at the request of a MWC Police officer who noticed water running out of the mall from under the doors located on the westernmost doors on the north side. En 3 made entry into the building through the door located west of A to Z. Maj Donnelly, Lt Meek, FF's Ingram and Todd walked to the northwest area of the structure and noticed a small water leak in the portico area. Water had puddled and was running under the doors and out of the structure. Informed dispatch to contact the building owner and apprise them of the situation. Units responding were: Unit E3 responded. 06:26:43 all units back in service.</p>

Member Making Report (MAJ Ronald P Donnelly): _____

Incident Reviewer (MAJ Ronald P Donnelly): _____



Midwest City Fire Department

Station: **3**
Shifts Or Platoon: **B**

Location: 6801 E RENO AV Midwest City OK 73110	Incident Type: 151 - Outside rubbish, trash or waste fire
Lat/Long: N 35° 27' 51.2" W 97° 24' 31.48"	FDID: 55010 Incident #: 2011-0003402 Exposure ID: 7876665 Exposure #: 0 Incident Date: 07/02/2011
Location Type: 1 - Street address	

Report Completed by:	Hudson , Chris A	ID: F-184	Date: 07/02/2011
Report Reviewed by:	Hudson , Chris A	ID: F-184	Date: 07/02/2011
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:26

Structure Type:	Property Use: 807 - Outside material storage area		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition: Unintentional	
Aid Given or Received: None	Primary action taken: 11 - Extinguishment by fire service personnel		
Additional actions: 86 - Investigate , -			
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call: 5		Total # of personnel on call: 12	

NARRATIVE (1)
<p>Narrative Title: n/a</p> <p>Narrative Author:</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>Narrative: 07/02/2011 08:24:52 PM hudsoca On 07/02/2011 at 19:25:14 dispatched To 6801 E RENO AV /Heritage Park Mall southwest of sears/Midwest City, OK 73110. The location is a Outside material storage area. The incident was determined to be a(n) Outside rubbish, trash or waste fire. 19:28:20 arrived on scene. The following actions were performed on scene: Extinguishment by fire service personnel Investigate Units responding were: Unit 203 responded. Unit E3 responded. Unit L1 responded. Unit L2 responded. Unit S2 responded. Arrived on scene to find a small trash receptacle on fire. E3 pulled red line and quickly extinguished the fire and then noticed a small pile of leaves and debris in the opposite corner on fire. once both piles were controlled the rest of the mall was checked. discarded smoking materials seemed to be the cause as there were also kids seen in the area. the rest of the mall was clear 19:51:39 all units back in service.</p>

Member Making Report (AO Chris A Hudson): _____

Incident Reviewer (AO Chris A Hudson): _____



Midwest City Fire Department

Station: **3**
Shifts Or Platoon: **A**

Location:
6909 E RENO
MIDWEST CITY OK 73110

Lat/Long:
N 35° 27' 56.64"
W 97° 24' 28.75"

Location Type: **1 - Street address**

Incident Type:
522 - Water or steam leak

FDID: **55010**
Incident #: **2014-0000768**
Exposure ID: **11058990**
Exposure #: **0**
Incident Date: **02/07/2014**

Report Completed by:	Russell , Aaron M	ID: F-111	Date: 02/09/2014
Report Reviewed by:	Russell , Aaron M	ID: F-111	Date: 02/09/2014
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:43

Structure Type:	Property Use: 800 - Storage, other		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	None	Primary action taken:	64 - Shut down system
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	6	Total # of personnel on call:	18

NARRATIVE (1)

Narrative Title: n/a

Narrative Author:

Narrative Date:

Narrative Apparatus ID: n/a

Narrative:

Alarms : 1 District : 31 sprinkler system is shut down .. and fixed the spinkler head.. but there is no heat inside the busn ..so they now going to turn it back on , MADE FORCE ENTRY AND WAS ABLE TO GET THE RISNER SHUT OFF, EN3 ON SCENE ALOT OF WATER IN THE PARKING LOT, Caller: AMED OWNER , 405 235 4328, , Contact: N, RP WILL BE IN TEH PARKING LOT OF THE MALL , SPRINKLER HEAD POP OFF ... WATER COMING FROM THE CEILING

----- 02/09/2014 06:34:10 PM russeam On 02/07/2014 at 21:44:46 dispatched To 6909 E RENO /MIDWEST CITY, OK 73110. The location is a Storage, Other. The incident was determined to be a(n) Water or steam leak. 21:49:51 arrived on scene. The following actions were performed on scene: Shut down system Units responding were: Unit E3 responded. E3 arrived on scene to find copious amounts of water coming from the mall. The owner was there and had the door open to the room with the busted head and showed us where the riser closet was. E3 had to force entry into closet, and shut service to the riser. E3 then drained the system and locked the building back and turned the scene back to the owner. 22:20:30 all units back in service. Personnel Actions Taken : Personnel Actions Taken : Personnel Actions Taken : Personnel Actions Taken : Personnel Actions Taken :

Member Making Report (CP Aaron M Russell): _____

Incident Reviewer (CP Aaron M Russell): _____



Midwest City Fire Department

Station: **3**

Shifts Or Platoon: **C Shift**

Location: 6909 E RENO MIDWEST CITY OK 73110	Incident Type: 731 - Sprinkler activation due to malfunction
Lat/Long: N 35° 27' 58.39" W 97° 24' 34.71"	FDID: 55010 Incident #: 2018-000069 Exposure ID: 29178365 Exposure #: 0 Incident Date: 01/03/2018 Dispatch Run #: 18-FD-000069
Location Type: 1 - Street address	

Report Completed by:	Rogers , Nate C	ID: F-251	Date: 01/03/2018
Report Reviewed by:	Meek , Jeremy W	ID: F-155	Date: 01/03/2018
Report Printed by:	Helmberger, Duane	ID: F-267	Date: 9/13/2019 Time: 14:42

Structure Type:	Property Use: 500 - Mercantile, business, other		
Automatic Extinguishment System Present: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	Cause of Ignition:	
Aid Given or Received:	None	Primary action taken:	64 - Shut down system
Losses	Pre-Incident Values		
Property:	Property:	Civilian Injuries: 0	Fire Service Injuries: 0
Contents:	Contents:	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total:	Total:	Total Casualties: 0	Total Fire Service Casualties: 0
Total # of apparatus on call:	3	Total # of personnel on call:	6

Narrative from dispatch:

(HENDRICKS, D 01/03/2018 13:16:07) SHOWED UP TO SECURE THE BUILDING , , (HENDRICKS, D 01/03/2018 13:15:52) 833-6874 DENIS ORTIS, , (EMBREY, T 01/03/2018 12:37:54) Per Unit EN3: GOT WATER TURNED OFF, (HENDRICKS, D 01/03/2018 12:28:49) MAKE CONTACT WITH A MALE HE IS THE MANAGER IN NORMAN WILL TRY TO GET A HOLD OF SOME ONE FOR US AND CALL US BACK , , (HENDRICKS, D 01/03/2018 12:27:53) 8345480 IN AN OLD CALL, (HENDRICKS, D 01/03/2018 12:25:20) NUMBER FOR MIKE DEAN IN THE EMERG LIST FOR MIKE DEAN ISNT GOOD 706-9696, , (EMBREY, T 01/03/2018 12:17:45) Per Unit EN3: WATER FLOW GONG GOING OFF HAS COMMAND, (HENDRICKS, D 01/03/2018 12:14:14) ZONE 11 WATER FLOW 3 AND 2 GOING OFF, , (HENDRICKS, D 01/03/2018 12:14:03) NO NUMBERS , , (HENDRICKS, D 01/03/2018 12:13:50) WATER FLOW , , (HENDRICKS, D 01/03/2018 12:13:40) CALLER CREATED , NAME:, ADDRESS:, PHONE:8773571808, CONTACT:N

NARRATIVE (2)

Narrative Title: n/a

Narrative Author: Rogers, Nate

Narrative Date: 01/03/2018 16:52:10

Narrative Apparatus ID: E3

Narrative:

E3 responded to the above address for an automatic sprinkler alarm. E3 arrived on scene and heard the alarm for the sprinkler activation. E3 went around the area and found a door that had the sound of water coming from it. E3 used tools to breach a door which was a tire chute. E3 found the sprinkler head that had burst from the cold. Due to the size of the structure the riser for the sprinkler system was not easy to find. 209 arrived on scene and assisted in finding the correct riser and stopping the water flow. E3 and 209 made sure they had turned off the correct sprinkler. 211 then arrived on scene to assist in locating a key holder or property manager. A property manager then arrived on scene. 209 and 211 detailed what had been done to the property manager. E3 then turned the scene over to 209 and the property manager. E3 completed the assignment and returned to service.

EXHIBIT 9

POLICE INCIDENT REPORTS

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	14-04549		
File #			
Description	MALICIOUS MISCHIEF		
Incident Status	INACTIVE	From Date/Time	06/19/2014 00:00
		To Date/Time	06/22/2014 11:40
		Report Date	06/22/2014 11:45
Reporting Officer	WILSON, S	Initial Rep. Date	06/22/2014 11:45

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	COMMERCIAL/OFFICE BUILDING			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	Bias Motivation			

SUBJECT(S)

Name	UNKNOWN				
Address				Phone	____-____-____
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	____-____-____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - SINGLE OCCUPANCY DWELLINGS	Loss Type	BURGLARY/DAMAGED
Description	P1: SHATTERED GLASS DOOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	6/22/2014	Loss Quantity 1	Loss Value \$100.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Entered By WILSON, S _____

Officer WILSON, S _____

Supervisor DUKES, M _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 14-04549 (Synopsis)

161/110: Dispatched to a report of a broken front door at Heritage Park Mall. Southeast exterior door was shattered.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE
Case #	15-03591		MIDWEST CITY OKLAHOMA 73110
File #			
Description	MALICIOUS MISCHIEF		
Incident Status	CLOSED	From Date/Time	05/01/2015 11:00
		To Date/Time	05/10/2015 10:00
		Report Date	05/10/2015 10:25
Reporting Officer	CARGAL, N	Initial Rep. Date	05/10/2015 10:25

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	COMMERCIAL/OFFICE BUILDING			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)		Bias Motivation	

VICTIM(S)

Name	HERITAGE PARK MALL,			Phone	405-235-4328
Address	6801 E RENO AVE MIDWEST CITY, OK 73110				
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL. & St.	JRN#			
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	UNKNOWN			Phone	- -
Address					
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - STORAGE	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1- BROKEN OVERHEAD DOOR ON SHED		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	5/10/2015	Loss Quantity	1
		Loss Value	\$400.00
Rec Date		Rec Quantity	
		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Entered By CARGAL, N _____

Officer CARGAL, N _____

Supervisor TEPLY, M _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 15-03591 (Synopsis)

68: A storage building was vandalized on the north side of the victim business.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	15-05450		
File #			
Description	COPPER STEALING OR REMOVING		
Incident Status	INACTIVE	From Date/Time	07/10/2015 12:00
		To Date/Time	07/13/2015 16:00
		Report Date	07/13/2015 16:19
Reporting Officer	CHAISSON, N	Initial Rep. Date	07/13/2015 16:19

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	COPPER- STEALING OR REMOVING (FEL)			
Statute	21-1727			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	Bias Motivation			

Offense	MALICIOUS INJURY TO PROPERTY-OVER \$1000 (FEL)			
Statute	21-1760.A2			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	Bias Motivation			

SUBJECT(S)

Name	UNKNOWN			Phone	- - -
Address					
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P1- PHOTOGRAPHS OF DAMAGED GENERATOR AND ELECTRICAL BOXES		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	7/10/2015	Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P2- BACK UP GENERATOR HANDLES/DOOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	7/10/2015	Loss Quantity 1	Loss Value \$1,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	METALS - NON-PRECIOUS	Loss Type	STOLEN
Description	P3- COPPER WIRING AND DAMAGE TO ELECTRICAL BOX		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	7/10/2015	Loss Quantity	Loss Value \$20,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Entered By CHAISSON, N _____

Officer CHAISSON, N _____

Supervisor SIMONSON, S _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 15-05450 (Synopsis)

134: Suspects stole copper wiring from electrical box and damaged a generator.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	15-06283		
File #			
Description	COPPER-STEALING OR REMOVING		
Incident Status	CLOSED	From Date/Time	08/08/2015 12:00
		To Date/Time	08/10/2015 15:45
		Report Date	08/10/2015 15:56
Reporting Officer	CHAISSON, N	Initial Rep. Date	08/10/2015 15:56

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	COPPER- STEALING OR REMOVING (FEL)			
Statute	21-1727			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	PARKING LOT/GARAGE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	Bias Motivation			

SUBJECT(S)

Name	UNKNOWN				
Address				Phone	__-__-____
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	__-__-____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	BURGLARY/DAMAGED
Description	P1- FIVE METAL DOORS FOR KOEHLER GENERATOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/8/2015	Loss Quantity	Loss Value \$5,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	CONSUMABLE GOODS	Loss Type	STOLEN
Description	P2- KOEHLER GENERATOR BATTERY		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/8/2015	Loss Quantity 1	Loss Value \$500.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	METALS - NON-PRECIOUS	Loss Type	STOLEN
Description	P3- UNKNOWN AMOUNT OF COPPER WIRING		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/8/2015	Loss Quantity	Loss Value \$1,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	PRINT CARDS	Loss Type	EVIDENCE
Description	P4- THREE PRINT CARDS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P5- PHOTOGRAPHS OF SCENE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By CHAISSON, N _____

Officer CHAISSON, N _____

Supervisor NICKEL, M _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 15-06283 (Synopsis)

134: Larceny of copper wiring from electrical boxes behind Heritage Park Mall.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	15-06384		
File #			
Description	BURGLARY II BUSINESS		
Incident Status	CLOSED	From Date/Time	08/14/2015 02:14
		To Date/Time	
		Report Date	08/14/2015 02:14
		Initial Rep. Date	08/14/2015 02:14
Reporting Officer	HILL, J		

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)			
Statute	21-1435			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)		Bias Motivation	
If Burglary:	Burglary Entry	DOOR	No of Premises	1
	Point		Entered	
	Entry Method	FORCE		

VICTIM(S)

Name	HERITAGE PARK MALL,			Phone	___-___-___
Address	6801 E RENO AVE MIDWEST CITY, OK 73110				
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	UNKNOWN			Phone	__ - __ - ____
Address					
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	__ - __ - ____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1- GLASS DOOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/14/2015	Loss Quantity	2
Rec Date		Loss Value	\$400.00
Drug Type		Rec Value	
		Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P2- PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date		Loss Value	
Rec Date		Rec Value	
Drug Type		Drug UOM	

Entered By HILL, J _____

Officer HILL, J _____

Supervisor OZUNA, R _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 15-06384 (Synopsis)

164: Suspects broke 2 glass doors and entered the old Montgomery Ward at h Heritage Park Mall.

POE: Glass door

POX: Glass door

MO: Threw rock through glass door.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE
Case #	16-05829		MIDWEST CITY OKLAHOMA 73110
File #			
Description	BURGLARY II BUS		
Incident Status	CLEARED BY ARREST	From Date/Time	07/24/2016 18:44
		To Date/Time	07/25/2016 05:00
		Report Date	07/25/2016 05:00
Reporting Officer	RUMMELL, B	Initial Rep. Date	07/25/2016 05:00

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity	NONE/UNKNOWN GANG		
Bias Type	Bias Motivation		
If Burglary:	Burglary Entry DOOR	No of Premises	1
	Point	Entered	
	Entry Method		
	FORCE		

Offense	OBSTRUCTING OFFICER (MISD)		
Statute	21-540		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	JAIL/PRISON		
Computer	N	Alcohol N	Drug N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)	Bias Motivation	

VICTIM(S)

Name	SOCIETY/PUBLIC,			Phone	__-__-__
Address					
Race		Ethnic		Sex	DOB
Height		Weight		Hair	Eyes
S.S.N.	__-__-__	DL.& St.		JRN#	
Type of Victim	SOCIETY/PUBLIC	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted						
Address	Redacted				Phone	Redacted	
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.		JRN#	16-0000691		
Sub. Type	ARRESTEE	Arrest ID	16-01843	Citation #			
Notes							

Name	Redacted						
Address	Redacted				Phone	Redacted	
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	16-0000692		
Sub. Type	ARRESTEE	Arrest ID	16-01845	Citation #			
Notes							

Name	Redacted						
Address	Redacted					Phone	- -
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	XXX	Eyes	Redacted
S.S.N.	***_*_****	DL & St.	*****	JRN#			
Sub. Type	ARRESTEE	Arrest ID	16-01844	Citation #			
Notes							

PROPERTY

Property Category	PURSES/HANDBAGS/WALLETS		Loss Type	EVIDENCE/SEIZED
Description	P01-LARGE BLACK STARTER ZIP UP BAG.			
Notes				
Make	Model	Style		
Serial No / VIN		Color		
Vehicle Year	Plate No/ State/ Type			
Loss Date	Loss Quantity	Loss Value		
Rec Date	Rec Quantity	Rec Value		
Drug Type	Drug Quantity	Drug UOM		

Property Category	CLOTHES/FURS		Loss Type	EVIDENCE/SEIZED
Description	P02- PAIR OF BLACK COTTON GLOVES			
Notes				
Make	Model	Style		
Serial No / VIN		Color		
Vehicle Year	Plate No/ State/ Type			
Loss Date	Loss Quantity	Loss Value		
Rec Date	Rec Quantity	Rec Value		
Drug Type	Drug Quantity	Drug UOM		

Property Category	TOOLS		Loss Type	EVIDENCE/SEIZED
Description	P03- WORKING LED FLASHLIGHT. BLACK AND CLEAR IN COLOR.			
Notes				
Make	Model	Style		
Serial No / VIN		Color		
Vehicle Year	Plate No/ State/ Type			
Loss Date	Loss Quantity	Loss Value		
Rec Date	Rec Quantity	Rec Value		
Drug Type	Drug Quantity	Drug UOM		

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P04- 14" BLACK PRY BAR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P05- DEWALT 20V MAX RECEPICATING SAW		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P06- 1.5" OF GRAY ELECTRIC CONDUIT. SCH 40		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P07- .75" OF GRAY ELECTRIC CONDUIT. SCH 40		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P08- PAIR OF WIRE CUTTERS. BLACK AND ORANGE IN COLOR.		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P09- PAIR OF WIRE CUTTERS. BLACK IN COLOR.		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P10- PAIR OF CONDUIT CUTTERS WITH CHEATER BARS ATTACHED. (SQUARE TUBING)		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE/SEIZED
Description	P11- WORKING LED HEAD LAMP WITH ELASTIC STRAP.		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P12- WORKING LED FLASH LIGHT. BLACK IN COLOR.		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P13-PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE/SEIZED
Description	P14-AUDIO/VIDEO RECORDING: 056		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By RUMMELL, B _____

Officer RUMMELL, B _____

Supervisor HERREN, J _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 16-05829 (Synopsis)

056:

Poe-south door

Pox-arrested

Mo-break in and attempt to steal property

Subject found inside business that was broken into and hid in ceiling. Subjects arrested for Burglary II.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	17-02770		
File #			
Description	MALICIOUS MISCHIEF		
Incident Status	ACTIVE	From Date/Time	04/15/2017 17:00
		To Date/Time	04/16/2017 02:48
		Report Date	04/16/2017 02:48
Reporting Officer	RUMMELL, B	Initial Rep. Date	04/16/2017 02:48

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)		Bias Motivation	

VICTIM(S)

Name	HERITAGE PARK MALL,			Phone	__-__-__
Address	6801 E RENO AVE MIDWEST CITY, OK 73110				
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	UNKNOWN			Phone	- -
Address					
Race	U	Ethnic	U	Sex	U
DOB					
Height		Weight		Hair	Eyes
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS		Loss Type	DESTROYED/DAMAGED/VAND
Description	P1-WINDOW			
Notes				
Make		Model		Style
Serial No / VIN				Color
Vehicle Year		Plate No/ State/ Type		
Loss Date	4/16/2017	Loss Quantity	1	Loss Value \$275.00
Rec Date		Rec Quantity		Rec Value
Drug Type		Drug Quantity		Drug UOM

Entered By RUMMELL, B _____

Officer RUMMELL, B _____

Supervisor HERREN, J _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 17-02770 (Synopsis)

056: Store window broken out.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	17-05878		
File #			
Description	TRESPASSING		
Incident Status	REFERRED TO CITY PROSECUTOR	From Date/Time	08/10/2017 14:56
		To Date/Time	
		Report Date	08/10/2017 14:56
Reporting Officer	NUCCI, B	Initial Rep. Date	08/10/2017 14:56

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	JUV-TRESPASSING			
Statute	28-54 (J)			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)		Bias Motivation	

VICTIM(S)

Name	HERITAGE PARK MALL (MANAGEMENT,			
Address	6801 E RENO MG OFC MIDWEST CITY, OK 73130		Phone	405-641-9798
Race	Ethnic	Sex	DOB	
Height	Weight	Hair	Eyes	
S.S.N.	DL.& St.	JRN#		
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type
Homicide/Assault Circumstance				

PROPERTY

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P1 - CRAFTSMAN PRY BAR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P2 - PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1 - GLASS DOOR AND WOOD BOARD COVERING IT		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/10/2017	Loss Quantity 1	Loss Value \$50.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Entered By NUCCI, B _____

Officer NUCCI, B _____

Supervisor WARNER, J _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 17-05878 (Synopsis)

160 - The four juveniles were arrested for Trespassing and later released to their parents.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE
Case #	18-03557		MIDWEST CITY OKLAHOMA 73110
File #			
Description	BURGLARY II BUSINESS		
Incident Status	CLOSED	From Date/Time	05/26/2018 00:01
		To Date/Time	05/26/2018 05:55
		Report Date	05/26/2018 05:55
Reporting Officer	NETHERTON, F	Initial Rep. Date	05/26/2018 05:55

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	DEPT./DISCOUNT STORE		
Computer	N	Alcohol	N
Weapons		Drug	N
Criminal Activity			
Bias Type		Bias Motivation	
If Burglary:	Burglary Entry Point	ROOF	No of Premises Entered 1
	Entry Method	NO FORCE	

SUBJECT(S)

Name	UNKNOWN, UNKNOWN			Phone	- -
Address					
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P1-PHOTOS OF SCENE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	COMPUTER HARDWARE/SOFTWARE	Loss Type	BURGLARY/DAMAGED
Description	P2-SURVEILLANCE CAMERAS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	5/26/2018	Loss Quantity 4	Loss Value \$400.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	OFFICE TYPE EQUIPMENT	Loss Type	NONE
Description	P3-NOTHING STOLEN FROM BUSINESS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	5/26/2018	Loss Quantity 1	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Entered By NETHERTON, F _____

Officer NETHERTON, F _____

Supervisor HENRY, L _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 18-03557 (Synopsis)

137-Unknown suspects removed surveillance cameras, entered business through roof access, and set off the alarm.

POE-Roof access door.

POX-Roof access door.

MO-Removed surveillance cameras, entered business through roof access door, set off alarm, exited to roof and barricaded roof access doors before fleeing.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	18-04637		
File #			
Description	BURGLARY II (BUSINESS)		
Incident Status	CLEARED BY ARREST	From Date/Time	07/05/2018 23:07
		To Date/Time	
		Report Date	07/05/2018 23:07
		Initial Rep. Date	07/05/2018 23:07
Reporting Officer	RUMMELL, B		

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	PARKING LOT/GARAGE		
Computer	N	Alcohol	N
Weapons		Drug	N
Criminal Activity			
Bias Type	NONE (NO BIAS)	Bias Motivation	
If Burglary:	Burglary Entry DOOR	No of Premises Entered	1
	Point		
	Entry Method		
	FORCE		

SUBJECT(S)

Name	Redacted							
Address	Redacted						Phone	- -
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted	
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted	
S.S.N.	***-**-****	DL & St.	*****	JRN#	18-0000473			
Sub. Type	ARRESTEE	Arrest ID	18-01209	Citation #				
Notes								

Name	Redacted							
Address	Redacted						Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted	
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted	
S.S.N.	***-**-****	DL & St.	*****	JRN#	14-0000016			
Sub. Type	ARRESTEE	Arrest ID	18-01210	Citation #				
Notes								

VEHICLE(S)

Details	Redacted						
VIN	Redacted			Colors	Redacted		
Plate No	Redacted	State	OK	Year	Redacted		
Impound	Y			Type	PRIVATE		

VEHICLE ADDITIONAL DATA (2006 NISSAN PATHFINDER UTILITY VEHICLE)

Label	Data	System	Required	From
VEHICLE TYPE	IMPOUNDED	N	N	Incident Vehicles

Details	1985 CHEVROLET PICKUP						
VIN	1G8EG25L8F7160041			Colors			
Plate No	State		Year	0			
Impound			Type				

VEHICLE ADDITIONAL DATA (1985 CHEVROLET PICKUP)

Label	Data	System	Required	From
VEHICLE TYPE	VICTIMS	N	N	Incident Vehicles

Details	1987 DODGE R50 PICKUP		Colors	
VIN	JB7FL29E2HP037436		Year	0
Plate No	State		Type	
Impound				

VEHICLE ADDITIONAL DATA (1987 DODGE R50 PICKUP)

Label	Data	System	Required	From
VEHICLE TYPE	VICTIMS	N	N	Incident Vehicles

Details	0 UNKNOWN VAN		Colors	WHITE
VIN	UNKNOWN		Year	0
Plate No	UNK	State	Type	
Impound				

VEHICLE ADDITIONAL DATA (0 UNKNOWN VAN)

Label	Data	System	Required	From
VEHICLE TYPE	VICTIMS	N	N	Incident Vehicles

PROPERTY

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P1-GREEN/GRAY RYOBI DRILL WITH A DARK GREEN SOCKET ATTACHED TO IT		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	NONE
Description	P2-DAMAGED WINDOW		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	7/5/2018	Loss Quantity	1
		Loss Value	\$200.00
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	EVIDENCE
Description	P3-HEX SCREW		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P4-SMALL BLACK QUANTUM FLASHLIGHT		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P2-SMALL BLACK BUSHNELL FLASHLIGHT WITH CLIP		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P6-LARGE BLACK BUSHNELL FLASHLIGHT		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P7-GREEN/GRAY RYOBI SAWSALL WITH BLADE ATTACHED		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P8-EXTRA SAW BLADES (6)		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P9-PRY BARS (2)		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P10-RYOBI 18V LITHIUM BATTERY		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P11-STRAIGHT EDGE SCREWDRIVER WITH GREEN/GRAY HANDLE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P12-STRAIGHT EDGE SCREWDRIVER WITH BLACK HANDLE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P13-PHILLIPS SCREWDRIVER WITH BLACK/PURPLE HANDLE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P14-PHILLIPS SCREWDRIVER WITH GREEN/GRAY HANDLE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P15-YELLOW/BLACK STANLEY HAMMER		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P16-WRENCH WITH BLACK HANDLE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P17-BLACK SOCKET		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	HOUSEHOLD GOODS	Loss Type	EVIDENCE
Description	P18-RED RAG		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	CLOTHES/FURS	Loss Type	EVIDENCE
Description	P19-BLACK/RED GLOVES		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P20-GREEN/GRAY RYOBI TOOL BAG		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P21-PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P22-ORANGE BOLT CUTTERS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	CLOTHES/FURS	Loss Type	EVIDENCE
Description	P23-BLUE DOO RAG		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	CLOTHES/FURS	Loss Type	EVIDENCE
Description	P24-CAMOFLAUGE HAT		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	VEHICLE PARTS/ACCESSORIES	Loss Type	BURGLARY/DAMAGED
Description	P25-VEHICLE WINDOW		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	\$200.00
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By RUMMELL, B _____

Officer RUMMELL, B _____

Supervisor VALLEY, F _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 18-04637 (Synopsis)

056: Poe-overhead garage door on west side of business.
Pox-in handcuffs.

Mo-unscrew wooden board covering glass window on overhead garage door. Break out glass window, and enter business.

Victims business broken into.

170: Supplement 1: On the listed date I assisted the reporting Officer by responding to a burglary complaint.

165: Supplement 2: I responded to alarm call at listed address. Made contact with subjects in building.

157: Supplement 3: I responded to alarm call at listed address. Made contact with subjects in building.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	18-06062		
File #			
Description	BURGLARY II BUSINESS		
Incident Status	INACTIVE	From Date/Time	08/28/2018 09:05
		To Date/Time	
		Report Date	08/28/2018 13:00
Reporting Officer	WHITE, S	Initial Rep. Date	08/28/2018 13:00

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
Weapons		Drug	N
Criminal Activity			
Bias Type		Bias Motivation	
If Burglary:	Burglary Entry DOOR	No of Premises Entered	1
	Point		
	Entry Method		
	FORCE		

SUBJECT(S)

Name	UNKNOWN 1, UNKNOWN				
Address				Phone	- -
Race	W	Ethnic	N	Sex	M
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

Name	UNKNOWN 2, UNKNOWN				
Address				Phone	- -
Race	W	Ethnic	N	Sex	M
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	BURGLARY/DAMAGED
Description	P1- DRY WALL		
Notes			
Make		Model	Style
Serial No / VIN			Color
Vehicle Year		Plate No/ State/ Type	
Loss Date	8/28/2018	Loss Quantity	1
Rec Date		Rec Value	\$300.00
Drug Type		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P2- REDDY HEATER (PROPANE FORCED AIR HEATER)		
Notes			
Make		Model	Style
Serial No / VIN	ZW060G4DA		Color RED,BLACK
Vehicle Year		Plate No/ State/ Type	
Loss Date	8/28/2018	Loss Quantity	1
Rec Date		Rec Value	\$250.00
Drug Type		Drug Quantity	
		Drug UOM	

Property Category	TOOLS		Loss Type	STOLEN
Description	P3- RIGID (POWER DRIAN CLEANER)			
Notes				
Make		Model	Style	
Serial No / VIN	VBZ5418810317		Color RED,GRAY	
Vehicle Year		Plate No/ State/ Type		
Loss Date	8/28/2018	Loss Quantity	1	Loss Value \$750.00
Rec Date		Rec Quantity		Rec Value
Drug Type		Drug Quantity		Drug UOM

Property Category	TOOLS		Loss Type	STOLEN
Description	P4- GENERATOR 4500			
Notes				
Make		Model	Style	
Serial No / VIN			Color	
Vehicle Year		Plate No/ State/ Type		
Loss Date	8/28/2018	Loss Quantity	1	Loss Value \$500.00
Rec Date		Rec Quantity		Rec Value
Drug Type		Drug Quantity		Drug UOM

Property Category	PHOTOGRAPHS		Loss Type	EVIDENCE
Description	P5- PHOTOS			
Notes				
Make		Model	Style	
Serial No / VIN			Color	
Vehicle Year		Plate No/ State/ Type		
Loss Date		Loss Quantity		Loss Value
Rec Date		Rec Quantity		Rec Value
Drug Type		Drug Quantity		Drug UOM

Entered By WHITE, S _____

Officer WHITE, S _____

Supervisor CLAWSON, M _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 18-06062 (Synopsis)

156: The listed victim had his business broken into and items taken from within.

MO: Forced their way into a locked door and broke a hole into wall to make entrance. Took what they wanted.

POE: North side Riser Room 3 Door

POX: North side Riser Room 3 Door

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	18-06921	File #	
Description	MALICIOUS MISCHIEF		
Incident Status	CLOSED	From Date/Time	10/01/2018 09:00
		To Date/Time	10/01/2018 10:00
		Report Date	10/01/2018 11:25
Reporting Officer	CRANFORD, P	Initial Rep. Date	10/01/2018 11:25

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	INFORMATION	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General

OFFENSE(S)

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)		Bias Motivation	

SUBJECT(S)

Name	UNKNOWN, UNKNOWN				
Address				Phone	__-__-____
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	__-__-____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1-SOUTHWEST DOORS TO THE BUSINESS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	10/1/2018	Loss Quantity	1
		Loss Value	\$500.00
Rec Date		Rec Quantity	
Rec Value			
Drug Type		Drug Quantity	
		Drug UOM	

Entered By CRANFORD, P _____

Officer CRANFORD, P _____

Supervisor STRECKER, R _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 18-06921 (Synopsis)

104-Someone damaged southwest doors to the business.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	19-05623		
File #			
Description	LARCENY OF COPPER		
Incident Status	INACTIVE	From Date/Time	08/06/2019 19:00
		To Date/Time	08/07/2019 19:00
		Report Date	08/07/2019 19:54
Reporting Officer	DOOLITTLE, E	Initial Rep. Date	08/07/2019 19:54

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	COPPER- STEALING OR REMOVING (FEL)			
Statute	21-1727			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	SHOPPING MALL			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)	Bias Motivation		

VICTIM(S)

Name	HERITAGE PARK MALL,		
Address	6801 E RENO AVE MIDWEST CITY, OK 73110		Phone 405-235-4328
Race	Ethnic	Sex	DOB
Height	Weight	Hair	Eyes
S.S.N. ___-__-____	DL.& St.	JRN#	
Type of Victim	BUSINESS	Victim Of	NONE
		Injury Type	
Homicide/Assault Circumstance			

SUBJECT(S)

Name	UNKNOWN, UNKNOWN			Phone	- -
Address					
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	- - -	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	METALS - NON-PRECIOUS	Loss Type	STOLEN
Description	P1- COPPER CABLES		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/7/2019	Loss Quantity	1
		Loss Value	\$1,000.00
Rec Date		Rec Quantity	
		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P2- DIGITAL PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date		Loss Quantity	
		Loss Value	
Rec Date		Rec Quantity	
		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Entered By DOOLITTLE, E _____

Officer DOOLITTLE, E _____

Supervisor BAKER, B _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 19-05623 (Synopsis)

166: Copper wiring was stolen from the Heritage Park Mall breaker boxes.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Cumulative Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	20-01888		
File #			
Description	BURGLARY II		
Incident Status	CLEARED BY ARREST	From Date/Time	03/18/2020 06:46
		To Date/Time	
		Report Date	03/18/2020 06:46
Reporting Officer	RUMMELL, B	Initial Rep. Date	03/18/2020 06:46

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PERSONS	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)		
Statute	21-1435		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	DEPT./DISCOUNT STORE		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			
If Burglary:	Burglary Entry	DOOR	No of Premises
	Point		Entered
	Entry	FORCE	
	Method		

Offense	POSSESSION OF BURGLAR IMPLEMENTS (MISD)		
Statute	21-1437		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	DEPT./DISCOUNT STORE		
Computer	N	Alcohol	N Drug N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			

VICTIM(S)

Name	BAHREINI, AHMED			Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073			DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M
Height	5'09"	Weight	180	Hair	BLK
S.S.N.	__-__-__	DL.& St.		JRN#	
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted			Phone	Redacted
Address	Redacted			DOB	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted
S.S.N.	***_**_****	DL & St.		JRN#	20-0000153
Sub. Type	ARRESTEE	Arrest ID	20-00406	Citation #	
Notes					

VEHICLE(S)

Details	Redacted				
VIN	Redacted			Colors	Redacted
Plate No	Redacted	State	OK	Year	Redacted
Impound	Y			Type	PRIVATE

VEHICLE ADDITIONAL DATA (Redacted)

Label	Data	System	Required	From
VEHICLE TYPE	IMPOUNDED	N	N	Incident Vehicles
Vehicle Type Description	ARRESTEES	Y	N	Incident Vehicles

PROPERTY

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P1-AUDIO/VIDEO RECORDED		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	BURGLARY/DAMAGED
Description	P2-DOOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	3/18/2020	Loss Quantity 1	Loss Value \$200.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-3 YELLOW AND BLACK RECIPRICATING SAW		
Notes			
Make	DEVAULT	Model	DCS367
Serial No / VIN	DCLMYP1	Style	RECIPROCATING SAW
Vehicle Year		Color	BLACK,YELLOW
Vehicle Year		Plate No/ State/ Type	
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-4 DEWALT DRILL		
Notes			
Make	DEWALT	Model	DCD736
Serial No / VIN	DD1WFYC	Style	20V DRILL
Vehicle Year		Color	BLACK,YELLOW
Loss Date		Plate No/ State/ Type	
Rec Date		Loss Quantity	Loss Value
Drug Type		Rec Quantity	Rec Value
		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-5 20V IMPACT DRIVER		
Notes			
Make	DEWALT	Model	DCF887
Serial No / VIN	DCKHTJV	Style	20V IMPACT DRIVER
Vehicle Year		Color	BLACK,YELLOW
Loss Date		Plate No/ State/ Type	
Rec Date		Loss Quantity	Loss Value
Drug Type		Rec Quantity	Rec Value
		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-6 20V IMPACT DRIVER		
Notes			
Make	DEWALT	Model	DCF887
Serial No / VIN	DCX6WC9	Style	
Vehicle Year		Color	BLACK,YELLOW
Loss Date		Plate No/ State/ Type	
Rec Date		Loss Quantity	Loss Value
Drug Type		Rec Quantity	Rec Value
		Drug Quantity	Drug UOM

Property Category	PENDING	Loss Type	EVIDENCE
Description	P-6 MISC BITS		
Notes			
Make		Model	
Serial No / VIN		Style	
Vehicle Year		Color	
Loss Date		Plate No/ State/ Type	
Rec Date		Loss Quantity	Loss Value
Drug Type		Rec Quantity	Rec Value
		Drug Quantity	Drug UOM

Property Category	PENDING	Loss Type	EVIDENCE
Description	P-7 MISC SAW BLADES		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PENDING	Loss Type	EVIDENCE
Description	P-8 PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PENDING	Loss Type	EVIDENCE
Description	P-9 BLACK AND YELLOW DEWALT TOOL BAG		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-10 HART 30' TAPE MEASURE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	TOOLS	Loss Type	EVIDENCE
Description	P-11 LENOX UTILITY KNIFE BLADES		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	OTHER	Loss Type	NONE
Description	P3- NOTHING TAKEN		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By RUMMELL, B

Officer RUMMELL, B

Supervisor MOLINA, I

MIDWEST CITY POLICE DEPARTMENT
Incident # 20-01888 (Synopsis)

056: Poe-northeast door to the A to Z store.
Pox-in handcuffs.
Mo-pry open locked door, and enter business.

Subject broke into business and was arrested inside.

130: SUPPLEMENT 1: 130: Supplement 1- Found burglary tools inside the suspect's vehicle.

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-01888

RUMMELL, B

I responded to Heritage Park Mall on an alarm. When I arrived, I spoke with the owner of the mall, Mr Bahreini. Mr Bahreini told me that he had received an alarm on the business and he came to check it out. While checking the building out, Mr Bahreini found that the northeast door to the old A to Z store had been pried open and there was a ***** vehicle backed up to the door. I requested some more units to come to my location so that we could make entry to try and locate the suspect(s). Sgt Glover and Ofc Bolen arrived and covered the northeast door that was pried open and the suspect vehicle. When Sgt Seth Brown, Ofc Dixon, and Ofc Densen arrived, we went inside the mall through the middle south door. While searching the mall, Ofc Densen observed a subject run from the east hallway running north towards the A to Z store. Ofc Densen yelled at the subject to stop which he failed to do. Sgt Brown went towards the A to Z store with Ofc Densen and when they arrived there, they observed the suspect running inside the store from the east side to the west side. Ofc Dixon and myself also went to the A to Z store to assist. We then began searching the store for the suspect. Sgt Brown located the suspect (*****) on the west side of the store where he and Ofc Dixon took Mr Rhodes into custody. Sgt Brown and Ofc Dixon walked ***** out the door which had been pried open where Ofc Bolen took custody of him and placed him in his patrol unit. We then searched the entire mall and did not find any other suspects.

Sgt Glover located a generator inside the suspect vehicle which belonged to *****. ***** had the keys to the vehicle in his right jacket pocket. Sgt Glover also found burglary tools inside ***** vehicle (see Sgt Glover's supplement).

Ofc Bolen transported ***** to the Midwest City Jail where he was booked-in and processed.

***** vehicle was impounded by Barnes wrecker service (slip #23921).

The incident was audio/video recorded.

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-01888 (1)

GLOVER, B

I assisted Sgt. Rummell on an alarm call. I spoke to the original RP. He showed me where he suspect cut a hole in a door and entered the building. I took photographs of the point of entry and the listed vehicle. I noticed there were some Dewalt power tools in the front passenger seat of the vehicle. I also found where a generator had been tampered with and damaged. I saw the side panel of the generator had been removed and a part of the generator had been removed and put in the front passenger side floor board.

Officer Bolen found a set of keys on the suspect that fit and unlocked the listed vehicle. I photographed and inventoried the vehicle. I listed the Dewalt power tools in the property tab. The Dewalt tools were clear NCIC. The tools were taken and booked in as evidence. I replaced the generator part back with the generator and later told the victim that I had replaced. it.

I attached the photographs to this supplement.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	20-05343		
File #			
Description	BURGLARY II (BUSINESS)		
Incident Status	ACTIVE	From Date/Time	08/23/2020 07:06
		To Date/Time	
		Report Date	08/23/2020 07:06
Reporting Officer	HARRIS, B	Initial Rep. Date	08/23/2020 07:06

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)			
Statute	21-1435			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	COMMERCIAL/OFFICE BUILDING			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				
If Burglary:	Burglary Entry	DOOR	No of Premises	1
	Point		Entered	
	Entry Method	FORCE		

VICTIM(S)

Name	BAHREINI, AHMAD				
Address	14501 N WESTERN AVENUE EDMOND, OK 73073		Phone	405-235-4328	
Race	W	Ethnic	N	Sex	M
DOB		Weight	175	DOB	5/9/1959 (61)
Height	5'08"	Hair	BRO	Eyes	BRO
S.S.N.	***_**_****	DL.& St.	*****	JRN#	9060756
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted						
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	__-__-____	DL & St.	*****	JRN#			
Sub. Type	SUSPECT	Arrest ID	Citation #				
Notes							

Name	UNKNOWN, UNKNOWN						
Address	Redacted						
Phone	__-__-____						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	
Height		Weight		Hair	Redacted	Eyes	XXX
S.S.N.	__-__-____	DL & St.		JRN#			
Sub. Type	SUSPECT	Arrest ID	Citation #				
Notes	Redacted						

VEHICLE(S)

Details	Redacted					
VIN	Redacted					
Plate No	PAPER	State		Colors	Redacted	
Impound				Year	0	
				Type		

VEHICLE ADDITIONAL DATA (2010 CHEVROLET 2SC PICKUP)

Label	Data	System	Required	From
VEHICLE TYPE	SUSPECT	N	N	Incident Vehicles
Vehicle Type Description	SUSPECT VEHICLE	Y	N	Incident Vehicles

PROPERTY

Property Category	RECORDINGS - AUDIO/VISUAL		Loss Type	EVIDENCE
Description	P1-PATROL RECORDING			
Notes				
Make	Model	Style		
Serial No / VIN	Color			
Vehicle Year	Plate No/ State/ Type			
Loss Date	Loss Quantity	Loss Value		
Rec Date	Rec Quantity	Rec Value		
Drug Type	Drug Quantity	Drug UOM		

Property Category	DOCUMENTS/PERSONAL OR BUSINESS	Loss Type	STOLEN
Description	P2-UNKNOWN PROPERTY STOLEN		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/23/2020	Loss Quantity 1	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P3-PHOTO OF SUSPECT ARIZONA DRIVER LICENSE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Entered By HARRIS, B _____

Officer HARRIS, B _____

Supervisor STRECKER, R _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 20-05343 (Synopsis)

163: Building broken into. Unknown if property was stolen. Suspect listed.

POI overhead garage door

POE same door

MO Lifted door and slid on ground to enter business

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-05343

HARRIS, B

On 8/23/20 at 0706 hours, I responded to an alarm at the old Montgomery Wards automotive area at 6777 E Reno Ave. I was directly across the street when the alarm came out, so arrived soon after. I located a silver pick-up with a paper tag on the north side of the building in the area of the alarm. The driver, *****, said he was a contractor there to give an estimate on cleaning the property. He was unable to provide contact information with the person who had requested his service. While I was speaking to *****, I saw a second person (Description *****) walk across the north side of the parking lot, from east to west. Sgt. Hall arrived and attempted to locate this other **** but was unable to find ***.

I tried reaching the owner while I was speaking to the *** but was unable to. I noted all of his information, including a photo of his Arizona driver's license. ** was clear of warrants, so I released ***. Sgt. Hall advised he found a roll up garage door partially open on the northeast side of the building. It was open just enough for a person to enter and exit. All the other ways into the building were secure. I could see some disturbed areas in the dust on the inner floor to suggest someone had entered. When the property owner, Ahmed Bahreina arrived he said he did not know the man I spoke to and never hires contractors for any work at the property.

Sgt. Hall and I cleared the building. Ahmed said he did not know if there was property stolen but noticed a chainsaw had been taken out of the back of a truck and was lying on the floor by the open garage door. I looked at the saw to see if there was a viable area to attempt to dust for prints but the dirt, dust and surface textures did not provide a suitable area to obtain prints. I did not find any other areas that would be good areas to print. There are no security cameras at the property. Ahmed said the only way to open the garage door is from inside.

I reviewed my in-car camera system, and saw I had passed by the door that was later found open. When I arrived on scene, and drove past, the door was completely shut. It would have had to be opened while I was speaking to the *** in the truck.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6809 E RENO AVE
Case #	20-06230		MIDWEST CITY OKLAHOMA 73110
File #			
Description	BURGLARY III AUTO		
Incident Status	CLOSED	From Date/Time	09/28/2020 18:55
		To Date/Time	09/28/2020 20:05
		Report Date	09/28/2020 20:21
Reporting Officer	WESSELHOFT, J	Initial Rep. Date	09/28/2020 20:21

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PHONE REPORT	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	BURGLARY - THIRD DEGREE (FEL)			
Statute	21-1435B			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	PARKING LOT/GARAGE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)			
Bias Motivation				

VICTIM(S)

Name	Redacted				
Address	Redacted			Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted
DOB		Weight		DOB	Redacted
Height		DL.& St.		Hair	Eyes
S.S.N.	__-__-__	Victim Of	NONE	JRN#	
Type of Victim	INDIVIDUAL	Injury Type			
Homicide/Assault Circumstance					

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height		Weight		Hair		Eyes	
S.S.N.	__-__-__	DL.& St.		JRN#			
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type			
Homicide/Assault Circumstance							

SUBJECT(S)

Name	UNKNOWN, UNKNOWN						
Address						Phone	__-__-__
Race	U	Ethnic	U	Sex	U	DOB	
Height		Weight		Hair		Eyes	
S.S.N.	__-__-__	DL & St.		JRN#			
Sub. Type	SUSPECT	Arrest ID		Citation #			
Notes							

VEHICLE(S)

Details	Redacted						
VIN	Redacted					Colors	Redacted
Plate No	Redacted	State	OK	Year	Redacted		
Impound				Type	COMMERCIAL		

VEHICLE ADDITIONAL DATA (2017 FORD F350 TRUCK)

Label	Data	System	Required	From
VEHICLE TYPE	THEFT FROM	N	N	Incident Vehicles
Vehicle Type Description	VICTIM	Y	N	Incident Vehicles

PROPERTY

Property Category	TOOLS		Loss Type	STOLEN
Description	P1- FOUR (4) CHAIN BOOMERS			
Notes				
Make		Model		Style
Serial No / VIN				Color
Vehicle Year		Plate No/ State/ Type		
Loss Date	9/28/2020	Loss Quantity	1	Loss Value \$280.00
Rec Date		Rec Quantity		Rec Value
Drug Type		Drug Quantity		Drug UOM

Property Category	HOUSEHOLD GOODS	Loss Type	STOLEN
Description	P2- LOCO COOKER DEEP FRYER		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	9/28/2020	Loss Quantity	1
		Loss Value	\$80.00
Rec Date		Rec Quantity	
Rec Value		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Entered By WESSELHOFT, J _____

Officer WESSELHOFT, J _____

Supervisor HENRY, L _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 20-06230 (Synopsis)

JW 195: Victim advised an unknown suspect(s) took listed items for the vehicle.

POE: Unknown suspect(s) entered the Victim's truck bed.

POX: Unknown suspect(s) exited the victim's truck bed.

MO: Unknown suspect(s) entered the victim's truck bed accessing the tool box and taking listed items.

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-06230

WESSELHOFT, J

PHONE REPORT

On 09/28/2020 at approximately 2021 hours I spoke with the victim over the phone who advised someone had stolen items from her and her friend's vehicle. Victim advised *** and Second Victim had gone to church this evening at approximately 1855 hours. Victim advised they left the church at approximately 2205 hours and on their way home, noticed the tool box in the bed of the truck was open. Victim advised they pulled over and began looking in the tool box and noticed four chain boomers and a loco cooker deep fryer were missing from the tool box. Victim advised the chain boomers belonged to Second Victim for work and the deep fryer belonged to both of them. Victim advised she has no suspect information and does not know if the church they were at has security cameras.

Victim advised there were no signs of forced entry, broken glass, or pry marks on the vehicle or the tool box. Victim advised they did not have any serial numbers for the stolen property. I advised Victim to call back if she finds out if the church has security cameras or finds any serial numbers for the items.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	20-07275		
File #			
Description	BURGLARY III AUTO		
Incident Status	INACTIVE	From Date/Time	11/12/2020 18:00
		To Date/Time	11/13/2020 06:49
		Report Date	11/13/2020 06:49
Reporting Officer	TAYLOR, A	Initial Rep. Date	11/13/2020 06:49

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	VEHICLE	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	BURGLARY - THIRD DEGREE (FEL)		
Statute	21-1435B		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	PARKING LOT/GARAGE		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			

VICTIM(S)

Name	WOODPECKER TREE SERVICE,			
Address	11316 DOVE RIDGE DR HANNIBAL, MO 63401		Phone	314-471-3916
Race	Ethnic	Sex	DOB	
Height	Weight	Hair	Eyes	
S.S.N.	DL.& St.	JRN#		
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type
Homicide/Assault Circumstance				

Name	Redacted						
Address	Redacted				Phone	Redacted	
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	__-__-____	DL.& St.	*****	JRN#			
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type			
Homicide/Assault Circumstance							

SUBJECT(S)

Name	Redacted						
Address	Redacted				Phone	Redacted	
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	__-__-____	DL & St.	*****	JRN#			
Sub. Type	REPORTING PARTY	Arrest ID		Citation #			
Notes							

Name	UNKNOWN, UNKNOWN						
Address					Phone	__-__-____	
Race	U	Ethnic	U	Sex	U	DOB	
Height		Weight		Hair	XXX	Eyes	XXX
S.S.N.	__-__-____	DL & St.		JRN#			
Sub. Type	SUSPECT	Arrest ID		Citation #			
Notes							

VEHICLE(S)

Details	Redacted						
VIN	Redacted				Colors	Redacted	
Plate No	Redacted	State	MO	Year	Redacted		
Impound				Type	COMMERCIAL		

VEHICLE ADDITIONAL DATA (1998 GMC C7500 UTILITY VEHICLE)

Label	Data	System	Required	From
VEHICLE TYPE	THEFT FROM	N	N	Incident Vehicles
Vehicle Type Description	VICTIM	Y	N	Incident Vehicles

Details	Redacted				
VIN	Redacted			Colors	Redacted
Plate No	Redacted	State	MO	Year	Redacted
Impound				Type	COMMERCIAL

VEHICLE ADDITIONAL DATA (2005 GMC C7500 UTILITY VEHICLE)

Label	Data	System	Required	From
VEHICLE TYPE	THEFT FROM	N	N	Incident Vehicles
Vehicle Type Description	VICTIM	Y	N	Incident Vehicles

PROPERTY

Property Category	OTHER	Loss Type	BURGLARY/DAMAGED
Description	P1-3 TOOLD BOX DOORS AND LOCKS		
Notes			
Make	Model	Style	
Serial No / VIN	1GDL7C1E15F532796	Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	11/13/2020	Loss Quantity	3
Rec Date		Loss Value	\$600.00
Drug Type		Rec Value	
		Drug UOM	

Property Category	OTHER	Loss Type	BURGLARY/DAMAGED
Description	P2- 5 TOOLBOX DOORS AND LOCKS		
Notes			
Make	Model	Style	
Serial No / VIN	1GDM7H1C6WJ516947	Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	11/13/2020	Loss Quantity	5
Rec Date		Loss Value	\$1,000.00
Drug Type		Rec Value	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P3-CHAINSAW		
Notes			
Make	STIHL	Model	MS250
Serial No / VIN		Style	CHAINSAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Plate No/ State/ Type	
Rec Date		Loss Quantity	1
Drug Type		Loss Value	\$450.00
		Rec Value	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P4-CHAINSAW		
Notes			
Make	STIHL	Model	MS261
Serial No / VIN		Style	CHAINSAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$500.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P5-CHAINSAW		
Notes			
Make	STIHL	Model	MS150
Serial No / VIN		Style	
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$350.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P6-CHAINSAW		
Notes			
Make	STIHL	Model	MS362
Serial No / VIN		Style	CHAINSAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$700.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P7-CHAINSAW		
Notes			
Make	STIHL	Model	MS291
Serial No / VIN		Style	CHAINSAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$500.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P8-CHAINSAW		
Notes			
Make	STIHL	Model	MS441
Serial No / VIN		Style	CHAINSAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$300.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P9- 4 POLE SAWS		
Notes			
Make	STIHL	Model	131
Serial No / VIN		Style	SAW
Vehicle Year		Color	ORANGE,GRAY
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$800.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P10- 1/2 IN DEEP SOCKET SET		
Notes			
Make	SNAP ON	Model	
Serial No / VIN		Style	SOCKET SET
Vehicle Year		Color	BLACK
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$500.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P11-IMPACT SOCKET		
Notes			
Make	SNAP ON	Model	
Serial No / VIN		Style	SOCKET SET
Vehicle Year		Color	BLACK
Loss Date	11/13/2020	Loss Quantity	1
Rec Date		Loss Value	\$500.00
Drug Type		Rec Quantity	
		Rec Value	
		Drug Quantity	
		Drug UOM	

Property Category	TOOLS	Loss Type	STOLEN
Description	P12-IMPACT		
Notes			
Make	SNAP-ON	Model	Style IMPACT DRILL
Serial No / VIN			Color RED,BLACK
Vehicle Year		Plate No/ State/ Type	
Loss Date	11/13/2020	Loss Quantity 1	Loss Value \$1,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	PRINT CARDS	Loss Type	EVIDENCE
Description	P13-ONE (1) LATENT PRINT CARD		
Notes			
Make		Model	Style
Serial No / VIN			Color
Vehicle Year		Plate No/ State/ Type	
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P14-DIGITAL MEDIA		
Notes			
Make		Model	Style
Serial No / VIN			Color
Vehicle Year		Plate No/ State/ Type	
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P15-BODY CAM		
Notes			
Make		Model	Style
Serial No / VIN			Color
Vehicle Year		Plate No/ State/ Type	
Loss Date		Loss Quantity	Loss Value
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-07275 (Synopsis)

197: Unknown Suspect broke the locks to the tool cabinets on two utility trucks. Suspect stole several tools from both vehicles.

POE: Tool Box

POX: Tool Box

MO: Unsupervised Vehicles

MIDWEST CITY POLICE DEPARTMENT

Incident # 20-07275

TAYLOR, A

On 11/13/20, at approximately 0649 hours, I was dispatched to 6909 E Reno, in reference to an auto burglary. I met with reporting party and Woodpecker employee, *****. ***** told me an unknown suspect broke into two of their work trucks. ***** told me the Suspect broke several locks, pried doors open and ripped one door of the trucks. ***** told me the Suspect stole several chainsaws and tools. I asked ***** to make a list of stolen items. I processed the trucks for fingerprints, I recovered three prints from one of the vehicles. ***** provided me with a list of Stihl chainsaws that were missing. ***** advised he did not have the serial numbers at this time. ***** told me he would try to locate the serial numbers and contact me at a later date. I took photographs of the damage to the vehicles, which were later attached to the server.

I spoke with Woodpecker employee and victim, *****. ***** told me the Suspect stole two of his Snap-On socket sets and one Snap-on impact drill. ***** told me the tools were very expensive. ***** could not provide me with a serial number for the tools. ***** said he has everything saved on his email and would contact me when he returns home.

I canvased the area for cameras. I did not locate any cameras in the area where the vehicles were parked.

I submitted a latent print card to the lab, to be sent to OSBI.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-01145		
File #			
Description	DAMAGING BUILDINGS		
Incident Status	CLOSED	From Date/Time	02/23/2021 13:30
		To Date/Time	02/24/2021 07:34
		Report Date	02/24/2021 07:38
Reporting Officer	NETHERTON, F	Initial Rep. Date	02/24/2021 07:38

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	DAMAGING BUILDINGS			
Statute	28-61			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	GOVERNMENT/PUBLIC BLDG			
Computer	N	Alcohol	N	Drug
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				

VICTIM(S)

Name	CITY OF MIDWEST CITY,			Phone	___-___-___
Address	100 N MIDWEST BLVD MIDWEST CITY, OK 73110				
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	GOVERNMENT	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	UNKNOWN, UNKNOWN			Phone	__-__-__
Address				DOB	
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	
S.S.N.	__-__-__	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

Name	COLEMAN, ROBERT			Phone	__-__-__
Address	100 N MIDWEST BLVD MIDWEST CITY, OK 73110			DOB	
Race	W	Ethnic	N	Sex	M
Height		Weight		Hair	
S.S.N.	__-__-__	DL & St.		JRN#	
Sub. Type	REPORTING PARTY	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1-LARGE GLASS WINDOW SHATTERED		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	2/24/2021	Loss Quantity	1
Rec Date		Loss Value	\$800.00
Drug Type		Rec Value	
		Drug Quantity	
		Drug UOM	

Entered By NETHERTON, F _____

Officer NETHERTON, F _____

Supervisor ROSS, R _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 21-01145 (Synopsis)

137-Unknown suspect shattered window on north side of building. No entry was made.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-01145

NETHERTON, F

On 02-24-2021 at approximately 0740 hours, I was dispatched to 6909 E. Reno Ave., a city owned building, in reference to a vandalism. Upon arrival, I saw a large window had been shattered on the north side of the building. I met with Robert Coleman, from Community Development, who told me he did not believe any entry was made to the building and no alarm had sounded. He said he was last in the building on 02-23-2021 at approximately 1330 hours, and the window was not broken at that time. There are no surveillance cameras at the building and there is no suspect information. I placed a Radiogram in the pass on folder requesting extra patrol of the facility.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Cumulative Report

Agency	MIDWEST CITY PD	Location	6809 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-01329		
File #			
Description	BURGLARY II - AUTO		
Incident Status	CLEARED BY ARREST	From Date/Time	03/04/2021 13:00
		To Date/Time	
		Report Date	03/04/2021 13:00
Reporting Officer	COLE, L	Initial Rep. Date	03/04/2021 13:00

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	BURGLARY - THIRD DEGREE (FEL)			
Statute	21-1435B			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	PARKING LOT/GARAGE			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				

VICTIM(S)

Name	Redacted			Phone	Redacted
Address	Redacted				
Race	Redacted	Ethnic	Redacted	Sex	Redacted
Height	Redacted	Weight	Redacted	DOB	Redacted
S.S.N.	___-__-____	DL.& St.	*****	JRN#	
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted					Phone	Redacted
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	____-__-____	DL & St.	*****	JRN#			
Sub. Type	WITNESS	Arrest ID			Citation #		
Notes							

Name	Redacted					Phone	Redacted
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	21-0000106		
Sub. Type	ARRESTEE	Arrest ID	21-00314	Citation #			
Notes							

VEHICLE(S)

Details	Redacted				
VIN	Redacted		Colors	Redacted	
Plate No	Redacted	State	OK	Year	Redacted
Impound			Type	PRIVATE	

VEHICLE ADDITIONAL DATA (2019 GMC YUKON XL SPORT UTILITY VEHICLE)

Label	Data	System	Required	From
VEHICLE TYPE	THEFT FROM	N	N	Incident Vehicles
Vehicle Type Description	VICTIMS VEHICLE	Y	N	Incident Vehicles

PROPERTY

Property Category	MONEY	Loss Type	STOLEN
Description	P01 - U.S CURRENCY		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	3/4/2021	Loss Quantity	1
		Loss Value	\$10.00
Rec Date		Rec Quantity	
Drug Type		Drug Quantity	
		Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P02 - PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	DRUGS/NARCOTICS	Loss Type	FOUND PROPERTY
Description	P03 - BLACK ZIP LOCK BAG CONTAINING MARIJUANA		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	3/4/2021	Loss Quantity 1	Loss Value \$1.00
Rec Date		Rec Quantity	Rec Value
Drug Type	MARIJUANA	Drug Quantity 2.1	Drug UOM GRAMS

Entered By COLE, L

Officer COLE, L

Supervisor CLAWSON, M

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-01329 (Synopsis)

127 - THE LISTED SUBJECT WAS CAUGHT INSIDE THE VICTIMS VEHICLE, LATER LOCATED AND ARRESTED AFTER POSITIVE ID.

162 SUPPLEMENT 1: SUBJECT WAS TAKEN INTO CUSTODY.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-01329

COLE, L

On 03/04/2021 at 1300 hours, I responded 6809 E Reno (Life Church) in reference to a auto burglary that just occurred. Dispatched stated that the calling party, later identified as (VI) ***** caught a black male sitting in the passenger side back seat of *** vehicle, when *** opened the door to get inside. I made it to the scene at 1306 hours and met with ***** and (WI) *****. ***** stated that the unknown **** **** was sitting in her vehicle when *** and ***** opened the door. ***** stated that the unknown subject, later identified as (AR) ***** told ***** that ***** was looking for his cell phone. ***** said ***** got out of *** vehicle and slowly walked towards the back of her vehicle before running west bound through the parking lot of the church. ***** stated that she got into her own vehicle and attempted to follow *****. ***** was able to take photographs of ***** as he attempted to run through the neighborhood east of Life church. ***** forwarded me the photographs which I attached to my report.

Victim described Suspect as a *****. Victim told me that *** checked *** vehicle, and noticed money missing from *** console. Officers later located Suspect after a short foot chase in the 6000 block of East Reno, where ** was detained. I transported ***** and *****U to Suspect's location for a field show, where ** was positively identified as the suspect. Suspect was placed under arrest. During a search before being transported, officers located a small bag containing (2.1 grams) of marijuana inside Suspect's front pants pocket which was photographed and logged into the Midwest City property room for destruction. Suspect told officer's that ** had a medical card but did not have it on his person. Suspect was transported to the Midwest City police department where ** processed. While at the Midwest City jail, I read Suspect his Miranda Rights at 1424 hours in which he stated that ** understood and wished to speak to me. Suspect told me that *** friend played a prank on *** and hid *** cell phone in one of the vehicles in the parking lot. Suspect told me that ** wasn't stealing anything, and was simply looking for *** phone.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-01329 (1)

MIZE, J

On 3-4-21 during routine patrol at 6000 E. Reno I was advised of an auto burglary suspect in the area wearing bright orange Nike shoes. I located the suspect running Across E. Reno towards the Willow Creek apartment complex. The suspect ran into a small fenced in wooded area at the front of the complex and was unable to get out. ** eventually hopped a fence into the complex and I was able to make contact with ***without incident. ** was then transported to the MWC jail to get booked in and processed by Sgt. Nash.

MIDWEST CITY POLICE DEPARTMENT

Arrest Report

Arrest # 21-00314

ARRESTEE DETAILS

Name	Redacted				
Address	Redacted				
Phone	Redacted	SSN	***_**_****	DL	*****
Race	Redacted	Sex	Redacted	Age	Redacted
DOB	Redacted	DOB	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted
Eyes	Redacted	JRN	21-0000106	SID	
FBI		MID			
Resident	N	Inc.#	21-01329		
Place of Birth					

Photo Redacted

ARREST INFORMATION

Arrest Date-Time	3/4/2021 - 13:26	Hold Reason	
Arrest Location	6809 E RENO AVE MIDWEST CITY OK 73110		
Arrest Agency	MIDWEST CITY PD	Release To	
Arrest Type	ON VIEW	Resist Arrest	N
Arrest Disp	REFERRED TO D.A.	Arrest Officer	L COLE
Supervisor		Miranda Officer	L COLE
Arrest Condition	SOBER		
Armed With	UNARMED		
Arrested Before	N		

ARREST CHARGES

Violation	BURGLARY - SECOND DEGREE (ALL OTHER) (FEL)		
Statute	21-1435		
Judgement			
Judge		Court	DISTRICT
Disp Date	03/04/2021	Court Date	Bond Amt \$0.00
Warrant #		Citation #	Incident # 21-01329
Disposition	REFERRED TO D.A.	Bond Type	CASH

EMPLOYER DETAILS

Occupation	Employer UNEMPLOYED
Address	,

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-01942		
File #			
Description	GENERAL ARREST		
Incident Status	ACTIVE	From Date/Time	04/01/2021 06:05
		To Date/Time	
		Report Date	04/01/2021 06:05
Reporting Officer	CALAMATEO, E	Initial Rep. Date	04/01/2021 06:05

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	WARRANT OTHER AGENCY			
Statute				
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	PARKING LOT/GARAGE			
Computer	N	Alcohol	N	Drug
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				

VICTIM(S)

Name	SOCIETY/PUBLIC,			Phone	___-___-___
Address				DOB	
Race	Ethnic	Sex			
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	SOCIETY/PUBLIC	Victim Of	Injury Type		
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***-**-****	DL & St.	*****	JRN#	14-0000613		
Sub. Type	ARRESTEE	Arrest ID	21-00459	Citation #			
Notes							

Entered By CALAMATEO, E _____

Officer CALAMATEO, E _____

Supervisor MILLER, D _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 21-01942 (Synopsis)

202 - Subject arrested for Oklahoma County Warrant.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-01942

CALAMATEO, E

On 4/1/2021 at approximately 0605 hours while conducting an extra patrol at Heritage Park Mall I observed a Black SUV parked in the back of the building.

I approached the vehicle and observed two subject in the vehicle. I asked the subject if they had IDs on them and they provided them to me. I asked what they were doing and they said that they were homeless and just found a place to sleep. I returned to my vehicle and checked the subjects, ***** and *****, through dispatch for warrants. Dispatch later advised that ***** had a confirmed warrant with Oklahoma County. I placed ***** into custody and transported *** to the Oklahoma County Jail to be booked and processed.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-03210		
File #			
Description	JUVENILE TRESPASS		
Incident Status	ACTIVE	From Date/Time	05/23/2021 00:15
		To Date/Time	
		Report Date	05/23/2021 00:15
		Initial Rep. Date	05/23/2021 00:15
Reporting Officer	HALL, A		

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	JUVENILE	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	CURFEW FOR MINORS		
Statute	28-121		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			

Offense	JUV-TRESPASSING		
Statute	28-54 (J)		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			

COMPLAINANT

Name	BAHREINI, AHMAD				Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND OK 73073				DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M	DOB
Height	5'08"	Weight	175	Hair	BRO	Eyes
S.S.N.	***_**_****	DL & St.	*****	JRN#	9060756	

VICTIM(S)

Name	SOCIETY/PUBLIC,				Phone	__-__-__
Address					DOB	
Race		Ethnic		Sex		Eyes
Height		Weight		Hair		
S.S.N.	__-__-__	DL.& St.		JRN#		
Type of Victim	SOCIETY/PUBLIC	Victim Of	NONE	Injury Type		
Homicide/Assault Circumstance						

Name	BAHREINI, AHMAD				Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073				DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M	DOB
Height	5'08"	Weight	175	Hair	BRO	Eyes
S.S.N.	***_**_****	DL.& St.	*****	JRN#	9060756	
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type		
Homicide/Assault Circumstance						

SUBJECT(S)

Name	Redacted				Phone	Redacted
Address	Redacted				DOB	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes
S.S.N.	__-__-__	DL & St.		JRN#		
Sub. Type	ARRESTEE	Arrest ID	21-00787	Citation #	C566675	
Notes						

Name	Redacted				Phone	Redacted
Address	Redacted				DOB	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes
S.S.N.	***_**_****	DL & St.		JRN#		
Sub. Type	ARRESTEE	Arrest ID	21-00788	Citation #	C566670	
Notes						

Name	Redacted					Phone	Redacted
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.		JRN#			
Sub. Type	ARRESTEE	Arrest ID	21-00789	Citation #	C566671		
Notes							

Name	Redacted					Phone	Redacted
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	8795907		
Sub. Type		Arrest ID		Citation #			
Notes							

Name	Redacted					Phone	Redacted
Address	Redacted						
Race	Redacted	Ethnic		Sex	Redacted	DOB	Redacted
Height		Weight		Hair		Eyes	
S.S.N.	__-__-__	DL & St.	*****	JRN#			
Sub. Type		Arrest ID		Citation #			
Notes							

Name	Redacted					Phone	Redacted
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	8894983		
Sub. Type	GUARDIAN	Arrest ID		Citation #			
Notes							

VEHICLE(S)

Details	Redacted						
VIN	Redacted			Colors	Redacted		
Plate No	Redacted	State	OK	Year	Redacted		
Impound				Type	PRIVATE		

VEHICLE ADDITIONAL DATA (2011 RANGE ROVER SPORT UTILITY VEHICLE)

Label	Data	System	Required	From
VEHICLE TYPE	SUSPECT	N	N	Incident Vehicles
Vehicle Type Description	SUSPECT VEHICLE	Y	N	Incident Vehicles

PROPERTY

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P1 - IN CAR VIDEO AND AUDIO 174		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P2 - BODY CAMERA VIDEO AND AUDIO		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By HALL, A _____

Officer HALL, A _____

Supervisor MILLER, D _____

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-03210 (Synopsis)

174: On 05/23/2021 at about 0015 hours I was dispatched to Heritage Park Mall at 6801 E. Reno Avenue for an alarm. I located three juveniles who entered the business and were exploring the building. The juveniles were charged with juvenile trespass and curfew for minors. The juveniles were released to their parents.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-03210

HALL, A

On 05/23/2021 at about 0015 hours I was dispatched to Heritage Park Mall at 6801 E. Reno Avenue for a North double door motion alarm. When I arrived I found a white Range Rover bearing Oklahoma license plate ***** parked in front of the Northwest main entrance. The vehicle was registered to a Victim. There was no one inside the vehicle. I noticed a large plywood panel covering the previously broken glass on one of the front doors was removed and was leaning up against the other doors.

While I was waiting for additional officers to arrive I saw a flashlight moving around inside the building. I shined my light inside and saw subjects walking inside. I told them to come outside to where I was. The three subjects complied and came back outside. I noticed they were juveniles. They were very cooperative. I had them sit on a near by curb and asked them what they were doing inside. They said they were "Exploring". I asked them how they got inside. They removed the screws that were holding the plywood in place to get inside.

I asked for their information. They identified themselves as Suspect 1, Suspect 2, and Suspect 3. The property owner, Ahmad Bahreini arrived and said he recognized one of the kids as being previously trespassed from the property. Ahmad said he wanted to press charges and verbally placed the juveniles under arrest. Ahmad signed three tickets for juvenile trespass. Ahmad re-secured the plywood on the door.

I spoke to the vehicles registered owner, Victim over the phone. I asked him if he wanted me to leave the vehicle locked up where it was at. He said it was okay to lock up the vehicle and leave it where it was at. The juveniles were transported to the Midwest City Police Department. Suspect 1 was released to Guardian. Suspect 2 was released to Guardian. Suspect 3 was released to Guardian. All Guardians and Suspects signed the their respective juvenile arrest order form as well as their respective tickets. The Guardians were provided with their copies of the juvenile arrest order form and tickets.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6809 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-04478		
File #			
Description	MENTAL HEALTH INTERVENTION		
Incident Status	ACTIVE	From Date/Time	07/11/2021 13:20
		To Date/Time	07/11/2021 13:34
		Report Date	07/11/2021 13:34
Reporting Officer	NETHERTON, F	Initial Rep. Date	07/11/2021 13:34

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PERSONS	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	MENTAL HEALTH INTERVENTION		
Statute			
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	CHURCH/SYNAGOGUE/TEMPLE		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			

VICTIM(S)

Name	SOCIETY/PUBLIC,		
Address			
Race	Ethnic	Sex	Phone
Height	Weight	Hair	DOB
S.S.N.	DL.& St.	JRN#	Eyes
Type of Victim	SOCIETY/PUBLIC	Victim Of	NONE
		Injury Type	
Homicide/Assault Circumstance			

SUBJECT(S)

Name	Redacted						
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	Phone	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	DOB	Redacted
S.S.N.	***-**-****	DL & St.	*****	JRN#			
Sub. Type	INSTITUTIONAL	Arrest ID			Citation #		
Notes							

PROPERTY

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P1-IN CAR SURVEILLANCE/BODYCAM VIDEO		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By NETHERTON, F

Officer NETHERTON, F

Supervisor CRUZ, J

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-04478 (Synopsis)

137-Subject seemed out of touch with reality, causing a disturbance at a church. Suspect was transported to the hospital for a mental health evaluation.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-04478

NETHERTON, F

On 07-11-21 at approximately 1336 hours, I was dispatched to LifeChurchin to meet with off-duty Oklahoma County deputies who were working security for the church. Dispatch advised the deputies were out in the parking lot with a **** that appeared to be having some mental health issues.

Upon arrival, I located the deputies with the man, Suspect, on the north side of the church. They told me that Suspect had wandered inside the business office and breakroom of the church and taken a coffee drink from the refrigerator and that he seemed to be having a mental health crisis.

I spoke to Suspect who seemed unable to stand still. ** was making movements with *** hands and appeared to be looking at something the rest of us could not see and completing some type of activity. Suspect told me ** needed me to give *** a driver's license so ** could go to San Francisco today because ** was going to start a new job. I asked him what job ** was starting and ** told me ** wanted to be the president of the United States and that ** would be as soon as ** passed an amendment that would allow *** to do so. Suspect would randomly speak about something that had nothing to do with the conversation or what was going on around *** and would also make abnormal noises. ** seemed out of touch with reality.

I transported the Suspect to the St. Anthony Hospital Midwest emergency room for a mental health evaluation. After arrival there, I was able to make contact with a roommate of Suspect's, *****, who told me that Suspect was recently diagnosed with ***** and got out of ***** about two weeks ago after an emergency detention by the Oklahoma City Police Department. ***** told me that Suspect was prescribed ***** that was filled on 06-21-21, and ** found the empty pill bottle today. ***** told me that Suspect did well for a few days after being released from ***** but the last couple of days Suspect has been acting odd. ** said Suspect threw a tantrum about 0300 hours today and ran down the street. ***** said ** and another roommate caught Suspect and detained *** before calling Del City Police. ** said Del City PD responded but refused to help. ***** said Suspect returned home and later left and ** did not know what had happened to *** until I called.

I completed a Peace Officer's Statement for Protective Custody. I gave the original to Suspect's nurse and submitted a copy to records to be attached to this report.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-05005		
File #			
Description	VANDALISM		
Incident Status	CLOSED	From Date/Time	04/03/2021 00:00
		To Date/Time	
		Report Date	07/31/2021 04:03
Reporting Officer	RUMMELL, B	Initial Rep. Date	07/31/2021 04:03

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	SHOPPING MALL			
Computer	N	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type	NONE (NO BIAS)			
Bias Motivation				

VICTIM(S)

Name	HERITAGE PARK MALL,		
Address	6801 E RENO AVE MIDWEST CITY, OK 73110		Phone 405-235-4328
Race	Ethnic	Sex	DOB
Height	Weight	Hair	Eyes
S.S.N. ___-__-__	DL.& St.	JRN#	
Type of Victim	BUSINESS	Victim Of	NONE Injury Type
Homicide/Assault Circumstance			

SUBJECT(S)

Name	BAHREINI, AHMAD			Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073				
Race	W	Ethnic	N	Sex	M
DOB		DOB		DOB	5/9/1959 (62)
Height	5'08"	Weight	175	Hair	BRO
Eyes		Eyes		Eyes	BRO
S.S.N.	***-**-****	DL & St.	*****	JRN#	9060756
Sub. Type	OTHER	Arrest ID		Citation #	
Notes					

Name	UNKNOWN, UNKNOWN			Phone	____-____-____
Address					
Race	U	Ethnic	U	Sex	U
DOB		DOB		DOB	
Height		Weight		Hair	
Eyes		Eyes		Eyes	
S.S.N.	____-____-____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	STRUCTURES - OTHER COMMERCIAL/BUSINESS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P1-GLASS WINDOWS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	7/31/2021	Loss Quantity	3
Loss Value		Loss Value	\$1,500.00
Rec Date		Rec Quantity	
Rec Value		Rec Value	
Drug Type		Drug Quantity	
		Drug UOM	

Entered By RUMMELL, B

Officer RUMMELL, B

Supervisor DOTY, J

MIDWEST CITY POLICE DEPARTMENT
Incident # 21-05005 (Synopsis)

056: Unknown subjects broke out windows of the old Montgomery Wards.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-05005

RUMMELL, B

While on patrol, I was driving around Heritage Park Mall checking the business when I found the outside and inside glass on the north side of the old Montgomery Wards broken out. I also found the glass to the southwest door shattered. I checked the business and determined that entry had not been made. I had headquarters contact the owner of the mall, Mr Bahreini and advise him of what I had found. Mr Bahreini came out and observed the damage and advised he wouldn't be able to take of the damage until the daylight hours.

No suspect information.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Cumulative Report

Agency	MIDWEST CITY PD	Location	6777 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-05058		
File #			
Description	PETIT LARCENY		
Incident Status	CLEARED BY ARREST	From Date/Time	08/02/2021 18:11
		To Date/Time	
		Report Date	08/02/2021 18:11
Reporting Officer	RAMSEY, E	Initial Rep. Date	08/02/2021 18:11

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	ARREST	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	PETIT LARCENY		
Statute	28-57		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			
Offense	POSSESSION OF DANGEROUS DRUGS PROHIBITED		
Statute	28-130		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	PARKING LOT/GARAGE		
Computer	N	Alcohol	N
		Drug	Y
Weapons			
Criminal Activity	POSSESSING/CONCEALING		
Bias Type			
Bias Motivation			

Offense	POSSESSION/SALE OF DRUG PARAPHERNALIA PROHIBITED		
Statute	28-132		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	PARKING LOT/GARAGE		
Computer	N	Alcohol	N Drug Y
Weapons			
Criminal Activity	POSSESSING/CONCEALING		
Bias Type			
Bias Motivation			

VICTIM(S)

Name	BAHREINI, AHMAD			Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073			DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M
Height	5'08"	Weight	175	Hair	BRO
S.S.N.	***.**_****	DL.& St.	*****	Eyes	BRO
Type of Victim	INDIVIDUAL	Victim Of	NONE	JRN#	9060756
Injury Type					
Homicide/Assault Circumstance					

Name	SOCIETY/PUBLIC,			Phone	__-__-__
Address				DOB	
Race		Ethnic		Sex	
Height		Weight		Hair	
S.S.N.	__-__-__	DL.& St.		Eyes	
Type of Victim	SOCIETY/PUBLIC	Victim Of	NONE	JRN#	
Injury Type					
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted			Phone	Redacted
Address	Redacted			DOB	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted
S.S.N.	***.**_****	DL & St.	*****	Eyes	Redacted
Sub. Type	ARRESTEE	Arrest ID	21-01252	JRN#	21-0000418
Citation # C571172					
Notes					

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted**	Hair	Redacted	Eyes	Redacted
S.S.N.	***_*_*_****	DL & St.	*****	JRN#	21-0000419		
Sub. Type	ARRESTEE	Arrest ID	21-01253	Citation #	C571171		
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	____-__-____	DL & St.	*****	JRN#			
Sub. Type	UNKNOWN/OTHER	Arrest ID		Citation #			
Notes							

PROPERTY

Property Category	DRUGS/NARCOTICS		Loss Type	EVIDENCE/SEIZED	
Description	P1- PLASTIC CASE CONTAINING CLEAR CRYTAL SUBSTANCE FTP METH				
Notes					
Make		Model		Style	
Serial No / VIN				Color	
Vehicle Year		Plate No/ State/ Type			
Loss Date		Loss Quantity		Loss Value	
Rec Date		Rec Quantity		Rec Value	
Drug Type	METHAMPHETAMINES	Drug Quantity	0.46	Drug UOM	GRAMS

Property Category	DRUG/NARCOTIC EQUIPMENT		Loss Type	EVIDENCE/SEIZED	
Description	P2- BURNT STRAW				
Notes					
Make		Model		Style	
Serial No / VIN				Color	
Vehicle Year		Plate No/ State/ Type			
Loss Date		Loss Quantity	1	Loss Value	\$1.00
Rec Date		Rec Quantity		Rec Value	
Drug Type		Drug Quantity		Drug UOM	

Property Category	DRUG/NARCOTIC EQUIPMENT	Loss Type	EVIDENCE/SEIZED
Description	P3- GLASS SMOKING PIPE W/METHAMPHETAMINE RESIDUE		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity 1	Loss Value	\$1.00
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	OTHER	Loss Type	STOLEN/RECOVERED
Description	P4: ELECTRICAL BOX TO CARDBOARD COMPACTOR		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	8/2/2021	Loss Quantity 1	Loss Value \$500.00
Rec Date	8/2/2021	Rec Quantity 1	Rec Value \$500.00
Drug Type	Drug Quantity	Drug UOM	

Entered By RAMSEY, E

Officer RAMSEY, E

Supervisor MOLINA, I

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-05058 (Synopsis)

181: Located subjects behind the listed location during special emphasis patrol. Subjects were later arrested for petit larceny, possession of CDS and possession of drug paraphernalia.

157: SUPP 1: Conducted free air sniff and located CDS.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-05058

RAMSEY, E

On 08/02/2021 at approximately 1811 hours I was completing an special emphasis patrol at 6777 E Reno Avenue (old Heritage Park Mall). I located a small blue car bearing OK tag ***** parked in a hidden pull in area on the North side of the mall with two subjects walking around the electrical boxes and compacter equipment in the area. I made contact with the two subjects, later identified as Suspect 1 and Suspect 2. I asked both subjects what they were doing and Suspect 1 stated that they were back there looking for a good place to take pictures. I noticed that neither of the subjects had a camera with them and there was a door behind them to the building that appeared ajar. While speaking with the subjects, their story changed as to why they were back behind the mall looking around multiple times. They stated that they were just back there exploring, then they stated that they were scrappers and looking for items that were trash that they could take. When I asked them for ID's, both individuals stated that they dont think they have one. The subject who later identified himself as Suspect 1, asked if he could look in his vehicle for his ID. Suspect 1 entered the passenger side of the vehicle and grabbed a small purse and looked inside of it and then handed it to the female. Suspect 1 and Suspect 2 both provided me with their names and date of births at this time.

Due to Suspect 1's nervous reaction to looking into the small purse, I asked both subjects if they had drugs on them or in the vehicle. Suspect 1 and Suspect 2 both nervously answered no. I requested Sgt Skelton to respond to my location at this time. Suspect 2 asked if she was trespassing and I stated that she was on private property. I asked if they had taken anything or entered the building and Suspect 2 stated that they had not had not broken into anything yet. They stated that they had picked up something from the front of the building, but stated that they had found it in the trash. I asked what it was and they explained that it was an outlet looking thing. I asked where that was and they stated that it was in the backseat of their vehicle. Suspect 1 opened the back passenger side door on the vehicle and pointed at a metal box with a hose connected to it that had appeared to have been cut. Suspect 1 gave me permission to retrieve the box from the vehicle and he stated that is what they found in the trash on the front of the building. While looking inside the vehicle through the open front passenger window, I saw multiple squares of aluminum foil on the passenger floor board with burnt residue consistent with heroin use. Sgt Skelton arrived on scene with his K-9 partner and completed a free air sniff of the vehicle. Sgt Skelton advised that his dog alerted to the vehicle and searched the vehicle. Sgt Skelton advised me that he located methamphetamine and drug paraphernalia in the vehicle. Sgt Skelton later completed citations on Nathan for possession of CDS and possession of drug paraphernalia. (See Sgt Skelton's Supplement)

I contacted the property owner of 6777 E Reno Avenue, Ahmad Bahreini, on the phone and he stated that if I was able to send him a photograph of the property they had taken he would be able to identify it if it was his. I sent Ahmad a photograph of the metal box and he advised that he knows exactly where it belonged and they would have just cut it off of his compactor. When I explained to him what had happened and where we were at, he stated that he knows where it came from and he wanted come to my location to sign complaints against Suspect 1 and Suspect 2 for larceny due to the frequent thefts at the location.

While speaking with the two subjects, Suspect 2 stated that *** did not steal the box and asked what would happen if *** told me that *** was there when someone else cut the box and took it. I advised her that I would explain that to the property owner and it would be his decision on filing charges.

Ahmad arrived on scene and I showed him the electrical box and he walked over to a large cardboard compactor that I initially saw the two subjects walking around and pointed to where on the motor that box belonged. He showed me where the box was unscrewed from and where the hose had been cut. At this point there was fluid seeping out of the cut hose that would indicate that the line would have been recently cut. Ahmad stated that he wanted to sign citations against both Suspect 1 and Suspect 2 for petit larceny. I allowed Ahmad to sign the citations of which he swore to and I affirmed and he verbally placed both subjects under arrest. I released the electrical box back to Ahmad through a chain

of custody and submitted the form to be attached in media. Photographs of the electrical box and where it was cut from is also attached in media.

Suspect 1 requested that I allow his mother to come take custody of the vehicle and the small puppy that was inside. I allowed Suspect's mother, ***** to respond to my location and take custody of the car and the small puppy. Suspect 2 requested that I give ***** her two necklaces, rings, and earrings and so I did. Sgt Skelton transported Suspect 2, and I transported Suspect 1 to the Midwest City Jail to be booked in and processed.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-05058 (1)

SKELTON, K

On 8-2-21 at approximately 1811 hours I assisted Sgt Ramsey at 6777 E Reno Ave. Sgt Ramsey requested I conduct a free air sniff on the listed vehicle. I ran my CLEET certified drug detector dog Gery around the vehicle and observed a change in behavior to one of the three trained drug odors at the passenger front door. I located a glass smoking pipe and burnt straw on the dash of the vehicle. I also located a plastic container with a clear crystal substance in the purse Victoria Nejat was holding outside the vehicle. She was a passenger in the vehicle and removed the purse prior to the sniff. Nathan claimed ownership of all contraband located.

I conducted a field test on the clear crystal substance and observed a presumptive positive for methamphetamine. Suspect 1 was arrested and charged with possession of dangerous drugs and paraphernalia. I submitted the paraphernalia to the property room. I weighed and submitted the CDS to OSBI for drug analysis.

MIDWEST CITY POLICE DEPARTMENT

Arrest Report

Arrest # 21-01252

ARRESTEE DETAILS

Name	Redacted				
Address	Redacted				
Phone	Redacted	SSN	***_**_****	DL	*****
Race	Redacted	Sex	Redacted	Age	Redacted
DOB	Redacted	Weight	Redacted	Hair	Redacted
Height	Redacted	JRN	21-0000418	SID	
Eyes	Redacted	FBI	MID		
Resident	N	Inc.#	21-05058		
Place of Birth	OKC,OK				

Photo Redacted

ARREST INFORMATION

Arrest Date-Time	8/2/2021 - 19:20	Hold Reason	
Arrest Location	6777 E RENO AVE MIDWEST CITY OK 73110		
Arrest Agency	MIDWEST CITY PD	Release To	
Arrest Type	CITATION	Resist Arrest	N
Arrest Disp		Arrest Officer	E RAMSEY
Supervisor	I MOLINA	Miranda Officer	
Arrest Condition	SOBER		
Armed With	UNARMED		
Arrested Before	N		

ARREST CHARGES

Violation	PETIT LARCENY			
Statute	28-57			
Judgement				
Judge	Court			
Disp Date	Court Date	Bond Amt	\$0.00	
Warrant #	Citation #	C571172	Incident #	21-05058
Disposition	Bond Type			

Violation	POSSESSION OF DANGEROUS DRUGS PROHIBITED			
Statute	28-130			
Judgement				
Judge	Court			
Disp Date	Court Date	Bond Amt	\$0.00	
Warrant #	Citation #	C572952	Incident #	21-05058
Disposition	Bond Type			

Violation POSSESSION/SALE OF DRUG PARAPHERNALIA PROHIBITED

Statute 28-132

Judgement

Judge

Court

Disp Date

Court Date

Bond Amt \$.00

Warrant #

Citation # C572953

Incident # 21-05058

Disposition

Bond Type

MIDWEST CITY POLICE DEPARTMENT

Arrest Report

Arrest # 21-01253

ARRESTEE DETAILS

Name	Redacted				
Address	Redacted				
Phone	Redacted	SSN	***_**_****	DL	*****
Race	Redacted	Sex	Redacted	Age	Redacted
DOB	Redacted	Weight	Redacted	Hair	Redacted
Height	Redacted	JRN	21-0000419	SID	
Eyes	Redacted	FBI	MID		
Resident	N	Inc.#	21-05058		
Place of Birth	OKC,OK				

Photo Redacted

ARREST INFORMATION

Arrest Date-Time	8/2/2021 - 19:20	Hold Reason	
Arrest Location	6777 E RENO AVE MIDWEST CITY OK 73110		
Arrest Agency	MIDWEST CITY PD	Release To	
Arrest Type	CITATION	Resist Arrest	N
Arrest Disp		Arrest Officer	E RAMSEY
Supervisor	I MOLINA	Miranda Officer	
Arrest Condition	SOBER		
Armed With	UNARMED		
Arrested Before	N		

ARREST CHARGES

Violation	PETIT LARCENY		
Statute	28-57		
Judgement			
Judge	Court		
Disp Date	Court Date	Bond Amt	\$0.00
Warrant #	Citation # C571171	Incident #	21-05058
Disposition	Bond Type		

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	21-06439		
File #			
Description	POSESSION OF MARIJUANA		
Incident Status	REFERRED TO CITY PROSECUTOR	From Date/Time	09/28/2021 18:14
		To Date/Time	
		Report Date	09/28/2021 18:14
Reporting Officer	GILBERT, J	Initial Rep. Date	09/28/2021 18:14

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	JUVENILE	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	JUV-POSSESSION OF CDS (MARIJUANA)			
Statute	28-130(A) (J)			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	PARKING LOT/GARAGE			
Computer	N	Alcohol	N	Drug Y
Weapons				
Criminal Activity	POSSESSING/CONCEALING			
Bias Type	NONE (NO BIAS)			
Bias Motivation				

VICTIM(S)

Name	SOCIETY/PUBLIC,			Phone	___-___-___
Address				DOB	
Race	Ethnic	Sex	DOB	Eyes	
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	SOCIETY/PUBLIC	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted						
Address	Redacted					Phone	__-__-__
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	__-__-__	DL & St.		JRN#	21-0000433		
Sub. Type	ARRESTEE	Arrest ID	21-01576	Citation #	C571267		
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height		Weight		Hair		Eyes	
S.S.N.	__-__-__	DL & St.		JRN#			
Sub. Type	GUARDIAN	Arrest ID		Citation #			
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	19-0000484		
Sub. Type	GUARDIAN	Arrest ID		Citation #			
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	__-__-__	DL & St.		JRN#			
Sub. Type	UNKNOWN/OTHER	Arrest ID		Citation #			
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***_**_****	DL & St.	*****	JRN#	8818326		
Sub. Type	GUARDIAN	Arrest ID		Citation #			
Notes							

Name	Redacted							
Address	Redacted						Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted	
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted	
S.S.N.	__-__-__	DL & St.		JRN#				
Sub. Type	UNKNOWN/OTHER	Arrest ID		Citation #				
Notes								

PROPERTY

Property Category	DRUGS/NARCOTICS			Loss Type	EVIDENCE/SEIZED
Description	P1 - 3 CIGARILLOS CONTAINING MARIJUANA				
Notes					
Make		Model		Style	
Serial No / VIN				Color	
Vehicle Year		Plate No/ State/ Type			
Loss Date		Loss Quantity		Loss Value	
Rec Date		Rec Quantity		Rec Value	
Drug Type	MARIJUANA	Drug Quantity	3	Drug UOM	GRAMS

Property Category	PHOTOGRAPHS			Loss Type	EVIDENCE
Description	P2 - PHOTOGRAPHS				
Notes					
Make		Model		Style	
Serial No / VIN				Color	
Vehicle Year		Plate No/ State/ Type			
Loss Date		Loss Quantity		Loss Value	
Rec Date		Rec Quantity		Rec Value	
Drug Type		Drug Quantity		Drug UOM	

Entered By GILBERT, J _____

Officer GILBERT, J _____

Supervisor MOLINA, I _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 21-06439 (Synopsis)

206/160- The listed runaway was cited for possession of marijuana and taken to CIC.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-06439

GILBERT, J

Tuesday, September 28th 2021 at 1814 hours

I was dispatched to the north side of the Herritage Park mall located at 6801 E Reno Ave, in reference to four juveniles breaking in. Dispatch advised me that ****, a manager at the Pelicans restaurant saw three individuals going into the mall and breaking in where she thought the bicycles were kept.

Upon arrival, I made contact with Suspect 1, Suspect 2, Suspect 3 who were sitting on the curb located on the north side of the mall parking lot. I asked what they were doing and they told me that as they were walking by the mall, one of them attempted to put the code in on the locked door to the Brown's driving school and accidentally unlocked the door. Suspect 3 told me that he was the only person who went inside. Suspect 3 told me that ** saw a package of water and took some because they were thirsty.

Lt. Weatherly advised me that he contacted the owner of the Brown's driving school and was told that he did not want to press charges against the juveniles. I contacted the parents of all three juveniles. Suspect 3 and Suspect 2 were both picked up by their mothers. I contacted Suspect 1's mother and she told me that she thought Suspect 1 was listed as a runaway and that Suspect 1 needed to go to CIC. When I checked NCIC, Suspect 1 was not listed as a runaway.

Before I placed Suspect 1 in the backseat of the car I pat searched *** for weapons and found a package with three Cigarillos containing marijuana. I contacted his mother, *****, and she said she was not going to be able to pick him up.

I cited Suspect 1 for juvenile in possession of Marijuana, processed him through the Midwest City jail and transported him to CIC located at 201 NE 50th St. Nothing further at this time.

Subject was not a runaway at time of report.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE
Case #	21-07185		MIDWEST CITY OKLAHOMA 73110
File #			
Description	TRESPASS (CITY PROPERTY)		
Incident Status	ACTIVE	From Date/Time	10/31/2021 20:15
		To Date/Time	
		Report Date	10/31/2021 20:15
Reporting Officer	ZUNIGA, J	Initial Rep. Date	10/31/2021 20:15

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PERSONS	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	TRESPASS			
Statute	28-54			
Attempt Status				
Offense Status	ACTIVE			
Location				
Computer	N	Alcohol	N	Drug
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				

VICTIM(S)

Name	CITY OF MIDWEST CITY,			Phone	___-___-___
Address	100 N MIDWEST BLVD MIDWEST CITY, OK 73110				
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted					Phone	Redacted
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***-**_****	DL & St.	*****	JRN#	9034570		
Sub. Type	SUSPECT	Arrest ID		Citation #	C566386		
Notes							

PROPERTY

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P1- BODY CAM VIDEO #152		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By ZUNIGA, J

Officer ZUNIGA, J

Supervisor DOLES, J

MIDWEST CITY POLICE DEPARTMENT
Incident # 21-07185 (Synopsis)

152: Subject issued citation for trespass.

MIDWEST CITY POLICE DEPARTMENT

Incident # 21-07185

ZUNIGA, J

October 31st 2021
2015 Hours
6909 E. Reno Avenue

I was notified by Sgt. Wilson about a possible trespass in progress at the City of Midwest City building. Sgt. Wilson informed me Suspect 1 was previously sent a cease and desist letter from the city attorney, Donald Maisch. The letter instructed Suspect 1 not to hold events on the property at 6909 E. Reno Avenue, specifically on October 31st, 2021. The letter was dated October 14th, 2021. Sgt. Wilson also previously warned members of Suspect 1's car club not to return to the property.

When I arrived at 6909 E. Reno Avenue, I observed a large number of vehicles parked on site. The vehicle's trunk lids were open and people were handing out candy to children. It appeared Suspect 1 planned and held the "Trunk or Treat" event she was instructed not to hold. I made contact with Suspect 1 and explained to her why I was there. I explained to Suspect 1 according to the letter sent by the city attorney, she and other members of her car club were not allowed on the property. Suspect 1 claimed no knowledge of the cease and desist letter and claims she was given permission by a police officer to hold such events. I advised Suspect 1 to have everyone leave the property immediately. Suspect 1 adamantly told me she would not leave until the event was over at 2100 hours. I again advised Suspect 1 to have everyone leave the property to which she refused.

While on scene, I spoke on the phone with Captain Doles. Captain Doles relayed information from an email which stated Suspect 1 was previously told by the property tenant not to return. The email also states Suspect 1 runs a Facebook page which appears to be an official City Of Midwest City Page. Suspect 1 has no affiliation with the City.

I completed a citation for trespass on city property and issued it to Suspect 1. Suspect 1 signed the citation and agreed to leave the property. A copy of the cease and desist letter is attached.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6801 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	22-00540		
File #			
Description	BURGLARY II		
Incident Status	CLOSED	From Date/Time	01/24/2022 09:00
		To Date/Time	01/26/2022 12:00
		Report Date	01/26/2022 13:23
Reporting Officer	ERICSON, K	Initial Rep. Date	01/26/2022 13:23

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	BURGLARY - SECOND DEGREE (BUS) (FEL)			
Statute	21-1435			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	DEPT./DISCOUNT STORE			
Computer	Y	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				
If Burglary:	Burglary Entry	DOOR	No of Premises	1
	Point		Entered	
	Entry Method	FORCE		

VICTIM(S)

Name	BAHREINI, AHMAD				
Address	14501 N WESTERN AVENUE EDMOND, OK 73073			Phone	405-235-4328
Race	W	Ethnic	N	Sex	M
Height	5'08"	Weight	175	DOB	5/9/1959 (62)
S.S.N.	***_**_****	DL.& St.	*****	Hair	BRO
Type of Victim	INDIVIDUAL	Victim Of	NONE	JRN#	9060756
				Injury Type	
Homicide/Assault Circumstance					

Name	OG&E,			Phone	405-553-8000
Address	321 N HARVEY AVENUE OKLAHOMA CITY, OK 73102				
Race		Ethnic		Sex	DOB
Height		Weight		Hair	Eyes
S.S.N.	__-__-____	DL.& St.		JRN#	
Type of Victim	BUSINESS	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	UNKNOWN, UNKNOWN UNKNOWN				
Address				Phone	__-__-____
Race	U	Ethnic	U	Sex	U
Height		Weight		Hair	Eyes
S.S.N.	__-__-____	DL & St.		JRN#	
Sub. Type	SUSPECT	Arrest ID		Citation #	
Notes					

PROPERTY

Property Category	METALS - NON-PRECIOUS		Loss Type	STOLEN
Description	P01; APPROX 625 FEET OF ELECTRICAL CABLE; 042			
Notes				
Make		Model		Style
Serial No / VIN				Color
Vehicle Year		Plate No/ State/ Type		
Loss Date	1/26/2022	Loss Quantity	1	Loss Value \$25,000.00
Rec Date		Rec Quantity		Rec Value
Drug Type		Drug Quantity		Drug UOM

Entered By ERICSON, K _____

Officer ERICSON, K _____

Supervisor STRONG, J _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 22-00540 (Synopsis)

042- Subjects broke into electrical box and took cable.

POE- Electrical box door.

POX- Electrical box door

MO- Cut padlock and entered box stealing cable

MIDWEST CITY POLICE DEPARTMENT

Incident # 22-00540

ERICSON, K

On 1/26/22 I was dispatched to Heritage Park Mall in reference to a business burglary. I met with Bahreini who advised that one of the electrical boxes had been broken into. He showed me the box that belongs to both the Mall and OG&E where subjects had cut a padlock and cut several electrical cables. He said he was last there on Monday 1/24/22 and knew it was locked then and he found it open with the cables taken this morning 1/26/22. He stated there is no video in the area and he doesn't know who might have taken the cable nor had he allowed anyone to take any.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	22-02395		
File #			
Description	MALICIOUS INJURY/DESTRUCTION OF PROPERTY		
Incident Status	CLOSED	From Date/Time	04/18/2022 08:30
		To Date/Time	04/19/2022 08:19
		Report Date	04/19/2022 08:19
Reporting Officer	ERICSON, K	Initial Rep. Date	04/19/2022 08:19

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	PROPERTY	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	MALICIOUS INJURY/DESTRUCTION OF PROPERTY			
Statute	28-58			
Attempt Status	COMPLETED			
Offense Status	ACTIVE			
Location	GOVERNMENT/PUBLIC BLDG			
Computer	Y	Alcohol	N	Drug N
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				

VICTIM(S)

Name	CITY OF MIDWEST CITY,			Phone	___-___-___
Address	6909 E RENO AVE MIDWEST CITY, OK 73110				
Race	Ethnic	Sex	DOB		
Height	Weight	Hair	Eyes		
S.S.N.	DL.& St.	JRN#			
Type of Victim	GOVERNMENT	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	PRESLEY, SHAWN DELL				Phone	405-651-6433	
Address	100 N MIDWEST BLVD MIDWEST CITY, OK 73110						
Race	W	Ethnic	N	Sex	M	DOB	4/20/1980 (41)
Height	6'00"	Weight	200	Hair	BRO	Eyes	BLU
S.S.N.	***-**-****	DL & St.	*****	JRN#	9061045		
Sub. Type	REPORTING PARTY	Arrest ID		Citation #			
Notes							

Name	UNKNOWN, UNKNOWN UNKOWN				Phone	____-____-____	
Address							
Race	U	Ethnic	U	Sex	U	DOB	
Height		Weight		Hair		Eyes	
S.S.N.	____-____-____	DL & St.		JRN#			
Sub. Type	SUSPECT	Arrest ID		Citation #			
Notes							

PROPERTY

Property Category	STRUCTURES - OTHER DWELLINGS	Loss Type	DESTROYED/DAMAGED/VAND
Description	P01; GLASS WINDOW, NE CORNER OF OLD SEARS BUILDING; 042		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	4/19/2022	Loss Quantity	1
Rec Date		Loss Value	\$600.00
Drug Type		Rec Value	
		Drug Quantity	
		Drug UOM	

Entered By ERICSON, K

Officer ERICSON, K

Supervisor ROSS, R

MIDWEST CITY POLICE DEPARTMENT
Incident # 22-02395 (Synopsis)

042- Window broken.

MIDWEST CITY POLICE DEPARTMENT

Incident # 22-02395

ERICSON, K

On 4/19/22 Dispatch issued a call for a vandalism at the listed address, old Sears building. I met with Pressley at the SE corner of the building and he advised that he found the listed window broken this morning, He sad he does a visual inspection of the building daily and when he came by yesterday the window was not broken. It's unknown how it happened as there were no prints on the window and there was no evidence of any rocks or debris being thrown at it either.

MIDWEST CITY POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	MIDWEST CITY PD	Location	6909 E RENO AVE MIDWEST CITY OKLAHOMA 73110
Case #	22-02466		
File #			
Description	JUV-TRESPASSING		
Incident Status	ACTIVE	From Date/Time	04/21/2022 18:24
		To Date/Time	
		Report Date	04/21/2022 18:24
		Initial Rep. Date	04/21/2022 18:24
Reporting Officer	DIXON, J		

GENERAL ADDITIONAL DATA

Label	Data	System	Required	From
REPORT COMPLETED	COMPLETED	N	Y	Incident General
Incident Type	JUVENILE	Y	N	Incident General
Incident Complete	COMPLETE	Y	N	Incident General
INFORMATION CURRENT	VERIFIED	N	N	Incident General

OFFENSE(S)

Offense	JUV-TRESPASSING		
Statute	28-54 (J)		
Attempt Status	COMPLETED		
Offense Status	ACTIVE		
Location	COMMERCIAL/OFFICE BUILDING		
Computer	N	Alcohol	N
		Drug	N
Weapons			
Criminal Activity			
Bias Type	NONE (NO BIAS)		
Bias Motivation			

VICTIM(S)

Name	BAHREINI, AHMAD			Phone	405-235-4328
Address	14501 N WESTERN AVENUE EDMOND, OK 73073			DOB	5/9/1959 (62)
Race	W	Ethnic	N	Sex	M
Height	5'08"	Weight	175	Hair	BRO
S.S.N.	***_**_****	DL.& St.	*****	JRN#	9060756
Type of Victim	INDIVIDUAL	Victim Of	NONE	Injury Type	
Homicide/Assault Circumstance					

SUBJECT(S)

Name	Redacted						
Address	Redacted					Phone	____-____-____
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***-**-****	DL & St.		JRN#			
Sub. Type	SUSPECT	Arrest ID		Citation #	580366		
Notes							

Name	Redacted						
Address	Redacted					Phone	____-____-____
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	____-____-____	DL & St.		JRN#			
Sub. Type	SUSPECT	Arrest ID		Citation #	580365		
Notes							

Name	Redacted						
Address	Redacted					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***-**-****	DL & St.	*****	JRN#			
Sub. Type	GUARDIAN	Arrest ID		Citation #			
Notes							

Name	GARFIELD, COLETTA ANN						
Address	312 W SILVERWOOD DR MIDWEST CITY, OK 73110					Phone	Redacted
Race	Redacted	Ethnic	Redacted	Sex	Redacted	DOB	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	Eyes	Redacted
S.S.N.	***-**-****	DL & St.	*****	JRN#	8837251		
Sub. Type	PARENT	Arrest ID		Citation #			
Notes							

RELATIONSHIP(S)

Person A	Redacted	Relationship	PARENT	Person B	Redacted
Person A	S Redacted	Relationship	GUARDIAN	Person B	Redacted

PROPERTY

Property Category	RECORDINGS - AUDIO/VISUAL	Loss Type	EVIDENCE
Description	P1- BODY CAM 190/157		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Property Category	PHOTOGRAPHS	Loss Type	EVIDENCE
Description	P2- PHOTOGRAPHS		
Notes			
Make	Model	Style	
Serial No / VIN		Color	
Vehicle Year	Plate No/ State/ Type		
Loss Date	Loss Quantity	Loss Value	
Rec Date	Rec Quantity	Rec Value	
Drug Type	Drug Quantity	Drug UOM	

Entered By DIXON, J _____

Officer DIXON, J _____

Supervisor WEATHERLY, R _____

MIDWEST CITY POLICE DEPARTMENT
Incident # 22-02466 (Synopsis)

190- Victim signed citations for Trespass toward two Juvenile subjects

MIDWEST CITY POLICE DEPARTMENT

Incident # 22-02466

DIXON, J

On Thursday April 21st, 2022 I responded to Heritage Park Mall regarding a party who stated he had cut his arm on a doorway of the business. While en route, dispatch advised they had now received an alarm at the old Montgomery Ward building. Sgt Skelton arrived prior to myself and located a broken glass door on the northwest corner of the building with two juvenile males standing inside the doorway.

Upon arrival, I witnessed the two subject's standing in the building, and one juvenile appeared to have injuries to his arm and leg. The broken glass door appeared to have a large piece of sheet metal on the inside of the door, blocking the bottom half of the doorway. The injured juvenile, later identified as Suspect 2, stated he had a laceration to his arm and knee and believed his leg may be broken. I spoke to the other juvenile, Suspect 1, who stated they were playing basketball with a third juvenile in the parking lot and that they noticed the door was broken. Suspect 1 stated the unidentified juvenile had thrown a bag of chips into the building and later left the area. Suspect 1 stated Suspect 2 attempted to lean over the sheet of metal attached to the door to reach the chips, injured his arm, and fell over the metal. Kevin stated he jumped over the metal to help Suspect 2 and called 911. Fire arrived on scene and assisted the juveniles out of the business, and EMS was on scene to provide care to Isaac. Sgt Skelton and I gathered their information and contacted their guardians. While waiting for their guardians, I spoke with the owner of the building, Ahmad Bahreni, through a telephone call who stated he was en route to our location.

I was advised by EMS that Isaac possibly needed stitches and may have suffered a broken wrist. Shortly after, Suspect 2's guardian, ***** arrived on scene and spoke with EMS. Ahmad arrived on scene and stated he wanted to pursue charges against the juveniles for breaking the window. I explained to Ahmad that we did not have surveillance footage or proof of the juveniles breaking the door and he stated he wanted to sign for Trespassing. Ahmad continued to speak of how "they have caused 130,000 dollars worth of glass damage" to the building over previous incidents. I told Ahmad we did not have previous documentation of the juveniles being involved in any incidents at that location. I advised Ahmad that Suspect 2 had suffered lacerations to his person and had a possible broken wrist and he stated something regarding "good he deserved it". Ahmad signed citations toward both juveniles for Trespass which he swore to and I affirmed. I advised ***** that Ahmad had signed a citation toward Suspect 2 that would be sent to the City Prosecutor for further. ***** and Suspect 2 left the scene shortly after.

Suspect 1's mother, *****, arrived on scene and I provided her with the information I was given. I advised her that Ahmad had signed a citation toward Suspect 1 which would be sent to the City Prosecutor for further. I provided her my information and case referral number and she left the scene.

I took a photograph of the door which was later uploaded to the media server. It should be noted that in the photograph of the broken door there is a large circular object that could have possibly been used to break the door. The item was not near the doorway upon my arrival, but was located further away in the parking lot. Ahmad located the object and placed it near the door before I obtained a photograph.

Please forward to City Prosecutor for further.



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

CURRENT PLANNING DIVISION
Michael Pugh, Associate Current Planner
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner

Billy Harless, Community Development Director

To: Honorable Mayor and City Council

From: Billy Harless, Community Development Director

Date: August 23rd, 2022

Subject: (PC – 2117) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Residential, C-1, Restricted Commercial, O-1, Restricted Office District, and C-3, Community Commercial District, to PUD, Planned Unit Development, governed by the C-3, Community Commercial district as well as MIX, Mixed Use Overlay for the property described as a part of the SW/4 of Section 12, T-11-N, R-2-W, located at 7430 SE 15th Street.

Executive Summary: This application is a request to rezone the area of request to a PUD governed by the C-3, Community Commercial district and as well as a MIX, Mixed Use Overlay. The PUD outlines three parcels. Each parcel is planned to be a mixed use facility with one and two bedroom units comingled with light retail and office space. The centerpiece of the project is the existing Oklahoma Journal Building. The developer plans to retrofit the existing structure as a mixed use building with retail and multifamily units available, incorporating the seven lots directly to the west as a residential complex. The base zoning district, C-3, was chosen to facilitate commercial activity. The MIX overlay zone allows for the comingling of residential and non-residential uses, while the PUD overlay zone allows Code requested special development regulations as part of the Planned Unit Development which are outlined in a table below. The Planning Commission recommended approval of this application at their August 11th meeting. Action is at the discretion of City Council.

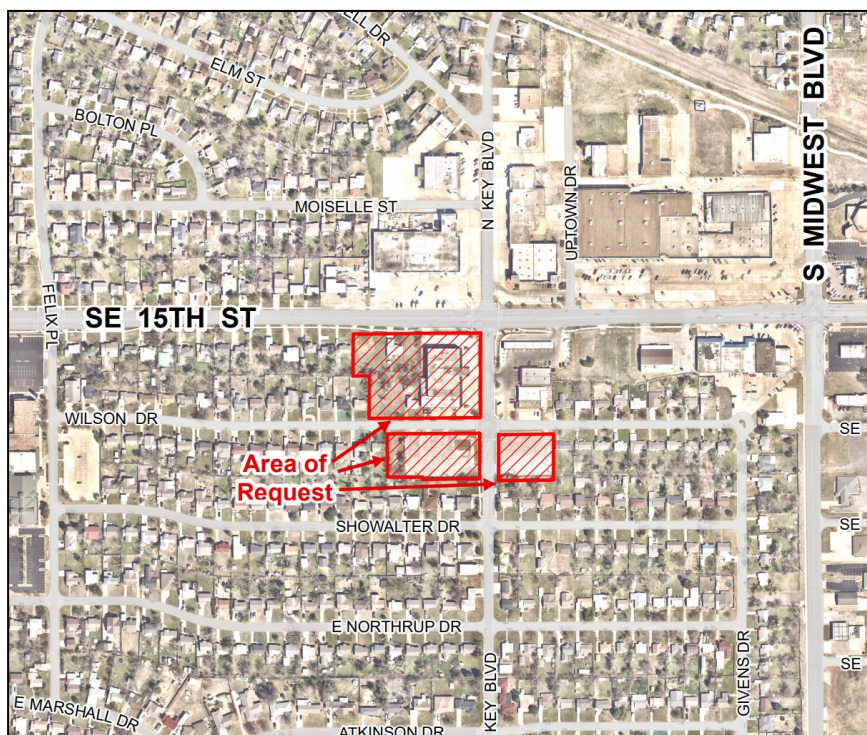
Dates of Hearings: Planning
Commission – August 11th, 2022
City Council – August 23rd, 2022

Council Ward: Ward 1, Susan Eads

Owner: UptownOne, LLC & Atkinson
Properties

Applicant: JLou Properties LLC

Proposed Use: Mixed use
development consisting of multifamily
residential along with retail/office space.



Size:

Parcel A has a frontage of approximately 400' along SE 15th St and a depth of approximately 270' containing an area of 2.34 acres, more or less. Parcel B has frontage of approximately 292' along Wilson Drive and a depth of approximately 145' containing an area of .96 acres, more or less. Parcel C has 180' of frontage along Wilson Drive and a depth of approximately 137'. All Parcels combined is approximately 3.86 acres in size.

Development Proposed by the Comprehensive Plan:

Area of Request – LDR & O/R, Low Density Residential & Office/Retail

North – OR, Office/Retail

East – COM & LDR, Commercial and Low Density Residential

South – MDR & LDR, Medium Density Residential and Low Density Residential

West – LDR, Low Density Residential

Zoning Districts:

Area of Request – R-6, O-1, C-3, & C-1 Residential Single Family Detached, Restricted Office District, Community Commercial, and Restricted Commercial

North – C-3, Community Commercial

East – C-3 & R-6, Community Commercial and Residential Single Family Detached

South & West – R-6, Single Family Detached Residential

Land Use:

Area of Request – Vacant Oklahoma Journal Building, vacant single family lots/homes, and parking lots

North – Commercial Strip Mall, Uptown Center

East – 7-11, Flair for Hair Salon, single family homes

South – duplexes and single family homes

West – Single family homes

Comprehensive Plan Citation:

Office/Retail Land Use

Retail land uses areas are intended to provide for a variety of retail trade, personal, and business services and establishments. Retail establishments generally require greater visibility than do other types of non-residential land uses (e.g., office, commercial).

Office uses include professional offices for lawyers, doctors, realtors, and other professionals. Office land uses are generally appropriate in all other non-residential areas of the City. Office development should be compatible with any adjacent residential area.

Special Planning Areas (SPAs)

Special Planning Areas (SPAs) indicate areas where special planning considerations should be given due to an area's unique characteristics or circumstances. The primary reason for establishing SPAs is to promote quality redevelopment and support existing development. These areas have a substantial chance of experiencing redevelopment or have experienced redevelopment in recent years. As a general guide, future land uses have been indicated within the SPAs on the Future Land Use Plan Map. SPAs are shown on the Future Land Use Plan Map as an overlay, which has underlying land uses.

The City should consider incentives to encourage quality redevelopment within these areas. SPAs are focal points of the community. The image they portray is important to the overall image of the City. If redevelopment occurs, it should be compatible with the surrounding areas. Issues to consider would be how redevelopment influences existing single family housing. Also, how can redevelopment be designed to improve these areas?

Mixture of Land Uses

Nationally and regionally there has been a recent resurgence and interest in combining these various land uses, resulting in a mixed land use pattern. Examples of this mixed land use pattern are found throughout the nation and regionally within the Bricktown development in Oklahoma City. This concept reflects the old ideal of people being able to live in close proximity to necessities such as employment and retail areas. Also, this concept reflects a new ideal of developments providing additional benefits to the people of the community. For example, these mixed land use developments support a class of people referred to as the creative class, a concept identified by Richard Florida in his 2002 book, *Rise of the Creative Class*. The creative class is generally composed of writers, scientists, artists, engineers, educators, professionals and other individuals who develop or create ideas and new technologies. This creative class tends to locate in cities that have a defined sense of place and a high level of livability. In turn, these people benefit the community as a whole by supporting the creation of new jobs and enhancing the uniqueness and culture of the community. This benefit combined with other benefits such as lower infrastructure costs, lower energy costs for residents, lower environmental pollution, and the reduction of land consumed by urban sprawl make a mixed land use pattern a desirable development option for developers and the City.

This type of development could be appropriate in some areas of Midwest City and it is recommended that if such a development is proposed, the City should consider approving it. Specific consideration should be given to how the various types of land use relate to one another within the development as well as to how the overall development relates to the existing land uses surrounding it.

Municipal Code Citation:

2.25 PUD, Planned Unit Development

2.25.1 General Provisions

The planned unit development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls to produce unique, creative, progressive, or quality land developments.

The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan.

The PUD is subject to special review procedures within the PUD application and review and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.25.2 Intent and Purpose

The intent and purpose of the PUD provisions are as follows:

(A) Innovative land development

Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

(B) Flexibility within developments

Permit flexibility within the development to maximize the unique physical features of the particular site.

(C) Efficient use of land

Encourage efficient use of land, facilitate economic arrangements of buildings and circulation systems, and encourage diversified living environments and land uses.

(D) Function, design and diversity

Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.

(E) Modifications to development requirements

Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

2.20 C-3, Community Commercial

2.20.1. General Description. Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

Limited outdoor storage, as defined below, and limited open display, as defined below, shall be permitted.

Traffic generated by the uses permitted shall be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

2.13. - MIX, Mixed Use Overlay District

2.13.1. General Description. The MIX, Mixed Use Overlay District is intended to permit establishment of integrated residential and nonresidential activities where appropriate and desirable, under conditions that assure an acceptable level of harmony among land uses.

The MIX, Mixed Use Overlay District supplements or modifies the standards of the underlying zoning districts.

The MIX, Mixed Use Overlay District shall be considered appropriate when in accordance with at least one of the following objectives:

Protect residential neighborhoods from encroachment of incompatible commercial, office, and industrial activities; Promote development of vacant, bypassed lots in harmony with adjacent land use and the surrounding environment;

Encourage rehabilitation of older residential structures that are no longer economically attractive for single-family residential use; Create land use patterns that promote energy and fiscal efficiency, and that increase the accessibility of daily activities; and create a mechanism for furthering adopted policies within the comprehensive plan for various centers of activity.

The MIX, Mixed Use Overlay District allows for more flexible locations for a variety of land use activities. Unlike the traditional zoning districts, compatible land use patterns within the MIX, Mixed Use Overlay District should generally not be achieved through the separation of different uses, but through more sensitive building and site design.

History

1. 1954 — Original Building built
2. 1963 — Bill Atkinson, founder of Midwest City, established a professional newspaper and published The Oklahoma Journal until 1979.
3. 1996 — Renovated
4. 2012 — Renovated for general office space, currently vacant

Staff Comments

Engineering Division:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are multiple public water mains bordering the proposed parcel, eight (8) inch lines along the south side of S.E. 15th Street and the west side of Key Boulevard and a six (6) inch line running along the south side of Wilson Drive. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are public sewer mains extending to the west and to the east portions of the proposed parcel. Any new building permit will require extension of the sanitary sewer system and tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off S.E. 15th Street, Key Boulevard, and Wilson Drive. S.E. 15th Street is classified as a Secondary Arterial in the 2008 Comprehensive Plan. Key Boulevard is classified as a collector street in the 2008 Comprehensive Plan. Wilson Drive is classified as a local street 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. Detention will be required with any building permit. Downstream impacts must be considered, both during construction and at a fully developed condition.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal's Comments

The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Planning Division

This a request to zone three parcels located at 7430 SE 15th Street, 440 & 500 Wilson Drive to C-3, Community Commercial, also governed by the MIX, Mixed Use Overlay zoning category.

The Master Design Statement outlines the variations and exemptions requested by the developer, outlined below in exhibit A.

Special Development Regulations:

All parcels shall maintain a 10' setback when abutting R-6 zoning, no other setbacks distances shall apply unless imposed by the Midwest City Building Code.

Sight-proof screening shall not be required.

Parking for multi-family units: 1.25 for efficiency and one bedroom units and 2 parking spaces for 2+ bedroom units. Shared parking for commercial, office, and residential uses shall be permitted between all parcels.

Site proof screening will not be required, applicant will submit a master landscape plan.

The development will be required to meet all regulations of the Midwest City Building Codes with the submittal of a building permit application.

Staff recommends approval of this application. According to the Comprehensive Plan, the area of request falls within a Special Planning Area (SPA) and the opportunity to redevelop a building with historical significance to Midwest City such as The Journal Building that corresponds with surrounding land uses is an example of development outlined as compatible with the Comprehensive Plan and the 2011 Revitalization Plan for the Original Mile. Redevelopment and mixture of compatible land uses like retail, offices, and residential provides an opportunity for a unique development rarely seen in Midwest City. Planning Commission recommended approval of this application at the August 11th Planning Commission meeting.

EXHIBIT A			
Special Development Regulations Requested		Existing Regulations	
Setbacks		Front Building Line Setback:	25'
All parcels shall maintain a 10' setback when abutting R-6 zoning, no other setbacks distances shall apply unless imposed by the Midwest City Building Code		Abutting a residential district with a driveway or parking in the side setback. The driveway or parking lot must be at least 5' away from the residential district	15'
Parking		Multifamily Residential	
Efficiency and 1 Bedroom	1.25 spaces per	Efficiency and 1 Bedroom	1.5 spaces per dwelling unit
2 & 2 or more	2 spaces per	Two or more Bedrooms	2 spaces per dwelling unit
Shared parking between residential/office/retail		Area Size	Standard
		Retail	
		For the first— 5,000 Sq. Ft. GLA	1 Space/150 Sq. Ft. GLA
		From 5,001—12,000 Sq. Ft. GLA	1 Space/200 Sq. Ft. GLA
		From 12,001—30,000 Sq. Ft. GLA	1 Space/225 Sq. Ft. GLA
		From 30,001—50,000 Sq. Ft. GLA	1 Space/250 Sq. Ft. GLA
		Over 50,000 Sq. Ft. GLA	1 Space/300 Sq. Ft. GLA
		Office	
		For the first— 12,000 Sq. Ft. GLA	1 Space/250 Sq. Ft. GLA
		From 12,001—48,000 Sq. Ft. GLA	1 Space/300 Sq. Ft. GLA
		Over 48,000 Sq. Ft. GLA	1 Space/350 Sq. Ft. GLA
		GLA = Gross Leasable Area/GFA = Gross Floor Area	

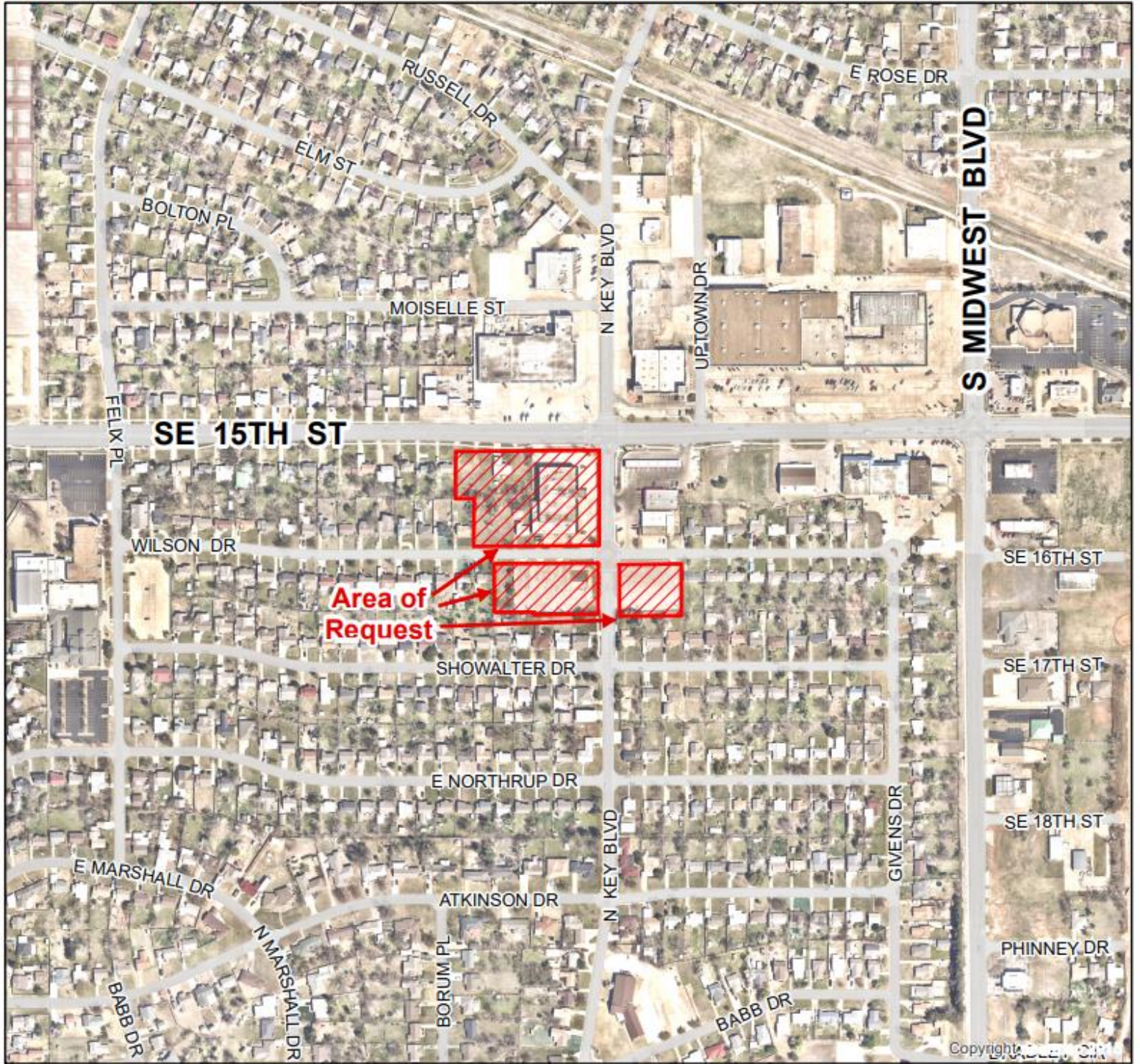
Action is at the discretion of City Council.

Action Required: Approve or reject the ordinance to redistrict to C-3, Community Commercial and MIX, Mixed-Use Overlay for the property as noted herein, subject to the staff comments and recommendations as found in the August 23rd, 2022 agenda packet and made a part of PC-2117 file.

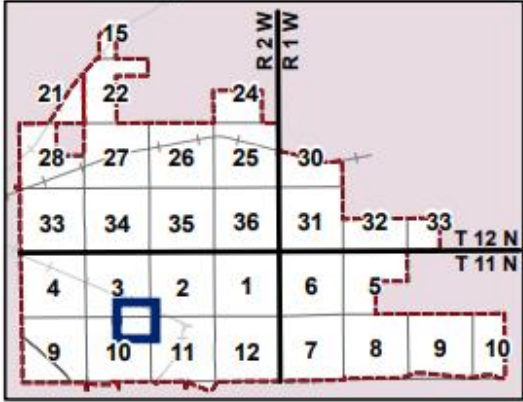


Billy Harless
Community Development Director

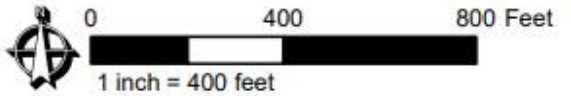
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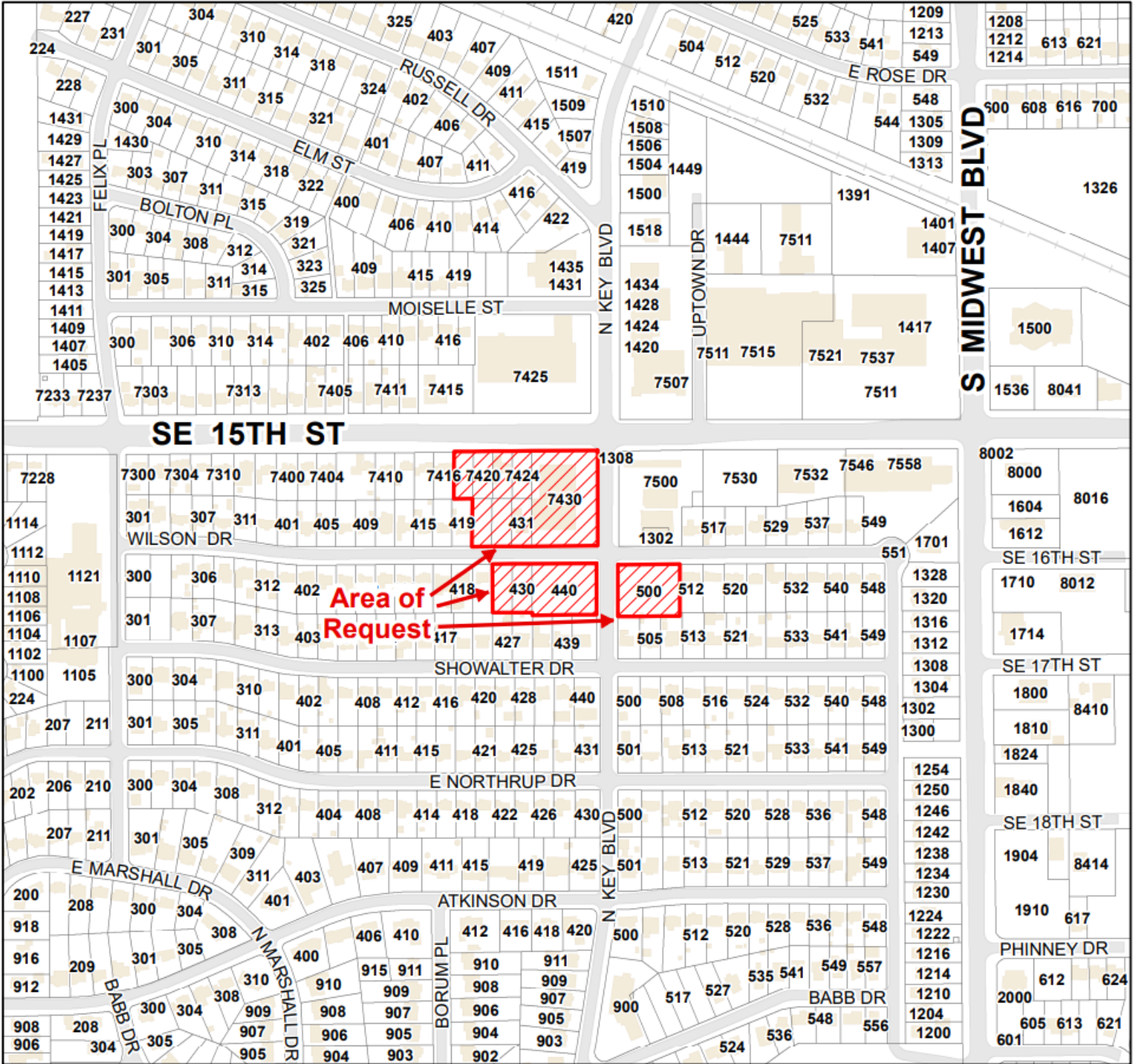
Locator Map



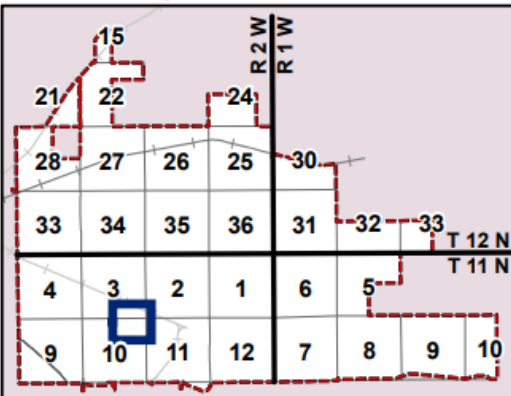
**4/2022 NEARMAP AERIAL VIEW FOR
PC-2117
(NE/4, Sec. 10, T11N, R2W)**










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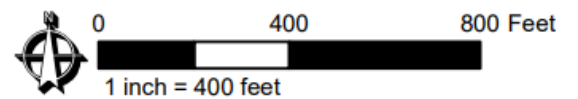
Locator Map



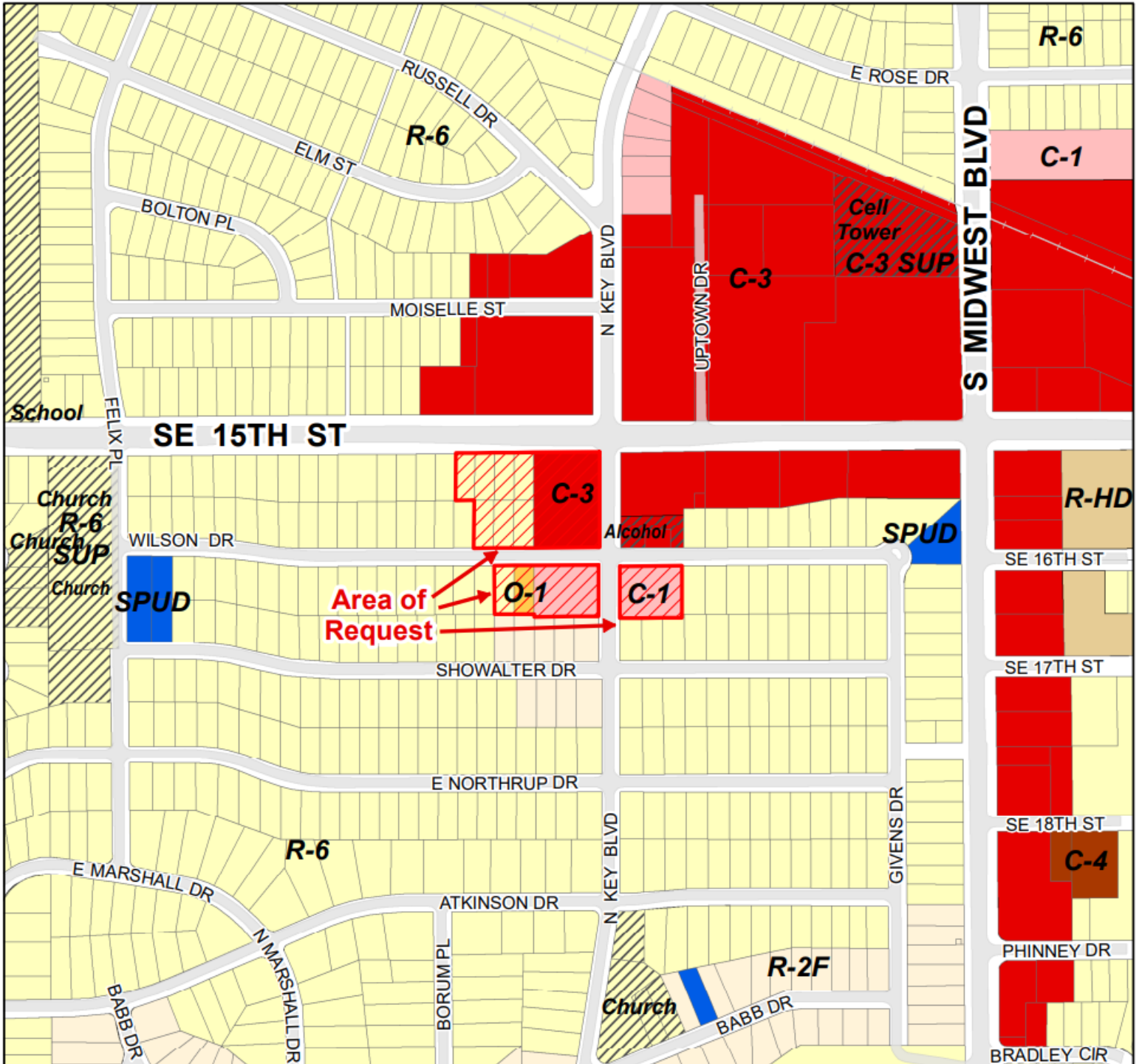
General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

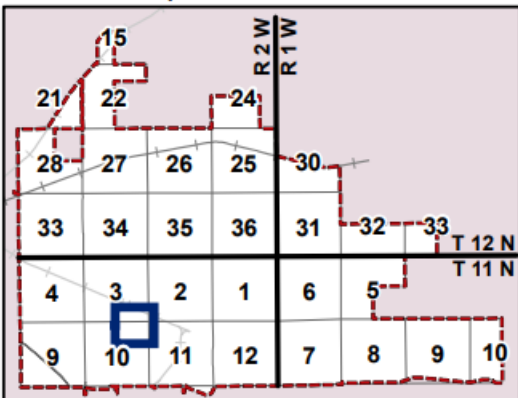
**GENERAL MAP FOR
PC-2117
(NE/4, Sec. 10, T11N, R2W)**



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Locator Map

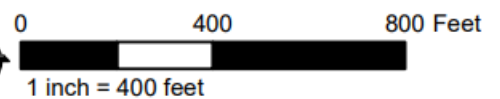


Current Zoning Legend

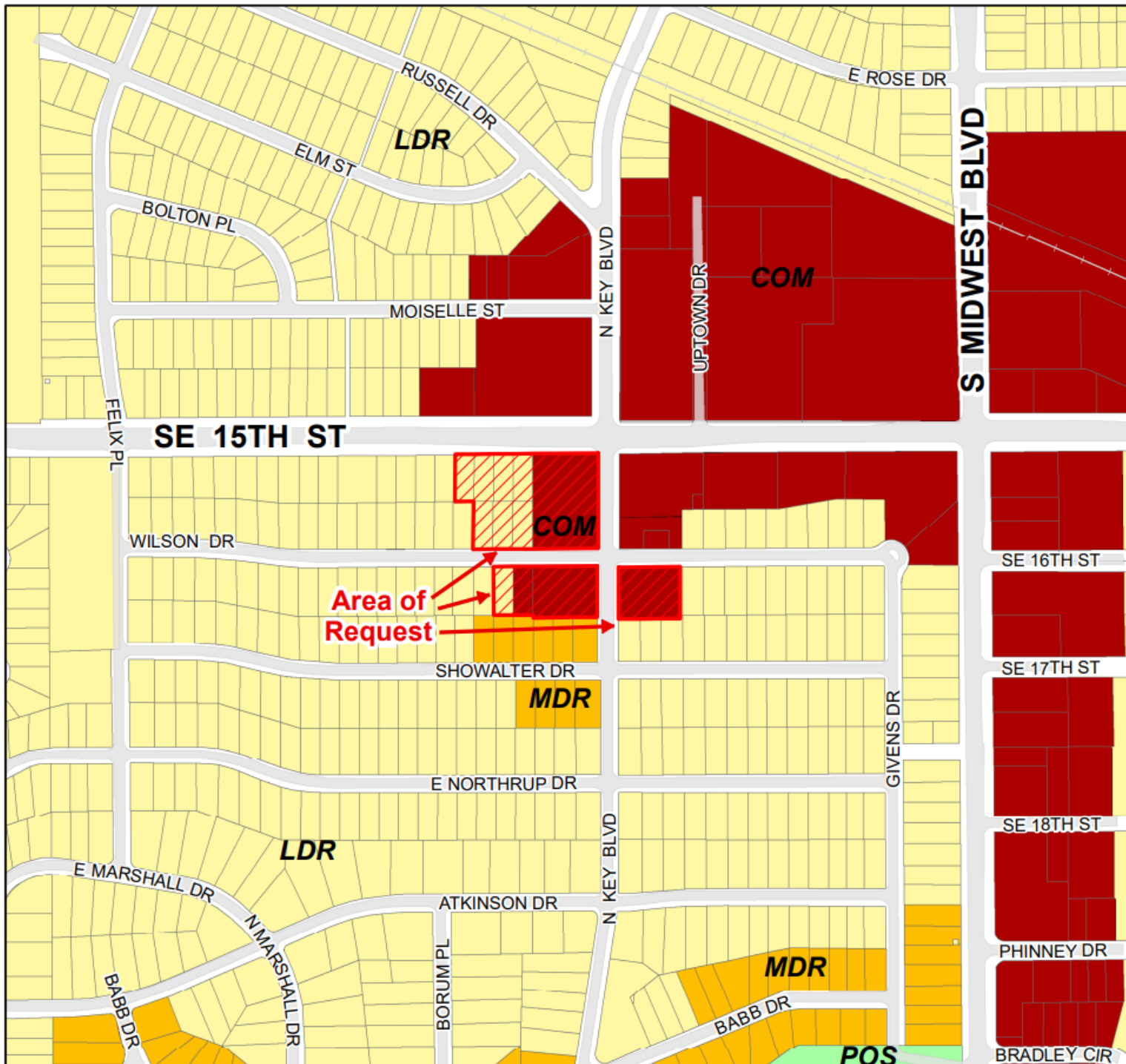
A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-3	O-2 SUP	R-HD SUP
C-3 SUP	R-6	R-MH-1
C-4	R-6 SUP	R-MH-2
C-4 SUP	R-8	PUD
I-1	R-10	SPUD
I-2	R-22	HOS
		HOS SUP

**ZONING MAP FOR
PC-2117**

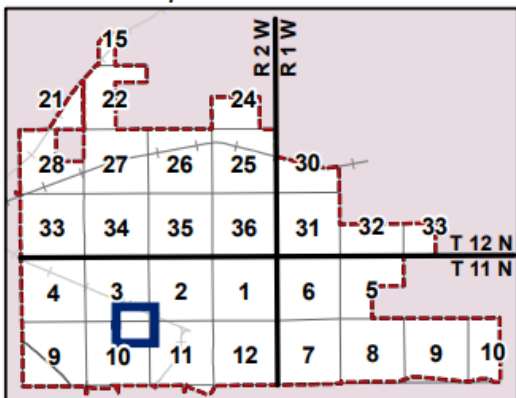
(NE/4, Sec. 10, T11N, R2W)



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Locator Map

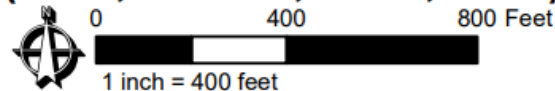


Future Land Use Legend

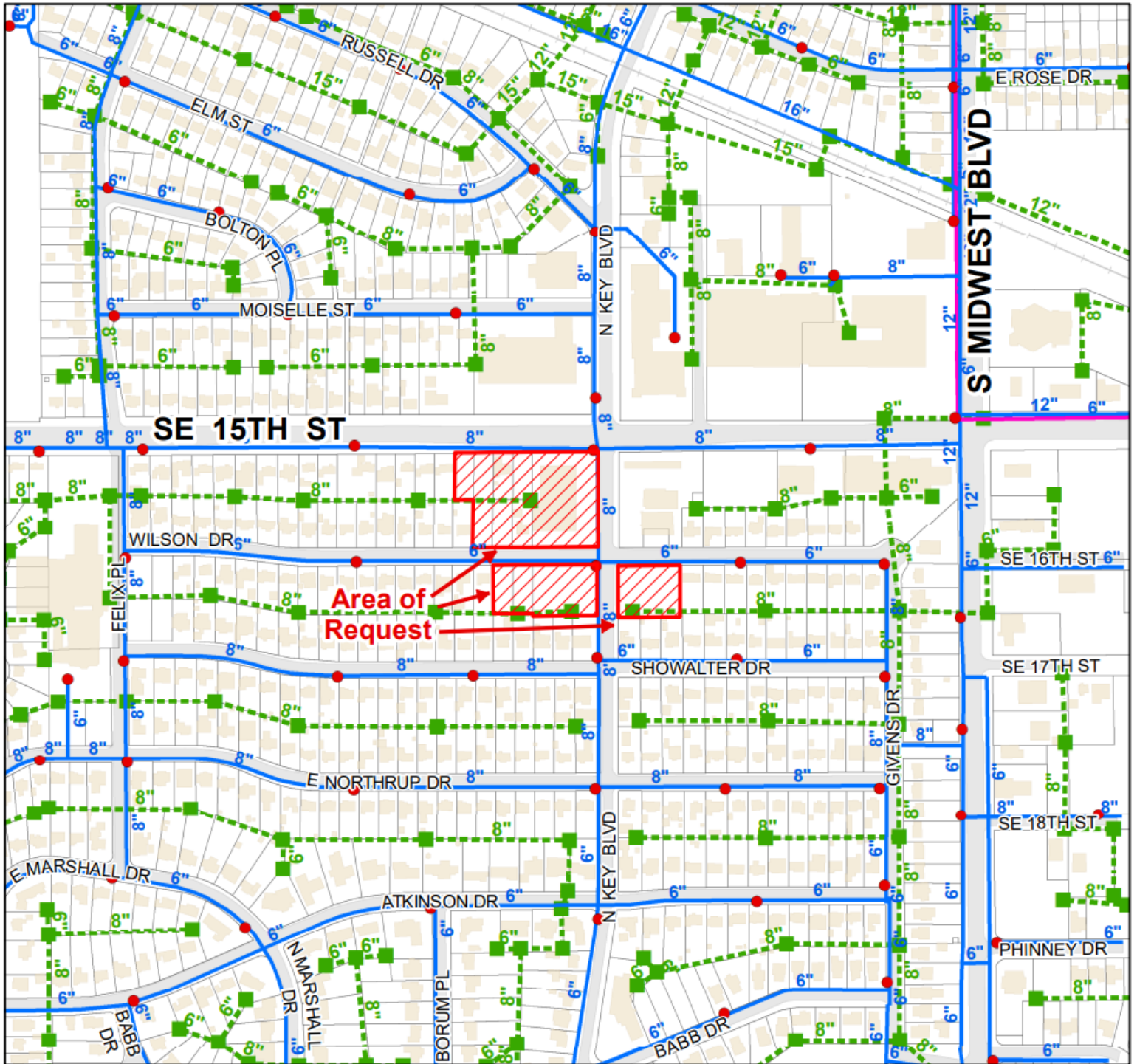
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

FUTURE LAND USE MAP FOR PC-2117

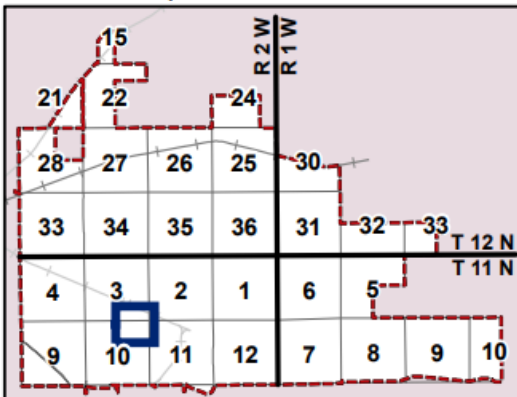
(NE/4, Sec. 10, T11N, R2W)



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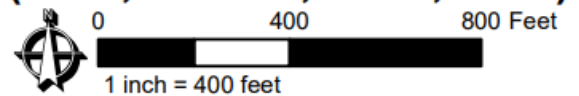
Locator Map



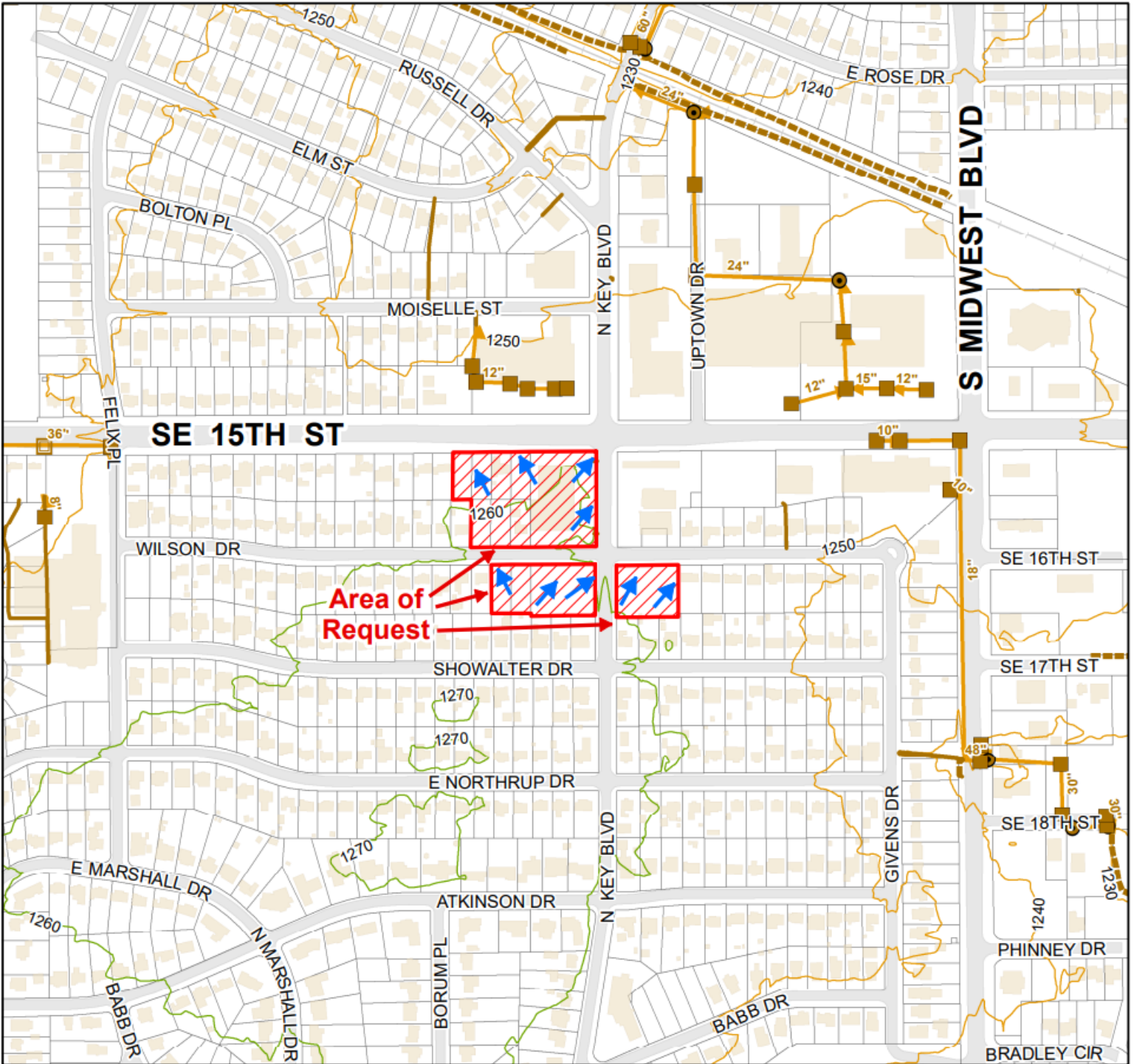
Water/Sewer Legend

- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - OKC Cross Country
 - Sooner Utilities
 - Thunderbird
 - Unknown
- Sewer Manholes
- Sewer Lines

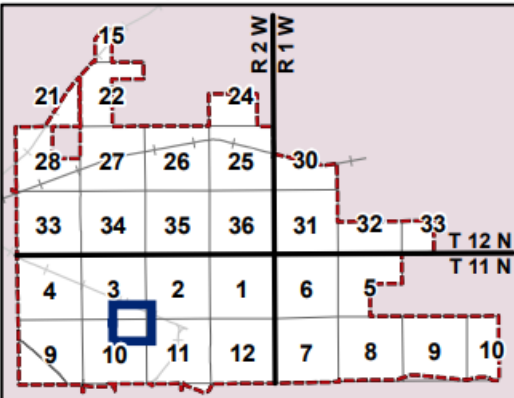
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2117
(NE/4, Sec. 10, T11N, R2W)**



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Locator Map



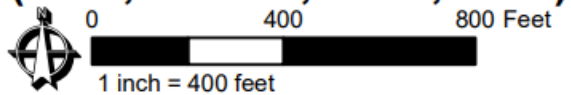
- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway
- FLOODWAY

DRAINAGE LOCATION MAP FOR PC-2117

(NE/4, Sec. 10, T11N, R2W)



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1 **PC-2117**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE TO PUD, PLANNED UNIT DEVELOPMENT AND**
5 **DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO RE-**
6 **FLECT THE RECLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT; AND**
7 **PROVIDING FOR REPEALER AND SEVERABILITY**

8 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

9 **ORDINANCE**

10 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
11 to PUD, Planned Unit Development, subject to the conditions contained in the PC-2117 file, and
12 that the official Zoning District Map shall be amended to reflect the reclassification of the prop-
13 erty’s zoning district as specified in this ordinance:

14 Parcel A:

15 Lots 1, 2 3, 4, 38, 39, and 40 AND all of Block C in COUNTRY ESTATES AD-
16 DITION, Oklahoma County, Oklahoma, according to the recorded plat thereof

17 Parcel B:

18 Lots 1 and 2 in Block 2 and all of Block D in COUNTRY ESTATES ADDITION,
19 Oklahoma County, Oklahoma, according to the recorded plat thereof

20 Parcel C:

21 All of Block F in COUNTRY ESTATES SECOND ADDITION, Oklahoma
22 County, Oklahoma, according to the recorded plat thereof

23 **SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are here-
24 by repealed.

25 **SECTION 3. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is
26 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
27 tions of the ordinance.

28 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
29 on the _____ day of _____, 2022.

30 THE CITY OF MIDWEST CITY, OKLA-
31 HOMA

32 _____
33 MATTHEW D. DUKES II, Mayor

34 ATTEST:

35 _____
36 SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2022.

DONALD MAISCH, City Attorney



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

CURRENT PLANNING DIVISION
Michael Pugh, Associate Planner
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner

Billy Harless, Community Development Director

To: Honorable Mayor and City Council

From: Billy Harless, Community Development Director

Date: August 23rd, 2022

Subject: (PC – 2118) Discussion and consideration of adoption, including any possible amendment of the proposed preliminary plat of Glenhaven described as a part of the SW/4 of Section 34, T12N, R2W, addressed as 2905 N. Glenhaven.

Executive Summary: This application is a preliminary plat for a subdivision of single family homes and duplexes. In December of 2021, the City Council approved an ordinance to rezone a portion of this property to a PUD, Planned Unit Development governed by R-MD to allow the development of a mix of single family residences, townhomes, and duplexes. The PUD outlines that no more than 100 dwelling units would be permitted and this application follows through with that outline. Noted in PC-2099's staff report is that the applicant would need to submit a preliminary plat application in addition to a final plat. Planning Commission recommended approval of this application at the August 11th meeting, subject to staff comments. Action is at the discretion of City Council.

Dates of Hearing: Planning Commission – August 11th, 2022
City Council – August 23rd, 2022

Council Ward: Ward 4, Councilmember Sean Reed

Applicant: Bentwood Investments, LLC

Engineer: Grubbs Consulting, LLC

Proposed Use: 45 Lots, 76 units of housing. A mix of single family residences and duplexes resulting in 7.27 units per gross acre.

Size:

The area of request has frontage of approximately 1,077 feet along Glenhaven Drive with a depth of approximately 368' containing an area of approximately 10.44 acres, more or less.

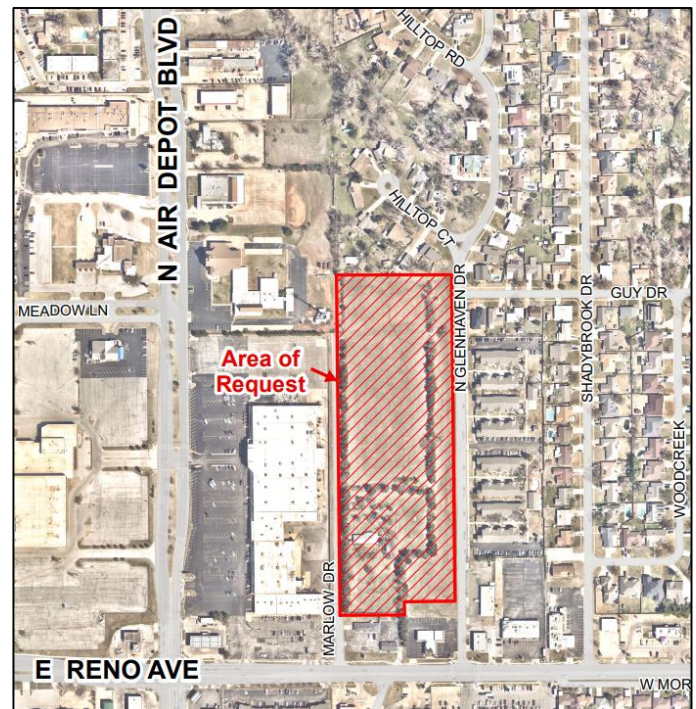
Development Proposed by Comprehensive Plan:

Area of Request – Low Density Residential (LDR)

North – Low Density Residential (LDR)

South – Office/Retail (OR)

East – Low Density Residential (LDR), High Density Residential (HDR) and Office Retail (OR)



West – Office Retail (OR) and Public/Semi-Public (PSP)

Zoning Districts:

Area of Request – PUD, Planned Unit Development governed by the R-MD, Medium Density Residential zoning district

North – R-6, Single Family Residential

South – C-3, Community Commercial

East – R-6, Single Family Residential, R-HD, High Density Residential and C-3, Community Commercial

West – C-3, Community Commercial and R-6, Single Family Residential with Special Use Permits for a church and cell tower

Land Use:

Area of Request – one vacant single family home

North – single family residences

South –office buildings

East – single family residences, apartments and office building

West – Town and Country shopping center, St. Matthew’s church and cell tower

Municipal Code Citation:

38-18.1. Purpose

The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of the Subdivision Ordinance.

History:

- 1.As of 2010, this parcel was mostly zoned C-3, Community Commercial with a thin strip of R-6, Single Family Detached Residential along Glenhaven’s frontage.
2. The parcels on the east side of the area of request were created by lot split in 1978 (LS-272).
- 3.The Planning Commission recommended denial of an application to rezone this property to R-MD on August 3, 2021. The application was withdrawn prior to being heard by the City Council. (PC-2085)
- 4.The Planning Commission recommended approval of PC-2085 November 2, 2021.
- 5.City Council approved the application to rezone this property to a Planned Unit Development on December 14th, 2021

Engineer’s Comments:

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2118:

Note: This application is for a preliminary plat of Glenhaven located along the west side of North Glenhaven Drive approximately two hundred feet north of Reno Avenue.

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. The proposed public utility line installations required with this application are shown on the plat, must be constructed and will be dedicated to the city prior to the final plat application

Water Supply and Distribution

There is a public water main bordering this parcel. A six (6) inch public water main runs along the east side of Glenhaven Drive.

The applicant has proposed extending public water mains throughout the development serving all of the proposed lots. Extending from Glenhaven Drive along the proposed Renee Drive, Grace Drive, and Treight Creek Lane are proposed

six (6) inch public water mains. According to the utility plan, all proposed lots would have access to public water as required in Municipal Code 43-32. The lines will be within the proposed right of way of the proposed streets.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

There is a public water well and main along the middle of Marlow Drive adjacent to the west side of this parcel. This is not treated water and cannot be utilized. Development of the site is required to not impact the well line.

Sanitary Sewerage Collection and Disposal

Immediately bordering the proposed parcel is an eight (8) inch public sanitary sewer along the south side of the subject parcel. There are also eight inch sewer mains approximately 100 feet east of the subject property.

The engineering consultant did complete the recommended capacity survey on the downstream sewer system. Using the survey, the applicant has proposed extending eight (8) inch public sewer mains to both the existing south and east lines serving all of the proposed lots. This divides the flow from the development to minimize the impact to the existing system. The lines will be within the proposed right of way of the proposed streets and proposed utility easements reflected on the plat.

Connection to the public sewer system for domestic service is a building permit requirement per Municipal Code 43-109 for all new buildings.

Streets and Sidewalks

Access to the area of request exists off Marlow Drive and Glenhaven Drive. Both Marlow Drive and Glenhaven Drive are classified as Local Roads in the 2008 Comprehensive Plan. Glenhaven Drive has curb and gutter with no sidewalk. Marlow Drive is substandard in width with no curb or sidewalk. There also is a well site in the middle of Marlow Drive. Traffic access is proposed to be exclusively from North Glenhaven Drive. The applicant is proposing a Limits of No Access declaration along Marlow Drive denying access to the west side of the parcel. The applicant is petitioning to close Marlow Drive as a public roadway. Half street improvements along Marlow Drive will be required if the petition to close the road is denied. Staff received a letter on August 1, 2022 requesting assistance to close to the public the easement, (see attached) Before we can act on that request, we will need further information from the applicant regarding the plan of action on what will become of the area that is now Marlow Drive. Discussion has included to who the property would revert back once it is vacated? The City should protect its interest in the existing corridor due to the importance of the well. This “easement” issue will need to be resolved before an application for Final Plat is considered.

Sidewalks do not exist on the west side of North Glenhaven Drive or along Marlow Drive. Sidewalk improvements along North Glenhaven Drive and all common areas will be required prior to the final plat. Sidewalks along the proposed lots can be built with the associated building permit submittals as outlined in Municipal Code 37-67 and 38-47.2. Sidewalk along Marlow Drive will be required if the petition to close the road is denied.

The applicant proposes to construct public local streets within the development named Renee Drive, Grace Drive, and Treight Creek Lane. All of the lots located in the proposed development will front onto the new streets except the lots adjacent to Glenhaven Drive. Those will access off of Glenhaven Drive.

Improvement plans for the street and sidewalks must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

Drainage and Flood Control, Wetlands, and Sediment Control

The majority of the existing parcel sheet flows to the northeast to Glenhaven Drive’s gutter line. It then continues draining north to curb inlets that connect to the developed storm system. A small part of the proposed parcel does drain southwest to Reno Avenue.

All of the existing drainage eventually flows into Crutch Creek. Currently, the proposed development tract is undeveloped with no improvements or structures. The parcel is in an elevated area and the adjacent properties do not drain across it.

The applicant has proposed to construct a common detention pond to collect most of the on-site runoff. A small part of the parcel will still drain to Glenhaven Drive and Reno Avenue.

The detention pond discharge combined with the bypass runoff creates a decrease in the flow rate of the water leaving the site. The detention pond outlet will be extended in an off-site underground pipe tying to the existing system. The area of request does not have regulated floodway or flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control." Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

Easements and Right-of-Way

The required easements and existing right of way for the area of request are illustrated on the preliminary plat and will be dedicated to the city when the final plat is filed.

All easements and right of way dedications are to comply with Municipal Code Sections 38-43, 38-44, and 38-45.



South along Glenhaven to the Reno signal.



Drainage structure the detention will tie to.



South along Marlow Drive



North along Marlow Drive



Midwest City Well Site



Fire Hydrant along the well line to Reno.



Marlow Drive – Reno Avenue intersection



209 Marlow Drive

Fire Marshal’s Comments: The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Planning Comments:

The purpose of this preliminary plat is to determine the preliminary layout of the subdivision and ensure that the development plans are following the City of Midwest City’s subdivision regulations. The preliminary plat is in conjunction with the PUD previously approved by City Council. The R-MD, Medium Density Residential District is designed to provide for 10-20 dwelling units per acre, this project is lower than that designation, providing 7.27 units per gross acre.

The Master Development Plan identifies two (2) tracts.

Tract 1 has frontage along N. Glenhaven. According to the PUD, the following uses would be permitted on Tract 1:

- Single-family detached residential
- Accessory dwelling unit, attached and detached
- Public service or utility: light
- Community Recreation: restricted
- Community Recreation: Property owners’ association
- Off-street parking: accessory parking

The uses above are common residential uses and all allowed by right in the R-6 Single Family Detached Residential District. Accessory dwelling units must meet the requirements of Section 4.2.10 of the Zoning Ordinance to be permitted.

Tract 2 is accessible by two (2) access points off of N. Glenhaven. According to the PUD, the following are would be permitted on Tract 2:

- Single-family detached residential

Two-family attached residential (duplexes)
Townhouse (single-family attached)
Home occupation
Accessory dwelling unit, attached and detached
Public service or utility: light
Community Recreation: restricted
Community Recreation: Property owners' association
Off-street parking: accessory parking

As noted in the PUD, the number of units in this development will total out to 76, well below the 100 limit required by the PUD.

Staff recommends approval of this application as the plat is adhering to the PUD and Midwest City's subdivision regulations.

Planning Commission recommended approval of this application, subject to staff comments, at the August 11th meeting.

Action Required: Approve or reject the preliminary plat of Glenhaven located on the property as noted herein, subject to the staff comments and found in the August 23rd agenda packet and made a part of PC- 2118 file.

A handwritten signature in black ink, appearing to read "Billy Harless". The signature is fluid and cursive, with a long horizontal stroke at the end.

Billy Harless, AICP
Community Development Director

MP

WILLIAMS, BOX, FORSHEE & BULLARD, P.C.

ATTORNEYS AND COUNSELLORS

522 COLCORD DRIVE

OKLAHOMA CITY, OKLAHOMA 73102-2202

**TELEPHONE
(405) 232-0080**

**TELECOPIER
(405) 236-5814**

**JOHN MICHAEL WILLIAMS
DAVID M. BOX
KEITH R. GIBSON
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PAUL LEFEBVRE
LYN MARTIN-DIEHL
MICHAEL D. O'NEAL
AMANDA CARPENTER
MASON J. SCHWARTZ
COOPER T. HAHN**

**Of Counsel
DENNIS R. BOX
WILLIAM J. BULLARD
RICHARD D. FORSHEE**

August 1, 2022

Re: Transfer of Oklahoma County's interest in
an easement to Midwest City and closing
such easement to public use by Ordinance.

Patrick Menefee, P.E.

On behalf of our client, Bentwood Investments, LLC (the "Owner" of the Property), we would like to request your help to close to public use an easement (the "Easement") located within the municipal boundaries of the City of Midwest City ("Midwest City"). The Easement was created by instrument in 1941, and was recorded in Book 444, Page 520, in the office of the Oklahoma County Clerk. The stated purpose of the Easement was "for the purpose of constructing and maintaining streets or roads as may be necessary from time to time, with right of ingress and ingress." The Easement is unimproved and Marlow Drive is unaffected by this request.

The Easement was granted to Oklahoma County; however, the Property is located within the boundaries of Midwest City. Accordingly, both governmental entities have an interest in the Easement. I've been informed by the Oklahoma County Engineer, Stacey Trumbo, P.E., and Assistant District Attorney, Gretchen Crawford, that the Easement is no longer needed by Oklahoma County, and at the written request of an official of Midwest City, a request to transfer Oklahoma County's interest in the Easement to Midwest City will be placed on the Agenda of the Oklahoma County Board of County Commissioners.

Once Oklahoma County's interest is transferred to Midwest City, and, if granted, following the approval of an Ordinance by the City Council of Midwest City closing the Easement to public use, we will, on behalf of the Owner, conduct a judicial vacation action in the Oklahoma County District Court. Following such procedural steps, the Owner seeks to build townhomes on the Property.

To assist in your review of this request I enclose copies of the following:

1. Survey of the Property prepared by Golden Land Surveying dated November 3, 2021.

2. Vesting Deed in favor of Bentwood Investments, LLC, recorded April 14, 2022, in Book 15123, Page 1805.
3. Easement instrument recorded July 14, 1941, in Book 444 (Miscellaneous Record), Page 520.
4. Legal description of easement to be closed to public use.
5. Conceptual Site Plan depicting the planned townhome development.

Regards,



Paul Lefebvre

Paul Lefebvre



Return To:
Bentwood Investments, LLC
39004 West MacArthur, Suite 100
Shawnee, OK 74804

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **825.00**
Filed/insured by: First American Title Insurance Company
File No.: **2695150-OK15 (MM)**

Tax ID#: **2535-15-040-7235**

That **Perkins Family, LLC, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Bentwood Investments, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

TRACT I: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Beginning 898.5 feet east and 597 feet north of the southwest corner; Thence north 760 feet; Thence east 96.31 feet; Thence south 760 feet; Thence west 96.31 feet to the point of beginning. EXCEPT the east 25 feet thereof; AND

TRACT II: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point 898.50 feet east and 397.00 feet north of the southwest corner of said Section 34; Thence north 200.00 feet; Thence east a distance of 96.31 feet; Thence south a distance of 200.00 feet; Thence west a distance of 96.31 feet to the point of beginning; AND

TRACT III: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as beginning at a point 798.5 feet east and 197 feet north of the southwest corner of the SW/4; Thence north 200 feet; Thence east 171.31 feet; Thence south 200 feet; Thence west 171.31 feet to the point or place of beginning, according to the government survey thereof; AND

TRACT IV: The Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 1357 feet; Thence east and parallel with the south line of said SW/4 a distance of 321 feet; Thence south and parallel with the west line of said SW/4 a distance of 960 feet; Thence west and parallel with the south line of said SW/4 a distance of 100 feet; Thence south and parallel with the west line of said SW/4 a distance of 364 feet; Thence west and parallel with the south line of said SW/4 a distance of 221 feet to the point or place of beginning; LESS AND EXCEPT the following described property: Part of the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 2 West of the I.M., more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 130 feet; Thence east and parallel with the south line of said SW/4 a distance of 170 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning;

AND LESS AND EXCEPT

A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, more particularly described as follows to-wit; Beginning at a point on the South line of said SW/4 577 1/2 feet East of the Southwest corner thereof; Thence North and parallel to the West line of said SW/4 200 feet; Thence East and parallel to the South line of said quarter section 221 feet; Thence South and parallel to the West line of said SW/4 200 feet to the South line thereof; Thence West along said South line of said quarter section 221 feet to the Point of Beginning; AND

TRACT V: Part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 130 feet; Thence east and parallel with the south line of said SW/4 a distance of 170 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning.

TRACT VI: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the government survey thereof, and more particularly described as follows, to-wit: Beginning at a point on the south line of said SW/4 798.5 feet east of the southwest corner of said SW/4; Thence north parallel to the west line of said SW/4 a distance of 197 feet; Thence east parallel to the south line of said SW/4 a distance of 171.31 feet; Thence south a distance of 197 feet; Thence west along the south line of said SW/4 a distance of 171.31 feet to the point or place of beginning.

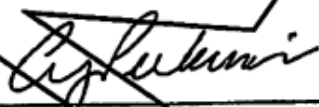
Property Address: **PT SW4 34-12N-2W, Midwest City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **April 13, 2022**.

Perkins Family, LLC, an Oklahoma limited liability company



By: _____
Name: G. Perkins
Title: Manager



PUBLIC TRAIL CORRIDOR
(LOCATION FROM TRAILS MASTERPLAN)

ST. MATTHEW
CHURCH
(R-6 SUP)

NEIGHBORHOOD
(R-6)

TRACT 2

DETENTION

TOWN AND
COUNTRY CENTER
(C-3)

VILLA GARDENS
APARTMENTS (RH-D)

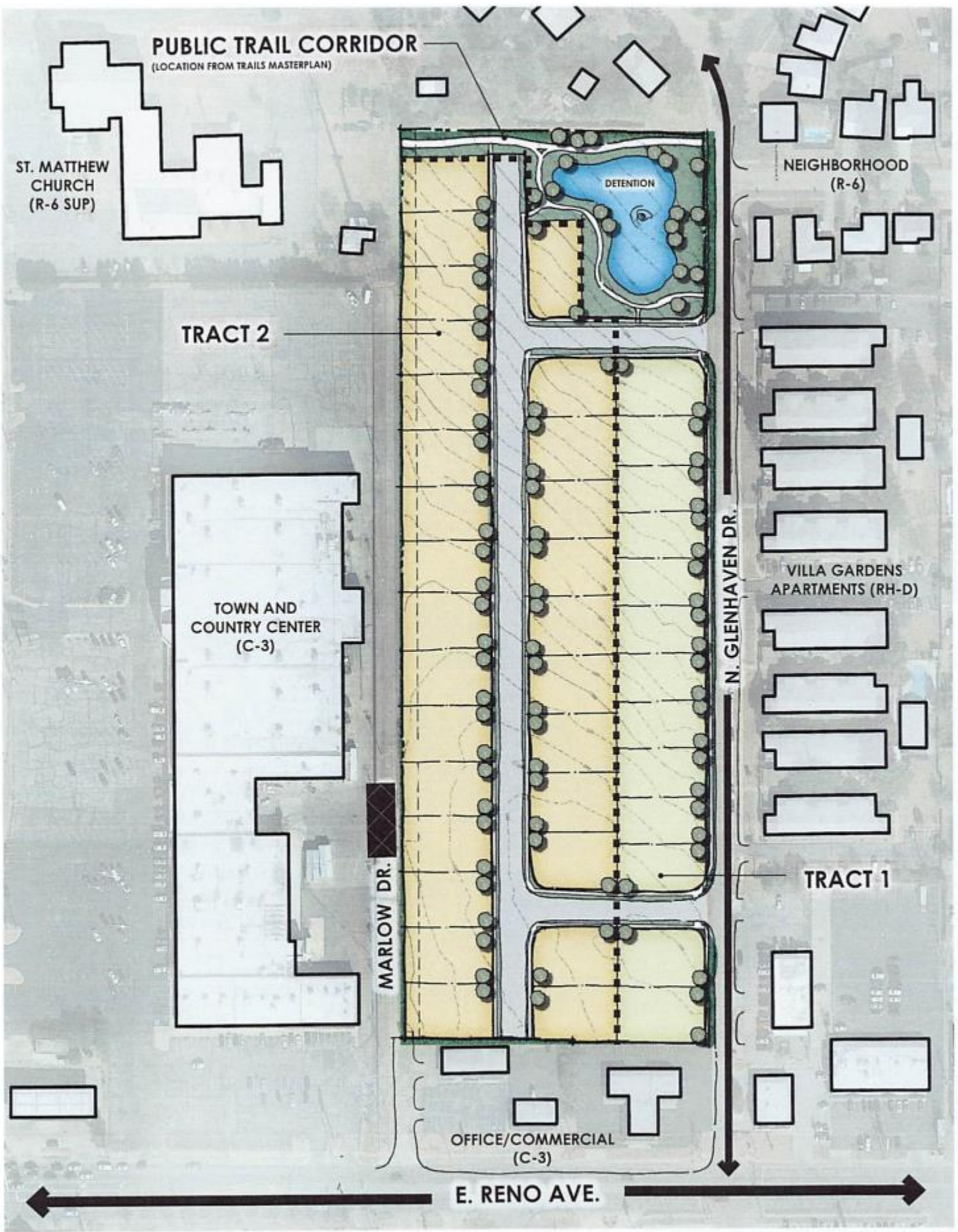
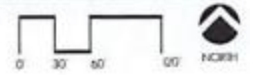
MARLOW DR.

N. GLENHAVEN DR.

TRACT 1

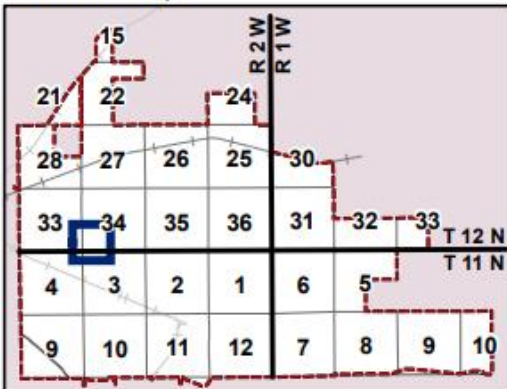
OFFICE/COMMERCIAL
(C-3)

E. RENO AVE.

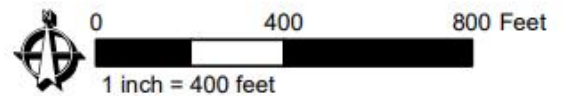




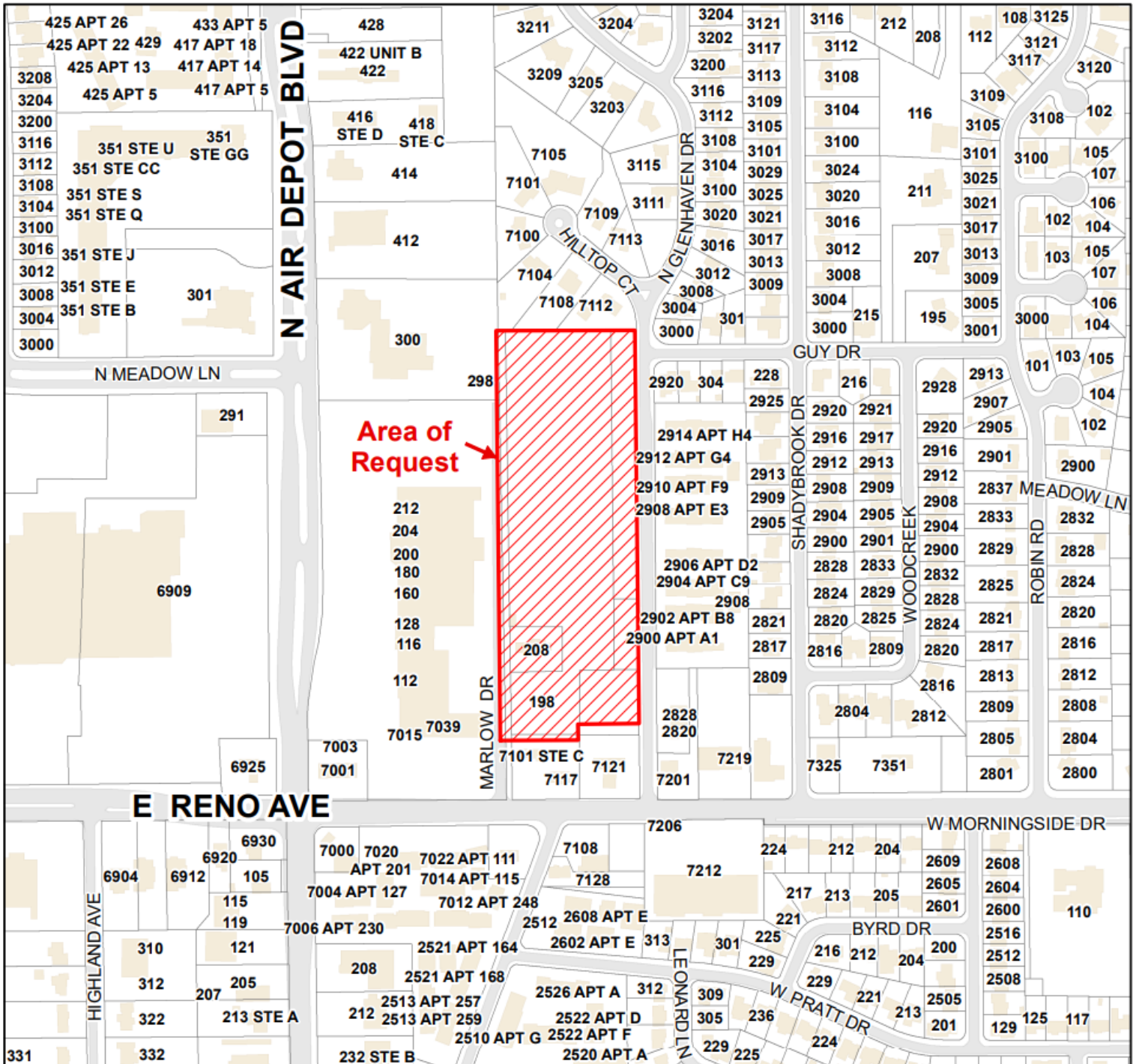
Locator Map



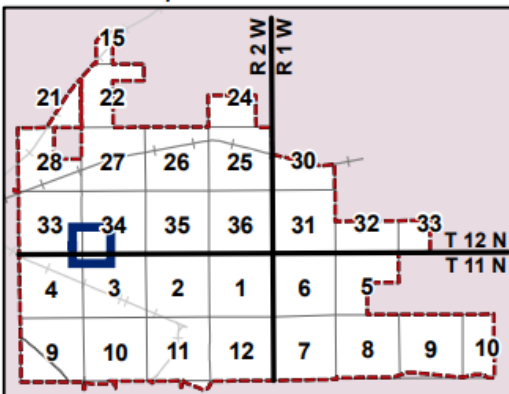
**4/2022 NEARMAP AERIAL VIEW FOR
PC-2118
(SW/4, Sec. 34, T12N, R2W)**










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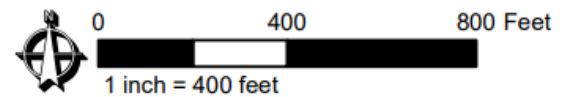
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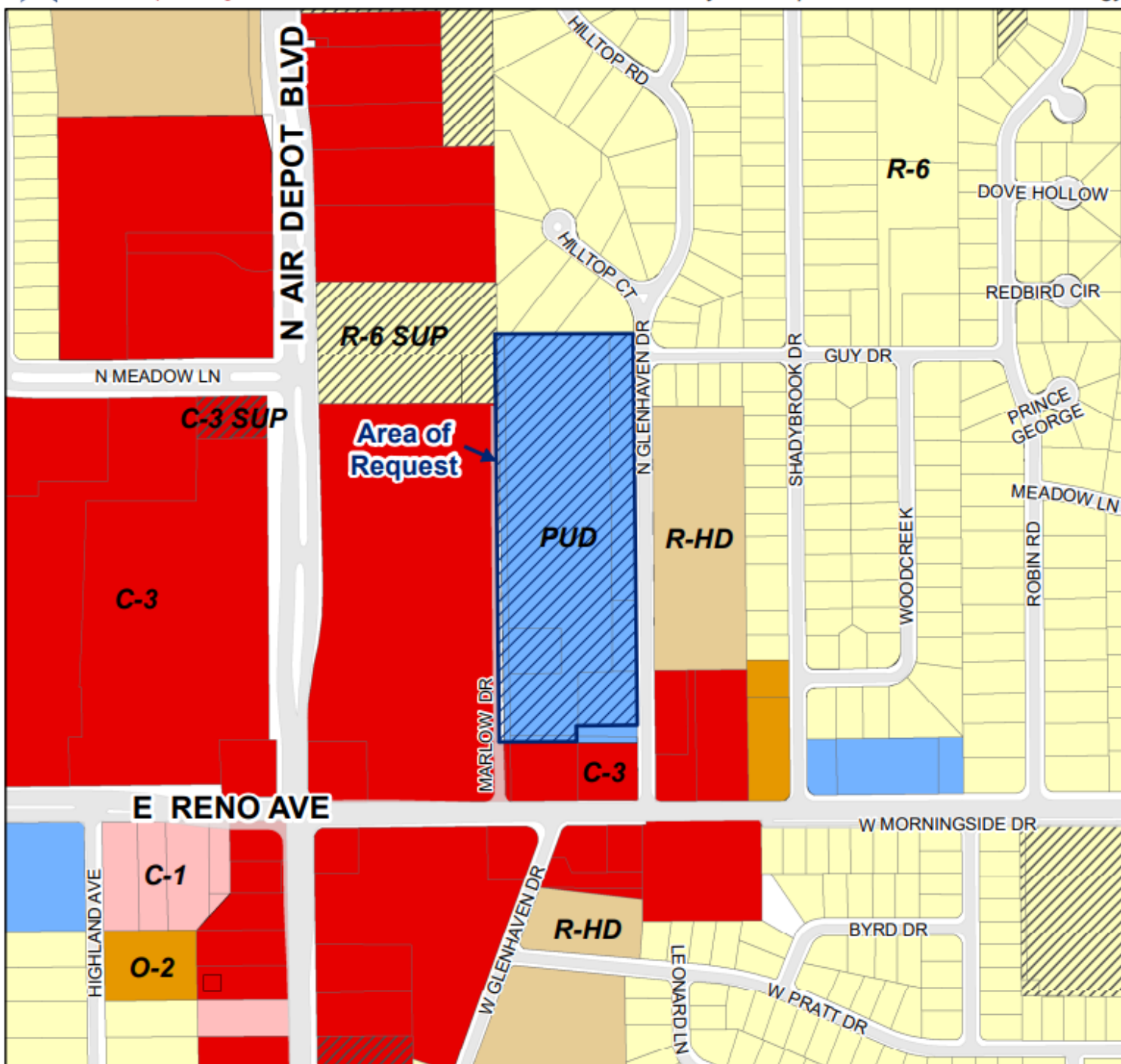
General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

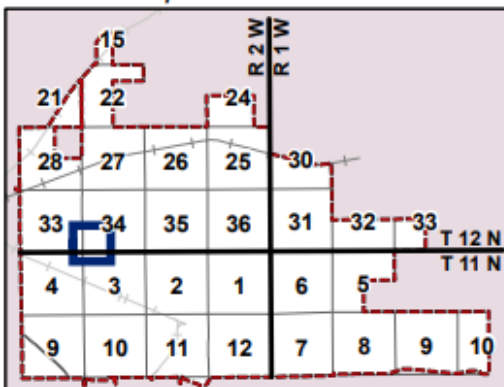
**GENERAL MAP FOR
PC-2118
(SW/4, Sec. 34, T12N, R2W)**



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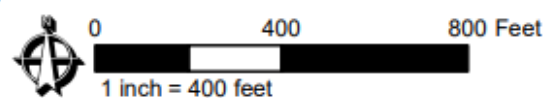
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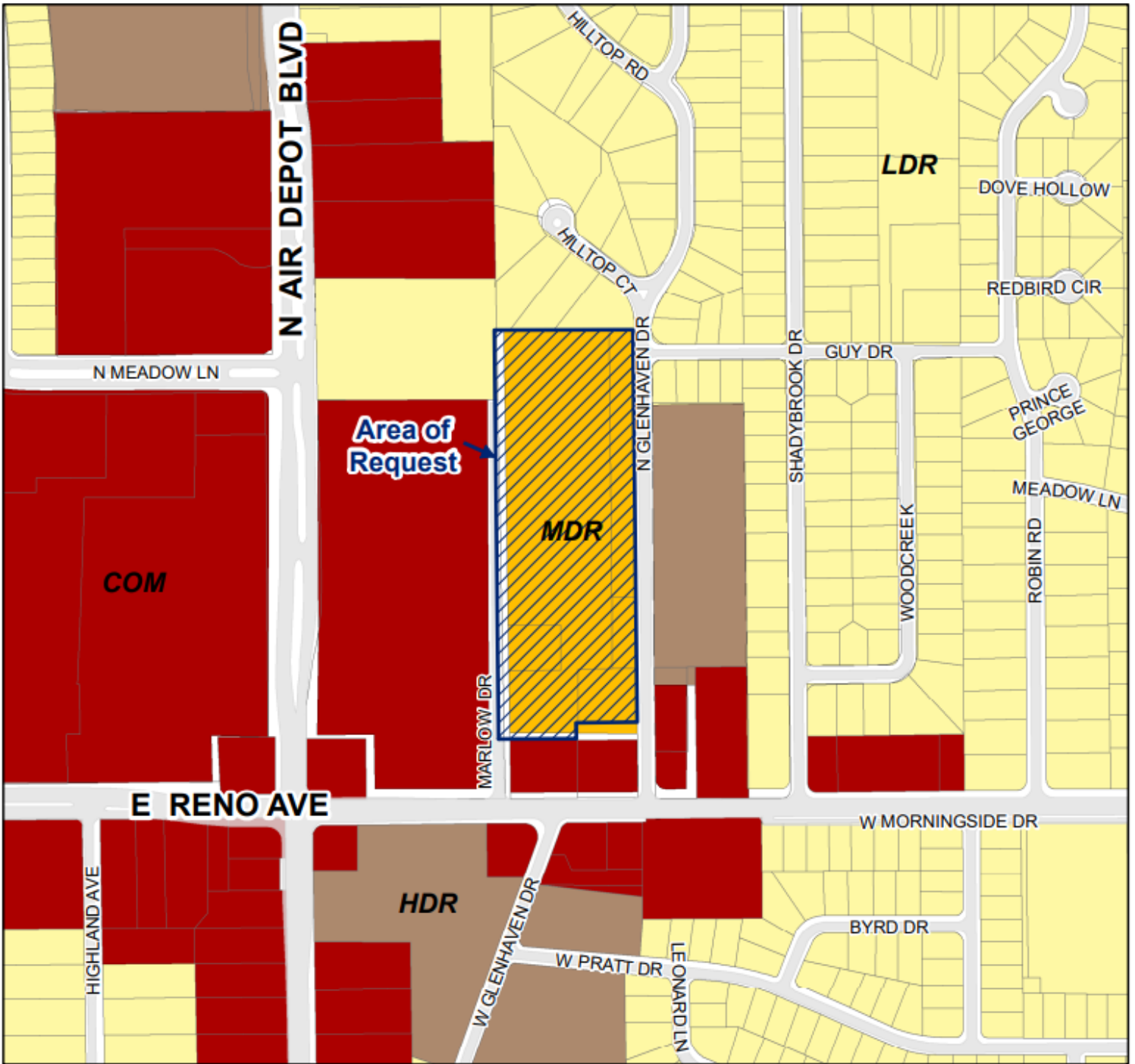
Current Zoning Legend

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

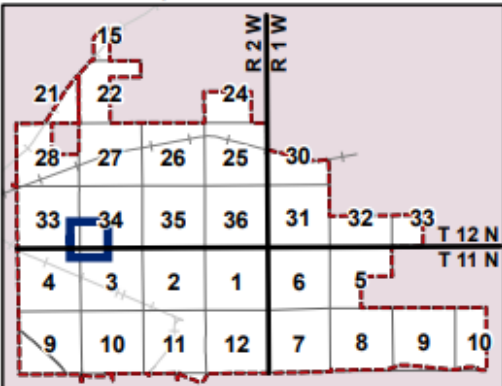
ZONING MAP FOR PC-2118 (SW/4, Sec. 34, T12N, R2W)



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Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

FUTURE LAND USE

**MAP FOR
PC-2118**

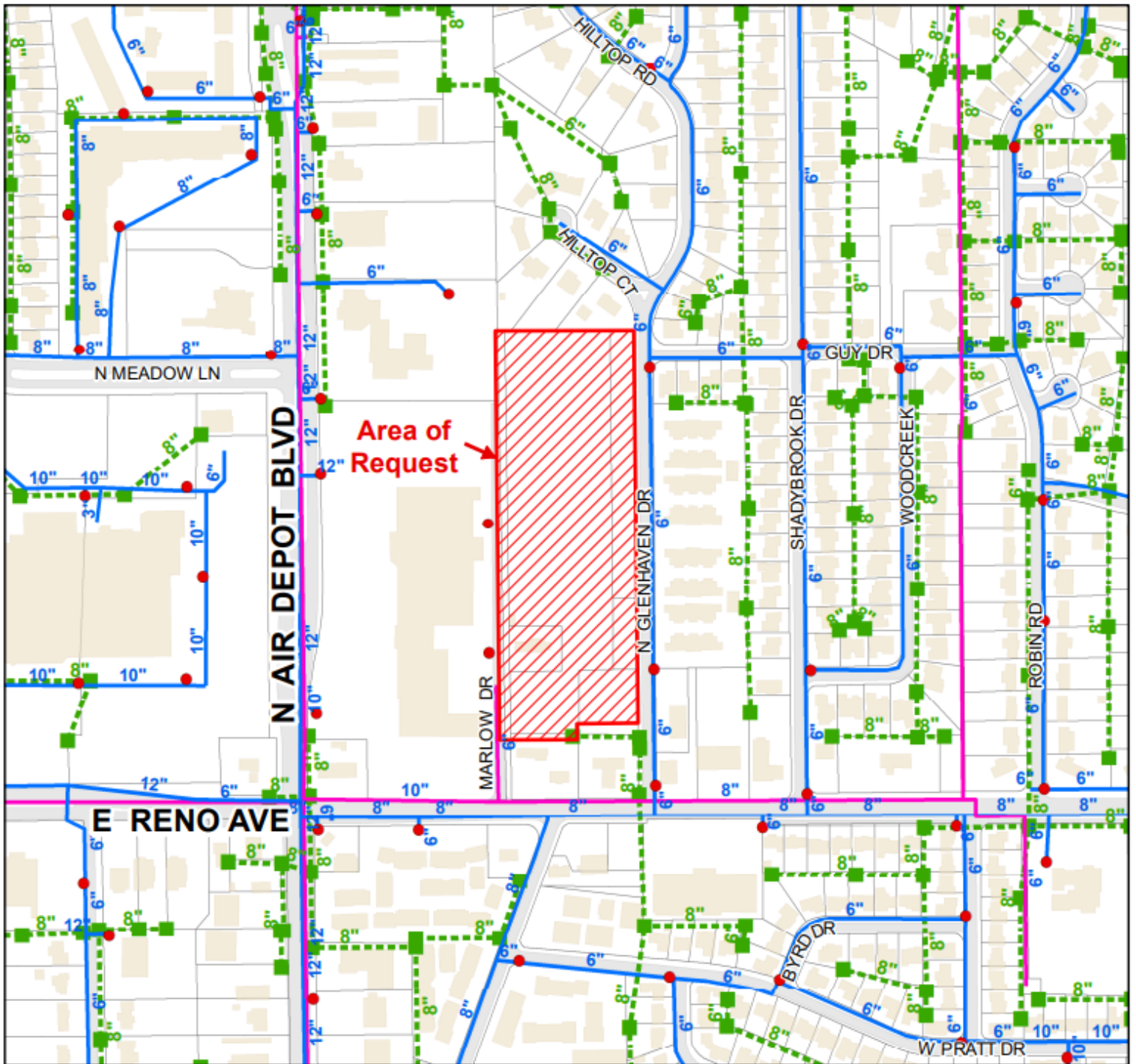
(SW/4, Sec. 34, T12N, R2W)



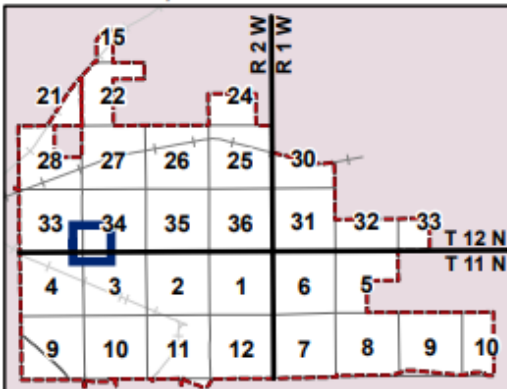
0 400 800 Feet

1 inch = 400 feet

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Locator Map



Water/Sewer Legend

- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

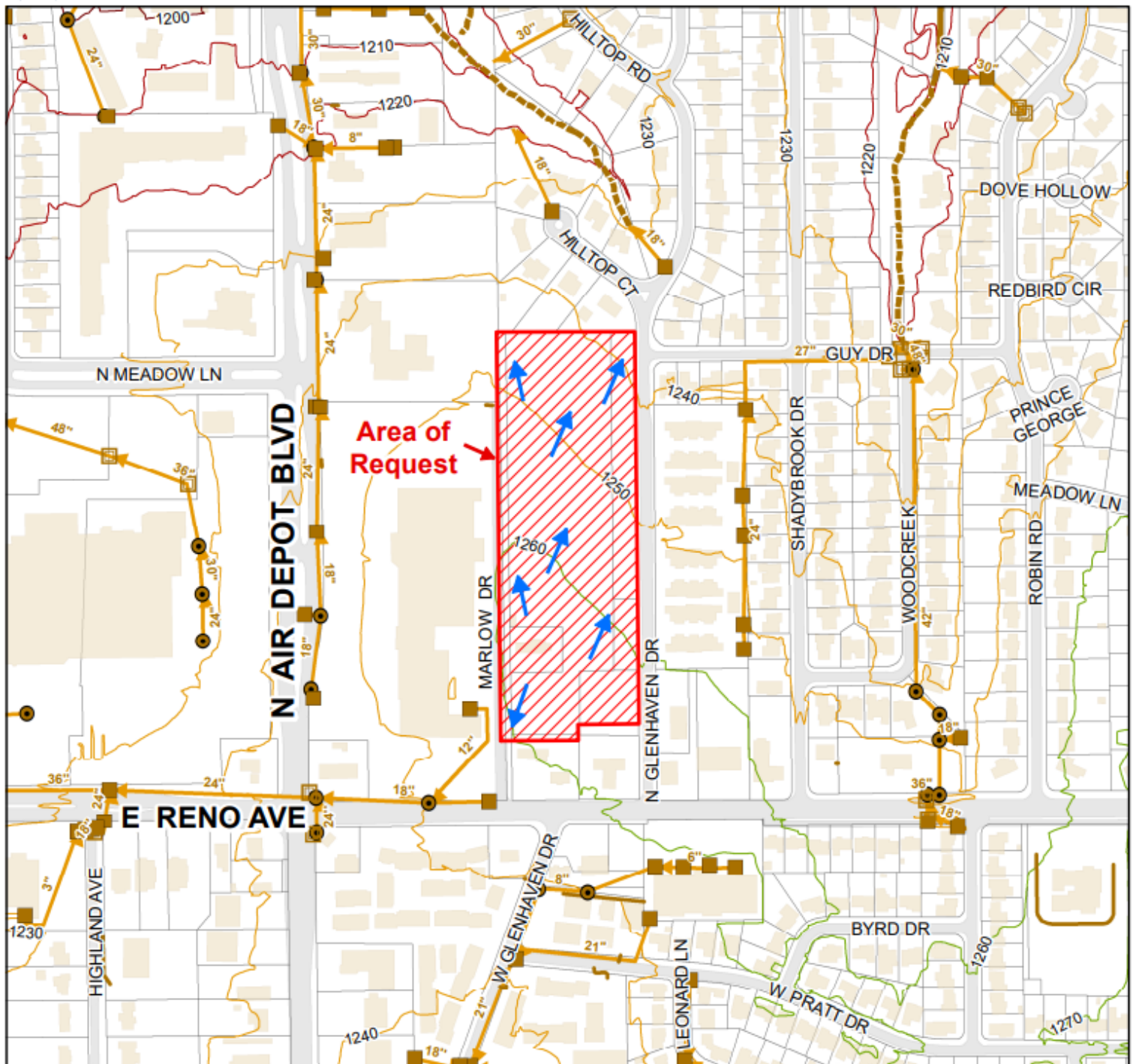
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2118
(SW/4, Sec. 34, T12N, R2W)**



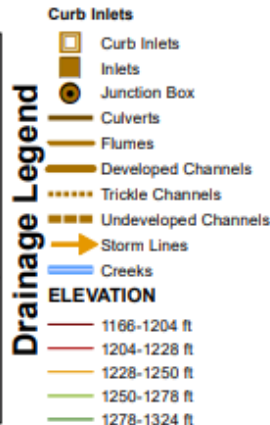
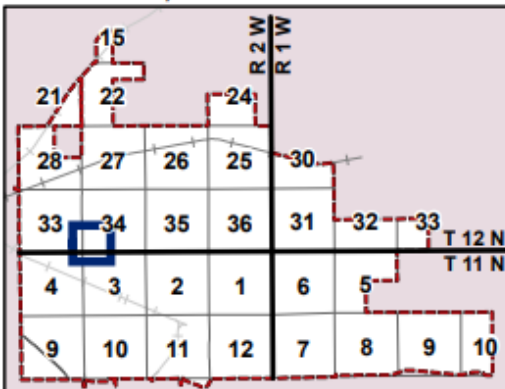
0 400 800 Feet

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Locator Map



2009 FEMA Floodplains



DRAINAGE LOCATION MAP FOR PC-2118

(SW/4, Sec. 34, T12N, R2W)



0 400 800 Feet

1 inch = 400 feet

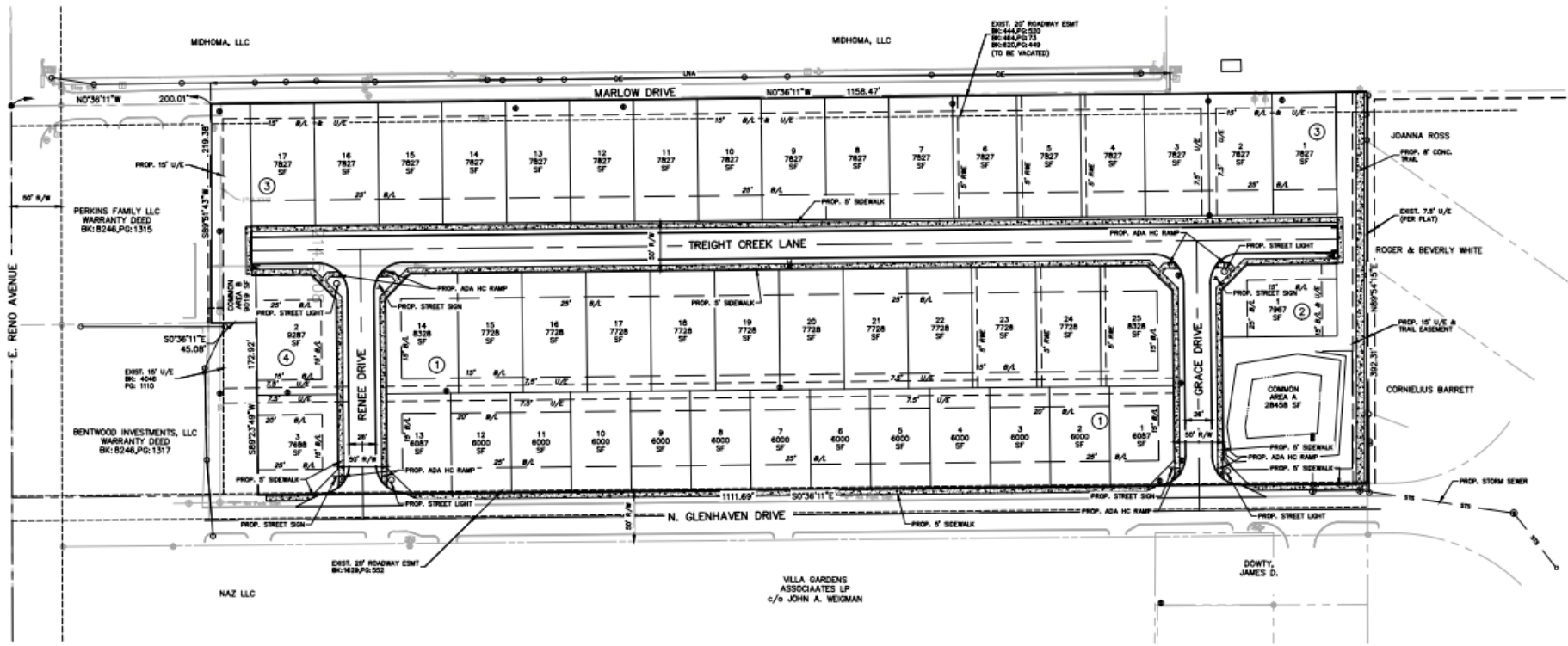
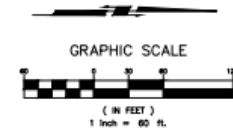
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Preliminary Plat

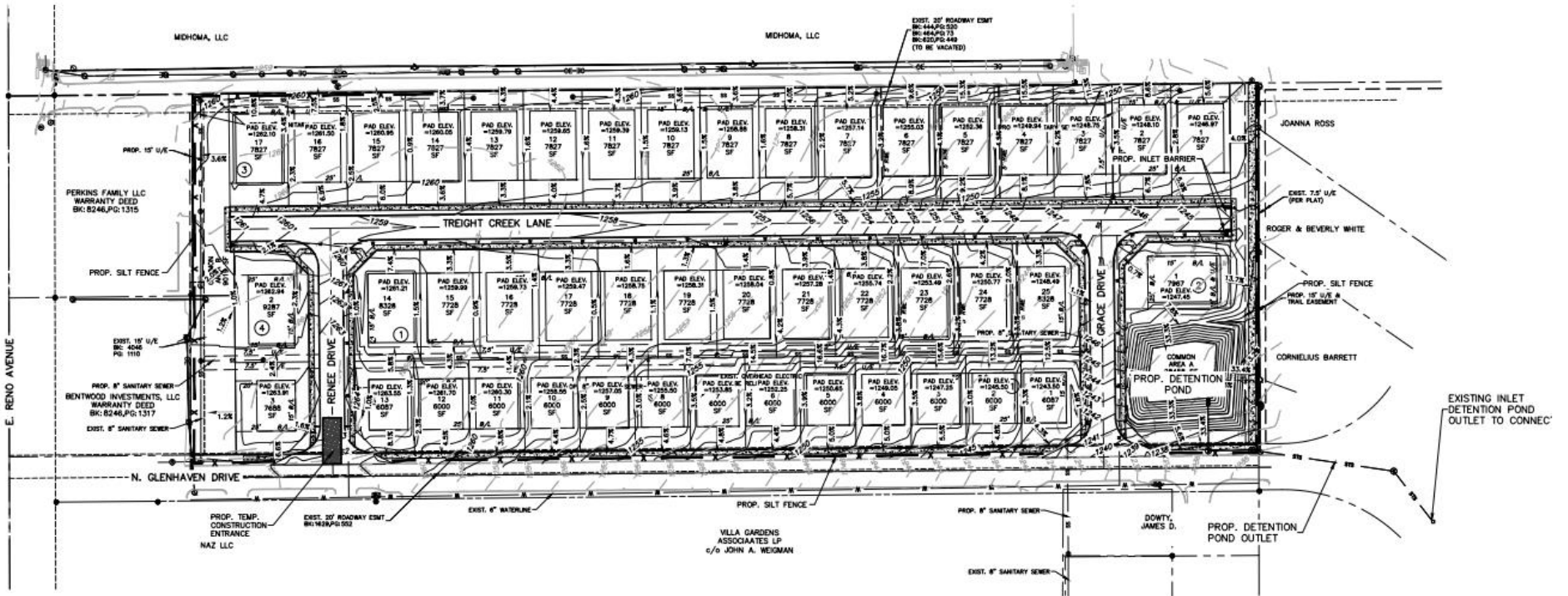
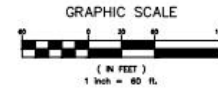
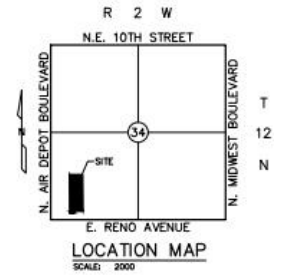
LEGEND

- TC TOP OF CURB ELEVATION
- TP TOP OF FINISH ELEVATION
- MC MOUND EXISTING ELEVATION
- TO TOP OF GRAVE ELEVATION
- TR TRIMMABLE TOP FIN ELEVATION
- FL FLOORING ELEVATION
- TW TOP OF WALL ELEVATION
- TSW TOP OF SIDEWALK ELEVATION
- TE TOP OF DRIVE ELEVATION
- EL TOP OF GROUND ELEVATION
- FLOW LINE
- FLOORING
- DIRECTIONAL FLOW ARROW
- PROPOSED RETAINING WALL
- EXPANSION JOINT
- CONSTRUCTION JOINT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONCRETE DUMPER PAD AND DRIVEWAY AREA
- EXISTING DUMPY FIELDS (SEE PROPOSED SECTION)
- HEAVY DUTY FINISH (SEE PROPOSED SECTION)
- CONCRETE FINISH OR SIDEWALK

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS PLAN.



Preliminary Stormwater Management Plan



EROSION CONTROL LEGEND	
— x —	SILT FENCE
— DDD —	SILT DAM
—>—	DIRECTIONAL FLOW ARROW
— 1250 —	EXISTING CONTOUR
— 5 —	PROPOSED CONTOUR

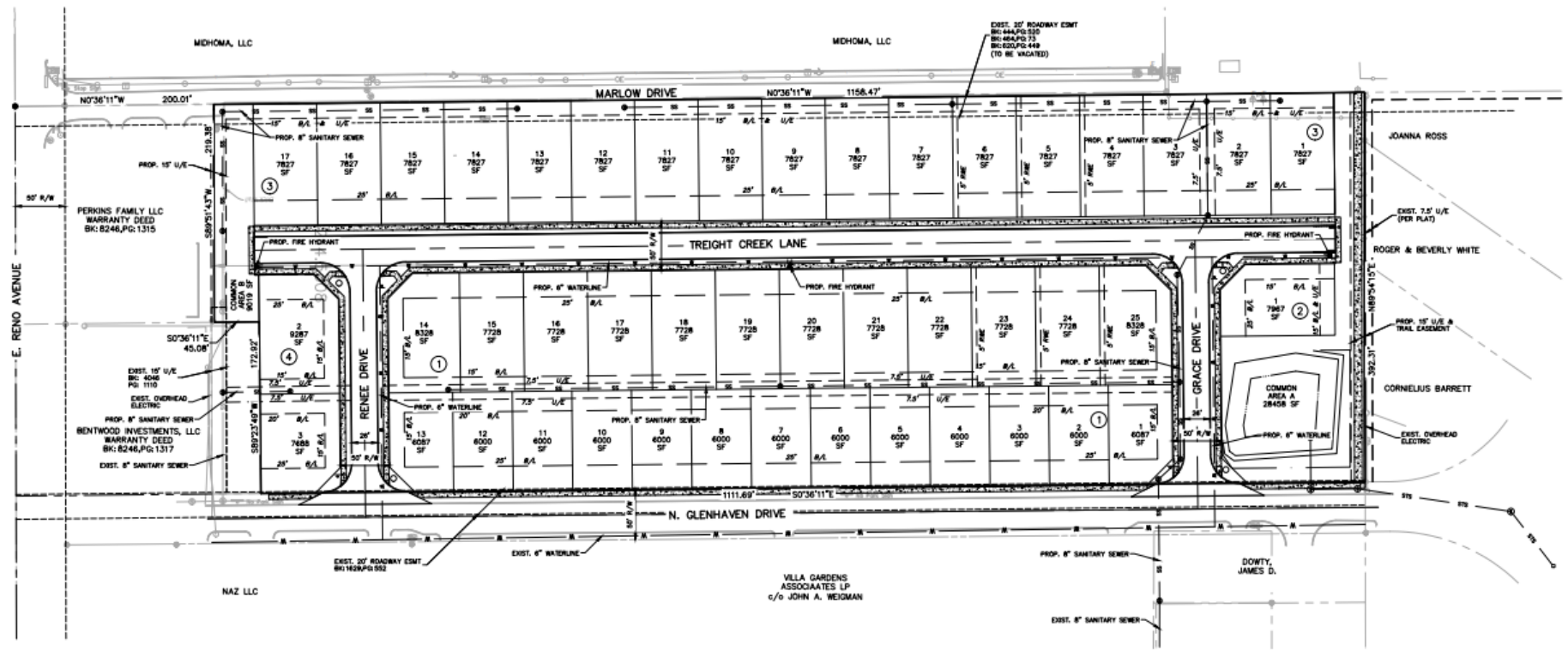
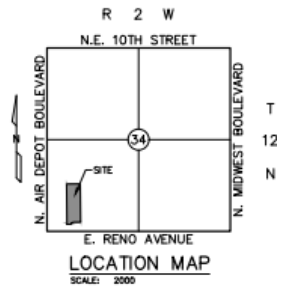
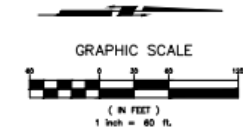
NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS PLAN.

Preliminary Utility Plan

LEGEND

- TC TOP OF CURB ELEVATION
- TP TOP OF PAVING ELEVATION
- TD TOP OF DRIVE ELEVATION
- MC MATCH EXISTING ELEVATION
- TO TOP OF GRADE ELEVATION
- TR TRIMLINE TOP FIN ELEVATION
- FL FLOWLINE ELEVATION
- TR TOP OF WALL ELEVATION
- TD TOP OF SIDEWALK ELEVATION
- TO TOP OF GRADE ELEVATION
- EL TOP OF GROUND ELEVATION
- FLM LINE
- FEEDLINE
- DIR. FLOW ARROW
- PROPOSED RETAINING WALL
- EXPANSION JOINT
- CONTRACTION JOINT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONCRETE DAMPEN PAD AND SURROUNDING AREA
- STANDARD DUTY PAVING (SEE PAVEMENT SECTION)
- HEAVY DUTY PAVING (SEE PAVEMENT SECTION)
- CONCRETE PAVING OR SIDEWALK

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS PLAN.





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

CURRENT PLANNING DIVISION
Michael Pugh, Associate
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive
Planner

Billy Harless, Community Development Director

To: Honorable Mayor and City Council

From: Billy Harless, Community Development Director

Date: August 23rd, 2022

Subject: (PC – 2119) Discussion and consideration of approval of the proposed final plat of Primrose Hill, described as a part of the SW/4 of Section 31, T12N, R1W, located at 316 N. Post Road.

Executive Summary: This item is a request to subdivide a single parcel into thirty (30) individual parcels for single family development. Access to the subdivision will be via one new street, Primrose Lane, off of North Post Road. The applicant has completed water and sewer line extensions to serve all of the lots. The area of request is currently zoned R-6, Single Family Detached Residential. No variances to any of the requirements of the Zoning Ordinance for development in the R-6 district have been allowed within this development. The Planning Commission recommended approval of this application at their August 11th meeting. The completed cul-de-sac is 999' in length. Action is at the discretion of City Council.

Dates of Hearing: Planning Commission –
August 11th, 2022

City Council – August 23rd, 2022

Council Ward: Ward 3, Megan Bain

Owner: Edith McFarland

Applicant: Les Chateaux LLC

Engineer: Mark Grubbs, Grubbs Consulting,
LLC

Proposed Use: Thirty (30) single family
residential lots

Size:

The area of request has a frontage along N. Post Road of approximately 320 ft. and a depth of approximately 1204 ft. and contains an area of approximately 402,270 square feet or 9.23 acres.



Zoning Districts:

Area of Request – R-6, Single Family Detached Residential
North, South, East and West – R-6, Single Family Detached Residential

Land Use:

Area of Request – one single family home
North, South, East and West – single family residences

Municipal Code Citation:**2.7.1. R-6, Single –Family Detached Residential District**

The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA).

Additional uses for the district shall include churches, schools and public parks in logical neighborhood units.

38-18.1. Purpose

The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of the Subdivision Ordinance.

History:

1. This area has been zoned single-family residential since the adoption of the 1985 zoning code and has never been platted.
2. Preliminary Plat application approved by City Council in January of 2021.

Staff Comments:**Engineer's Comments:****ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2119:**

Note: This application is for a final plat of the Primrose Hill subdivision located off North Post Road north of East Reno Avenue.

1.1. 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.

1.1.1. 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.

1.1.2. 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.

1.1.3. Stormwater

Stormwater improvements were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed.

1.1.4. Street

The new roadway, Primrose Lane and associated improvements along N Post Road were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed.

1.1.5. Sidewalk

The sidewalk has been approved but the developer wants to construct the sidewalks as part of the houses. An approved Sidewalk Plan stating exactly where and whose responsibility it would be to complete has been included in this application. Additionally, a note on the plat stating sidewalk to be built prior to certificate of occupancy. Both of these were supplied by the developer in a satisfactory manner.

1.1.6. Easements

Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the final plat. As required, these are reflected on the final plat.

1.1.7. Lighting

Public street lighting is required as part of this development in two locations: at the midpoint and endpoint of Primrose Lane. The developer has contacted OG&E which supplies the lighting for Midwest City. The lighting has not been installed as of this memo. Because the lighting is not a direct capital expense to the City, the developer should not be held to OG&E's timeline. This requirement has been satisfied by the developer's formal request to OG&E.

1.1.8. Signage

Public signage is required for this development at the intersection of North Post Road and Primrose Lane. The signage has been completed per City's specifications.

1.1.9. 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 a lien release has been received.



Improvements along Post Road



East along Primrose Lane



Detention Pond Improvements



West along Primrose Lane

Fire Marshal's Comments:

The Fire Marshal has reviewed this final plat.

- The property is required to meet and maintain the requirements of Midwest City Ordinances, Section 15.
- The cul-de-sac is required to have a minimum diameter of 96'-0"
- The access road is a minimum of 26'-0"
- The minimum acceptable fire main is eight (8) inches when the dead-end water main exceeds three hundred (300) feet (Midwest City Ordinances Section 15-22(h)). Applicant has complied.
- Fire hydrant separation does not exceed five hundred (500) feet.

Plan Review Comments:

The purpose of this final plat is to create 30 single family residential lots. The area of request is zoned R-6, Single Family Detached Residential. If this proposed subdivision is approved, all development will be required to meet the regulations for the R-6 district as stated in the Zoning Ordinance. These regulations include:

- At least 35% of the dwelling units within the development must adhere to section 5.15 of the Zoning Ordinance pertaining to single-family driveways and garages. This requirement only applies to lots under 10,000 square feet in area. This proposed subdivision contains ten (10) lots over 10,000 square feet and twenty (20) lots under 10,000 square feet. 35% of twenty (20) lots is 7 which means that a minimum of seven (7) homes must have J-drives, garages setback 15' behind the front building line or detached garages in the rear.
- The exterior of each home must be constructed of a minimum of 85% masonry materials, 100% facing the street
- 25' front setback, 20' rear setback, 7' side setbacks
- 40% maximum building coverage
- Minimum 5:12 roof pitch

One new curb-cut along N. Post Rd. will provide access to the subdivision via a new street, Primrose Ln.

The Park Land Review Committee met on December 9, 2020 to review the proposed subdivision. As the subdivision is anticipated to generate far less than 2,500 new residents, the code does allow the applicant to pay a fee in lieu of a park land dedication. The applicant requested the fee in lieu option and the committee voted to approve the request. The fee will be determined by staff and the applicant as required by code and paid prior to being acted upon by the City Council.

A Tree Canopy Management Plan is required and has been submitted. The applicant has completed the standard compliance option.

Thoroughfare screening is required where the lots side onto N. Post Rd., an arterial street. The applicant has indicated on the landscaping plan that they intend to install 4'-8' ornamental fencing. In addition to the screening fence, the Subdivision Regulations also requires that a 2.5" caliper tree be planted at a minimum spacing of 30' in front of the ornamental fence. It should be noted that the trees are required and must be planted, however, they may not be planted over the existing 14" water line that runs along the frontage of this parcel. These trees will be required during the building permit phase.

The presence of thoroughfare screening and median roadway barriers necessitate the presence of an HOA. City Attorney has reviewed the HOA language and approves, pending two minor amendments.

Two citizens present at the August 11th Planning Commission noted increased levels of drainage on their properties following the grading of the tract. The applicant resolved to meet with the citizens in order to resolve the issue.

Staff finds the application is compliant with Midwest City Subdivision Regulations and recommends approval.

The Planning Commission recommended approval of this application at the August 11th Planning Commission meeting.

Action is at the discretion of City Council.

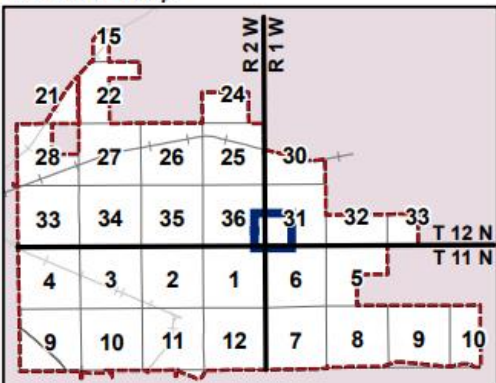
Action Required: Approve or reject the final plat of Primrose Hill located on the property as noted herein, subject to the staff comments and found in the August 23rd, 2022 agenda packet and made a part of PC- 2119 file.

Billy Harless, AICP
Community Development Director

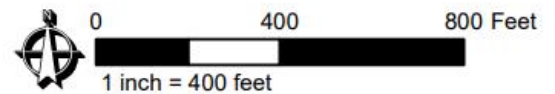
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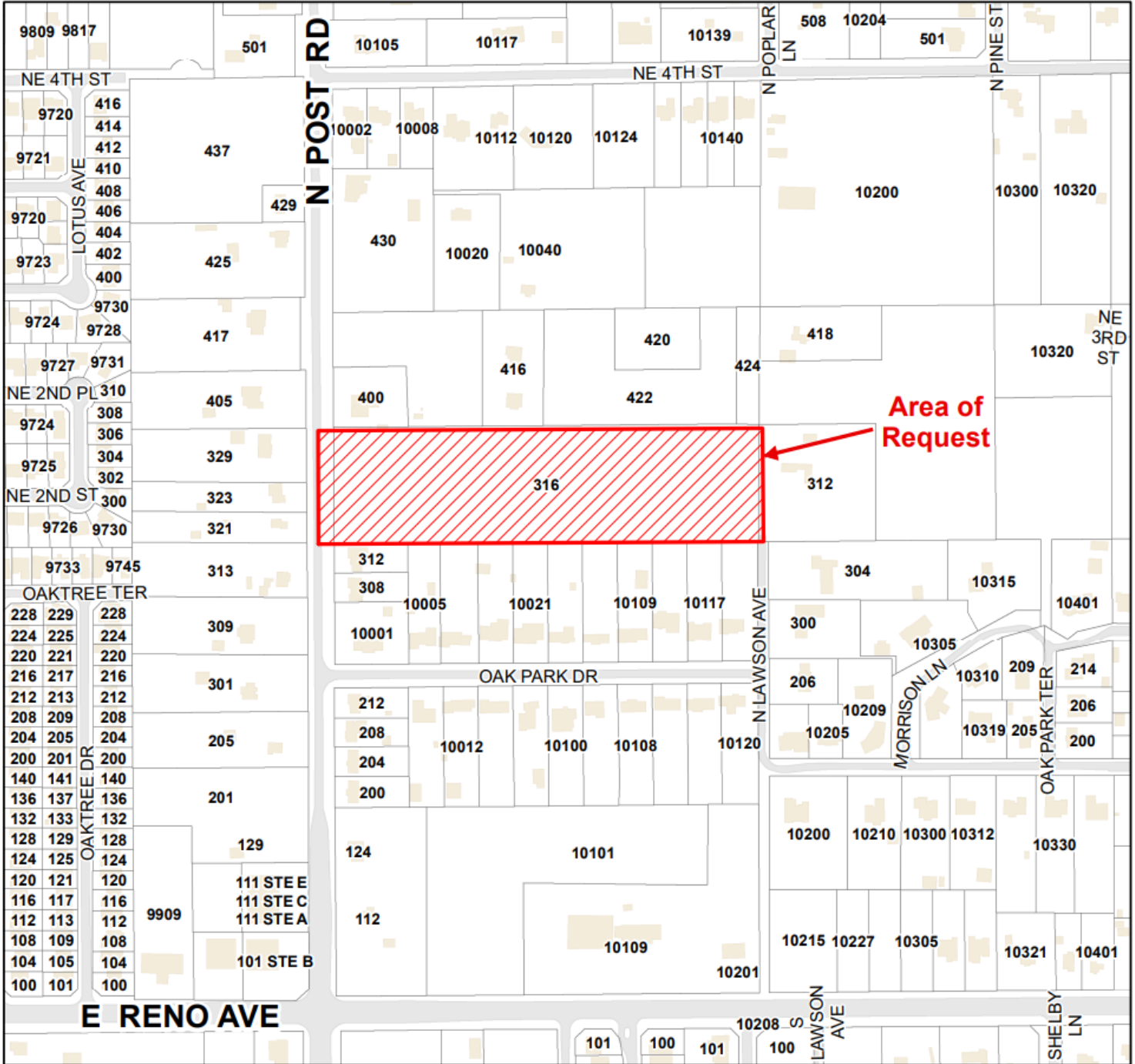
Locator Map



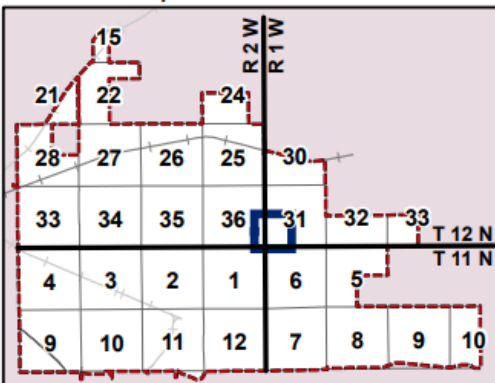
**4/2022 NEARMAP AERIAL VIEW FOR
PC-2119
(SW/4, Sec. 31, T12N, R1W)**










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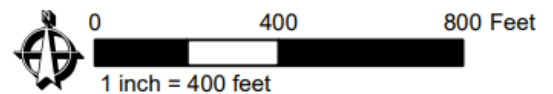
Locator Map



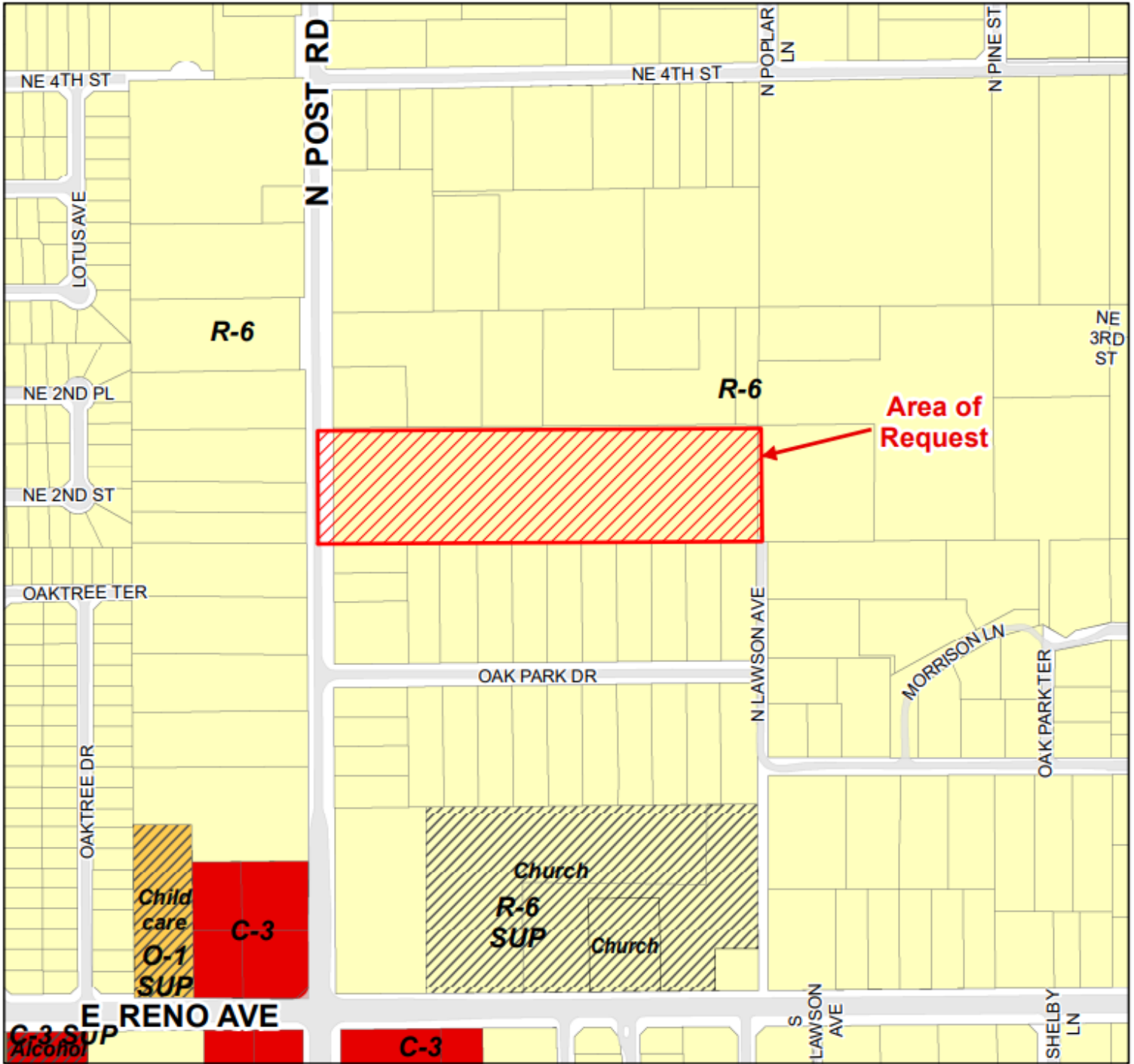
General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

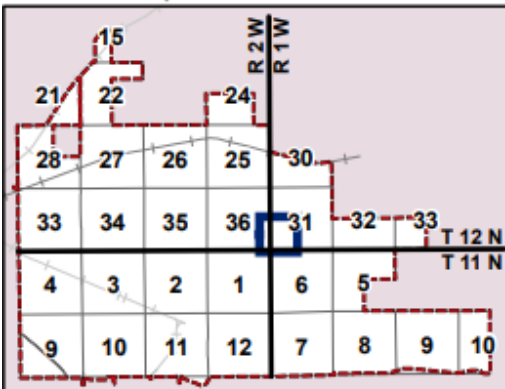
**GENERAL MAP FOR
PC-2119
(SW/4, Sec. 31, T12N, R1W)**



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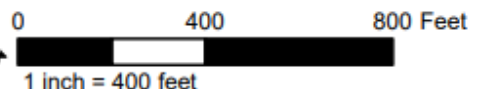
Locator Map



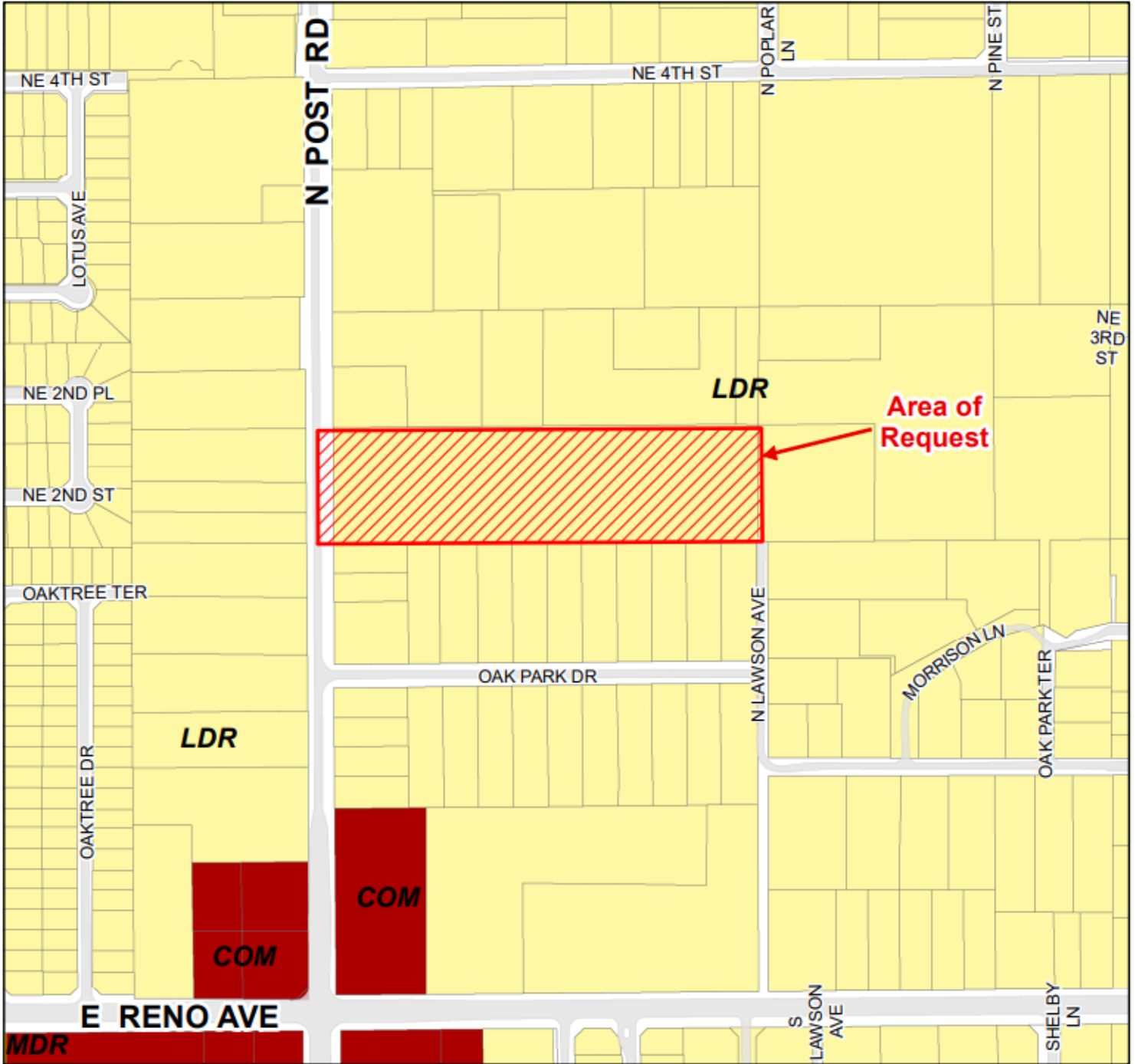
Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-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

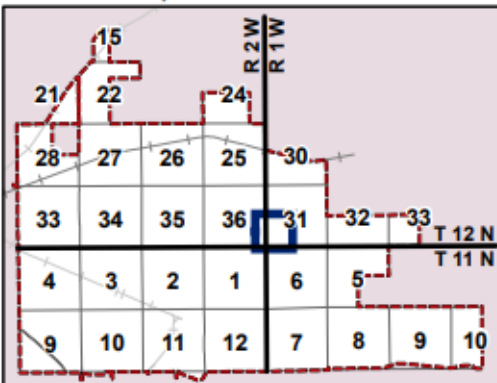
**ZONING MAP FOR
PC-2119
(SW/4, Sec. 31, T12N, R1W)**



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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-2119**

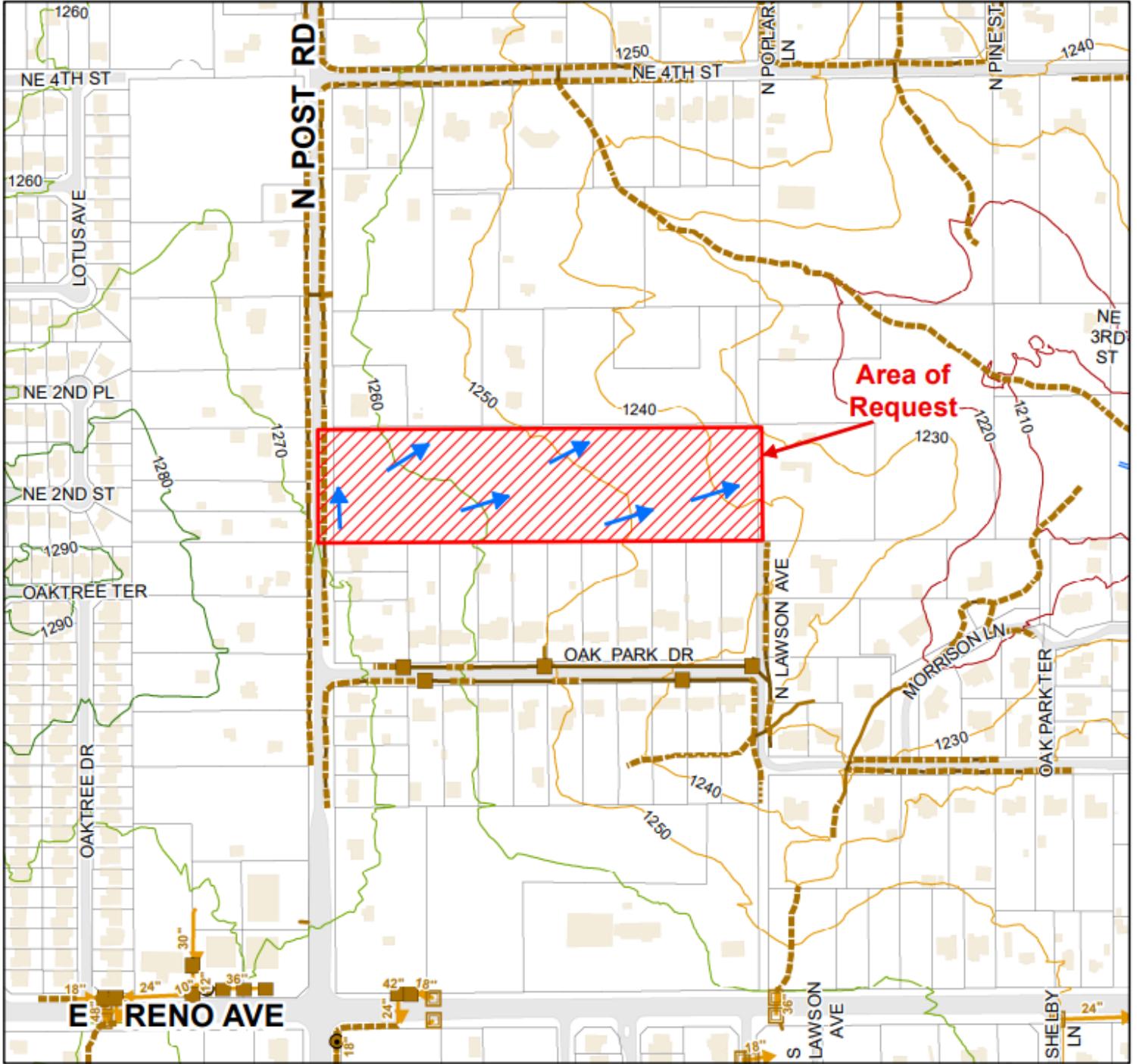
(SW/4, Sec. 31, T12N, R1W)



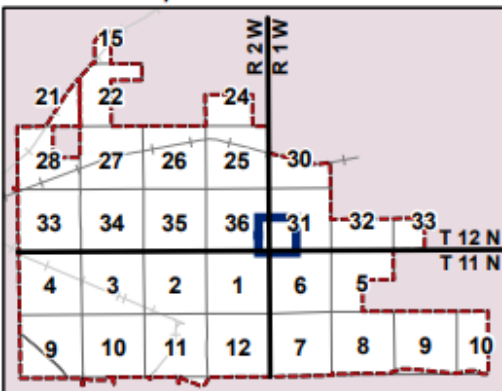
0 400 800 Feet

1 inch = 400 feet

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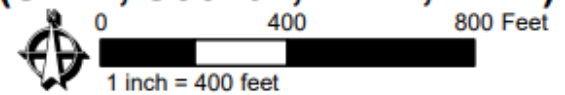
Locator Map



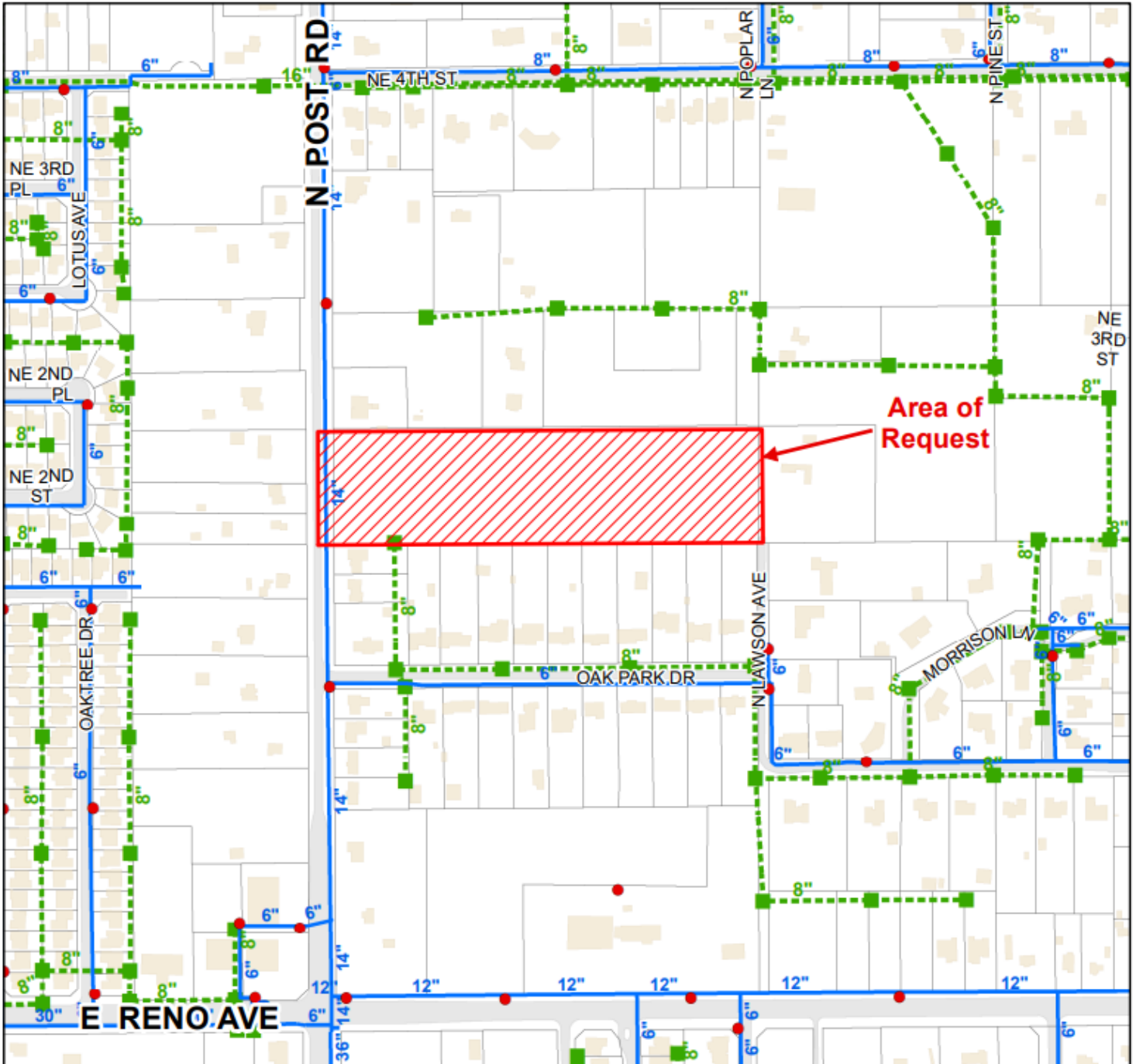
- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

- 2009 FEMA Floodplains**
- 500-yr floodplain
 - 100-yr floodplain
- 2009 FEMA Floodway**
- FLOODWAY

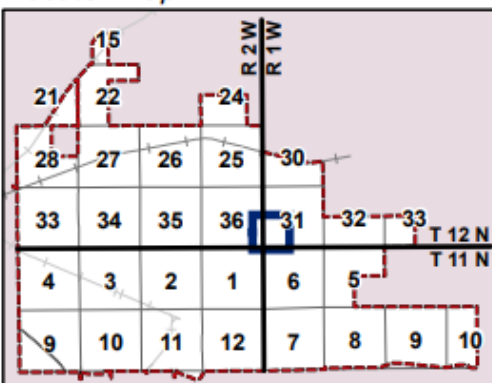
DRAINAGE LOCATION MAP FOR PC-2119 (SW/4, Sec. 31, T12N, R1W)



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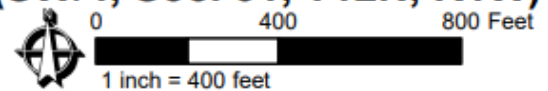
Locator Map



Water/Sewer Legend

- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2119
(SW/4, Sec. 31, T12N, R1W)**



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Community Development

100 N Midwest Boulevard

Midwest City, OK 73110

Office 405.739.1220

TO : Honorable Mayor and City Council

FROM : Billy Harless, Director

DATE : August 23rd, 2022

SUBJECT : (PC – 2120) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Residential to PUD, Planned Unit Development, an overlay governed by the R-6, Single Family Residential for the property described as a part of the SW/4 of Section 25, T-12-N, R-2-W, located at 1612 & 1624 N. Douglas Avenue.

The application to rezone the property addressed as 1612 and 1624 N. Douglas will not be considered at the August 11th, 2022 Planning Commission because of an incongruity between the notification and the project scope. The Planned Unit Development document needed to be revised to include the O-2, General Office District zone on the western portion of the parcel to include the planned psychological services office. Because the notification only included the R- 6, Single Family Detached Residential zoning district the surrounding property owners have not been properly notified of the application's true scope. Therefore, the notification will be amended to include the O-2, General Office District Zoning Category and heard at the September 6th Planning Commission Meeting.

(1)That this matter is only on the City Council Agenda due to the fact that public notice was published in the newspaper. (2) That since the Planning Commission took no action at its August 11, 2022 meeting, that no action is required from the City Council.

Billy Harless, AICP
Community Development Director



The City Of Midwest City Neighborhood Services Department

Code Enforcement • Neighborhood Initiative
8726 SE 15th Street, Midwest City, OK 73110
(405) 739-1005

Date: August 23, 2022

To: Honorable Mayor and City Council

From: Mike S. Stroh, Neighborhood Services Director

Subject: Public hearing with discussion and consideration, including any amendments, of passing a resolution declaring the structure(s) located at **2024 Saint Mark** a dilapidated building(s) as defined in MCO 9-2 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site.

MCO 9-2 (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 (k)(11) 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 (k)(11) of this Section, for more than six (6) consecutive months; or

(E) a structure declared by the municipal governing body to constitute a public nuisance; and

On 04/19/2022, Code Enforcement staff inspected the property, based on a complaint r and found:

1. General exterior of home in bad repair, holes in soffit and in the covering of the exterior walls.
2. Brick is pulling away from the structure.
3. Trees growing up against the foundation doing damage to the foundation.
4. Open and unsecure to allow vagrants and unlawful activity.
5. Interior of house is full of trash.
6. Holes in interior walls.

The inspection verified that the structure was open unsecure conditions and suffered from a lack of maintenance.

The structure(s) meets the requirements for demolition and is a detrimental to the health, safety and welfare of the general public. If the council agrees with staff's opinion and finds that a nuisance does in fact exist, staff recommends requiring demolition within ten (10) days and removal of the structure(s) to be completed within thirty (30) days.

Mike S. Stroh

Mike S. Stroh, Neighborhood Services Director

RESOLUTION NO. 2022-_____

A RESOLUTION DECLARING THE STRUCTURE LOCATED AT 2024 Saint Mark. A DILAPIDATED BUILDING AS DIFINED BY SECTION 9-2 OF THE MUNICIPAL CODE; AND SETTING DATES TO DEMOLISH AND REMOVE THE STRUCTURE FROM THE SITE

WHEREAS, Section 9-2 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 **2024 Saint Mark.** ; 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 9-2 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 **2024 Saint Mark.** 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 **2024 Saint Mark.** 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 _____, 2022.

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED: as to form and legality this ____ day of _____, 2022.

DON MAISCH, City Attorney



Aug 9, 2022 at 8:50:21 A



Aug 9, 2022 at 8:50:30 AM



Aug 9, 2022 at 8:51:01 AM



Aug 9, 2022 at 8:52:14 AM



Aug 9, 2022 at 8:52:33 AM



Aug 9, 2022 at 8:52:40 AM



Aug 9, 2022 at 8:52:44 AM



The City Of Midwest City Neighborhood Services Department

Code Enforcement • Neighborhood Initiative
8726 SE 15th Street, Midwest City, OK 73110
(405) 739-1005

Date: August 23, 2022

To: Honorable Mayor and City Council

From: Mike S. Stroh, Neighborhood Services Director

Subject: Public hearing with discussion and consideration, including any amendments, of passing a resolution declaring the structure(s) located at **2201 St Luke Ave** a dilapidated building(s) as defined in MCO 9-2 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site.

MCO 9-2 (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 (k)(11) 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 (k)(11) of this Section, for more than six (6) consecutive months; or

(E) a structure declared by the municipal governing body to constitute a public nuisance; and

On 10/12/2021, Code Enforcement staff inspected the property, and found:

1. Home is open and unsecure to allow vagrants and unlawful activities.
2. House interior has been vandalized, holes kicked in sheet rock.
3. Re-inspection on 08/08/22 with PD there was evidence present that there are people living in the out buildings on the property. Large pit bull dog chained to back porch.
4. Foul smell of rotten garbage.
5. House has been condemned for being an attractive nuisance per IPMC Section 108.1.5 Paragraph 7
6. Last active utility account per customer service was 08/16/2004

The inspection verified that the structure was open unsecure conditions and suffered from a lack of maintenance.

The structure(s) meets the requirements for demolition and is a detrimental to the health, safety and welfare of the general public. If the council agrees with staff's opinion and finds that a nuisance does in fact exist, staff recommends requiring demolition within ten (10) days and removal of the structure(s) to be completed within thirty (30) days.

Mike S. Stroh

Mike S. Stroh, Neighborhood Services Director

RESOLUTION NO. 2022-_____

A RESOLUTION DECLARING THE STRUCTURE LOCATED AT 2201 St Luke Ave . A DILAPIDATED BUILDING AS DIFINED BY SECTION 9-2 OF THE MUNICIPAL CODE; AND SETTING DATES TO DEMOLISH AND REMOVE THE STRUCTURE FROM THE SITE

WHEREAS, Section 9-2 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 **2201 St Luke Ave.** ; 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 9-2 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 **2201 St Luke Ave.** 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 **2201 St Luke Ave.** 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 _____, 2022.

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED: as to form and legality this ____ day of _____, 2022.

DON MAISCH, City Attorney



Aug 9, 2022 at 1:34:32 PM



2201



Oct 12, 2021 at 11:00:11 AM





Aug 8, 2022 at 11:12:15 AM



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 City Council Members

From: Donald D. Maisch, City Attorney

Date: August 23, 2022

RE: Public hearing, presentation, discussion and consideration, including any possible amendments, of a resolution adopting the proposed amendments and adoption of an ordinance amending the Midwest City Code at Chapter 14, Elections; Section 14-1, Wards created; boundaries of the City Ordinances for the City of Midwest City that create and define the ward boundaries for the six wards in Midwest City. (D. Maisch – City Attorney).

The proposed amendments to Chapter 14, Elections; Section 14-1, Wards created; boundaries, would modify the current ward boundaries for the six wards in the City of Midwest City. The changes to the boundaries of the wards is being undertaken pursuant to the City Charter and state law, both of which require review of ward boundaries and ward populations after every decennial census.

Article II, Section 1 of the City Charter requires a review of the boundaries of wards within two (2) years of the certification of the national census. State law requires that the population of each ward be substantially equal in population (which has been interpreted to mean no more than a 10% population variation between the largest and smallest ward) and that the wards be formed with compact and contiguous boundaries. After the certification of the 2020 census, there is between an 11%-12% population variation between the largest and smallest wards. The proposed ward changes will keep the wards contiguous and as compact as possible with a population variation of less than 8%.

Public Notice was published in the Midwest City Beacon on July 20, 2022. The proposed changes were presented at the July 26, 2022, City Council meeting for discussion and presentation to the public. The proposed ward boundary changes have been and currently are made available to the public on the City of Midwest City's web page and at the City Clerk's Office.

In accordance with state law, a resolution on the proposed changes and a public hearing on the proposed changes will be held at the August 23, 2022, City Council Meeting, for final approval and adoption.

Respectfully submitted,

Donald D. Maisch, City Attorney

RESOLUTION NO. 2022-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIDWEST CITY AUTHORIZING THE CHANGING OF WARD BOUNDARIES AS REQUIRED BY TITLE 11 OF THE OKLAHOMA STATUTES, SECTION 20-102 (A).

WHEREAS, in February of 2022, the United States Census Bureau certified and released the 2020 Census results; and

WHEREAS, pursuant to Article II, Section 1 of the City Charter for the City of Midwest City, a review of the ward boundaries for the six (6) wards shall occur within two (2) years of the certification of the census; and

WHEREAS, the six (6) wards for the City of Midwest City are defined and described in Section 14-1 of the City Ordinances for the City of Midwest City; and

WHEREAS, pursuant to Title 11 of the Oklahoma Statutes, Section 20-102, proposed ward changes shall occur either by resolution or by initiative petition; and

WHEREAS, pursuant to Title 11 of the Oklahoma Statutes, Section 20-101, the ward changes shall be formed of compact and contiguous territory and shall be substantially equal in population; and

WHEREAS, the phrase “substantially equal in population” has been defined within Oklahoma law to mean no more than a 10% population differential between the largest ward in population and the smallest ward in population; and

WHEREAS, the City of Midwest City is proposing changes to the defined and described six (6) wards in Section 14-1 of the City Ordinances of the City of Midwest City that meet the requirements of Title 11 of the Oklahoma Statutes, Section 20-101; and

WHEREAS, the proposed changes to Section 14-1 of the City Ordinances for the City of Midwest City would have a less than 8% population differential between the most populous ward and the least populous ward; and

WHEREAS, pursuant to Title 11 of the Oklahoma Statutes, Section 20-103, thirty (30) days’ notice must be given for the proposed changes, the proposed changes shall be published at least once and the proposed changes must be adopted by a two-thirds (2/3) vote of its members.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL MEMBERS OF THE MIDWEST CITY COUNCIL, AS FOLLOWS:

THAT the proposed changes to the boundaries of the six (6) wards as described and defined in Section 14-1 of the City Ordinances for the City of Midwest City shall be hereby approved.

PASSED AND APPROVED by the Mayor and Members of the Midwest City Council
this 23rd day of August, 2022.

CITY OF MIDWEST CITY

Matthew D. Dukes II, Mayor

ATTEST:

Sara Hancock, City Clerk

APPROVED as to form and legality this _____ day of August, 2022.

Donald D. Maisch, City Attorney

1 ~~Orchard 2nd Addition, and the Orchard 2nd Addition Phase II, thence south 251.67 feet along~~
2 ~~the east boundary of the Orchard 2nd Addition Phase II, thence 89.84 feet N84°13'30"W to the~~
3 ~~southwest corner of Santa Fe Crossing Section Two, continuing easterly along the south~~
4 ~~boundary of Santa Fe Crossing Section Two and Santa Fe Crossing Phase I to the centerline of S.~~
5 ~~Post Road, and~~

6
7 that land area within the municipal limits of the City of Midwest City lying within Section 14,
8 Township 11 North, Range 2 West, and

9
10 that land area lying within Section 3, Township 11 North, Range 2 West, that is lying north of
11 the Centerline of the right-of-way of the A.T. & S.F. Railroad and is east of the following
12 description: north Key Boulevard from East Reno Avenue south to east Jarmin Drive; east
13 Jarmin Drive, east to Felix Place; and south on Felix Place to the center line of the A.T. & S.F.
14 Railroad.

15
16 (3) *WARD 3.* All the land areas lying within the municipal limits of Midwest City of the
17 following sections:

18
19 Section 35, Township 12 North, Range 2 West,

20
21 Section 36, Township 12 North, Range 2 West,

22
23 Section 31, Township 12 North, Range 1 West,

24
25 that land area within the municipal limits of the City of Midwest City, located in the south half
26 of Section 32., Township 12 North, Range 1 West, and

27
28 that land area within the municipal limits of the City of Midwest City, located in the southeast
29 southwest quarter of Section 33, Township 12 North, Range 1 West,

30
31 ~~Section 5, Township 12 North, Range 1 West and~~

32 ~~that land area within Section 35, Township 12 North, Range 2 West that lies east of the~~
33 ~~centerline of the channel of Soldier Creek as existing on the date of this ordinance, crossing the~~
34 ~~centerline of East Reno Avenue at approximately 2,470 feet east of the centerline of Midwest~~
35 ~~Boulevard and crossing the centerline of North Midwest Boulevard at approximately 223 feet~~
36 ~~south of the centerline of NE 10th Street.~~

37
38 (4) *WARD 4.* All the land areas lying within the municipal limits of Midwest City of the
39 following sections:

40
41 ~~Section 21, Township 12 North, Range 2 West, Section 28, Township 12 North, Range 2 West,~~

42
43 Section 33, Township 12 North, Range 2 West,

44
45 Section 34, Township 12 North, Range 2 West,

46

1 ~~that land area within Section 35, Township 12 North, Range 2 West that lies west of the~~
2 ~~centerline of the channel of Soldier Creek as existing on the date of this ordinance, crossing the~~
3 ~~centerline of East Reno Avenue at approximately 2,470 feet east of the centerline of Midwest~~
4 ~~Boulevard and crossing the centerline of North Midwest Boulevard at approximately 223 feet~~
5 ~~south of the centerline of NE 10th Street, and that land area within Section 4, Township 11~~
6 ~~North, Range 2 West lying north of the centerline of the right-of-way of the A.T. & S.F.~~
7 ~~Railroad, and~~

8
9 that land area lying within Section 3, Township 11 North, Range 2 West, that is lying north of
10 the Centerline of the right-of-way of the A.T. & S.F. Railroad and is west of the following
11 description: north Key Boulevard from East Reno Avenue south to east Jarmin Drive; east
12 Jarmin Drive, east to Felix Place; and south on Felix Place to the center line of the A.T. & S.F.
13 Railroad.

14
15 (5) *WARD 5.* All the land area lying within the municipal limits of Midwest City of the
16 following sections:

17
18 that land area within the municipal limits of the City of Midwest City lying within Section 21,
19 Township 12 North, Range 2 West,

20
21 that land area within the municipal limits of the City of Midwest City lying within Section 28,
22 Township 12 North, Range 2 West,

23
24 that land area within the municipal limits of the City of Midwest City lying within Section 15,
25 Township 12 North, Range 2 West,

26
27 that land area within the municipal limits of the City of Midwest City lying within Section 22,
28 Township 12 North, Range 2 West,

29
30 that land area within the municipal limits of the City of Midwest City lying within Section 24,
31 Township 12 North, Range 2 West,

32
33 Section 25, Township 12 North, Range 2 West,

34
35 Section 26, Township 12 North, Range 2 West,

36
37 Section 27, Township 12 North, Range 2 West, and

38
39 that land area within the municipal limits of the City of Midwest City lying within Section 30,
40 Township 12 North, Range 1 West.

41
42 (6) *WARD 6.* All the land area lying within the municipal limits of Midwest City of the
43 following sections:

44
45 that land area within the municipal limits of the City of Midwest City lying within Section 5,
46 Township 12 North, Range 1 West,

1
2 Section 6, Township 11 North, Range 1 West,

3
4 Section 7, Township 11 North, Range 1 West,

5
6 that land area within the municipal limits of the City of Midwest City lying within Section 8,
7 Township 11 North, Range 1 West,

8
9 that land area within the municipal limits of the City of Midwest City lying within Section 9,
10 Township 11 North, Range 1 West, and

11
12 that land area within the municipal limits of the City of Midwest City lying within Section 10,
13 Township 11 North, Range 1 West, and

14
15 ~~that land area of Section 12, Township 11 North, Range 2 West lying north of a line from the~~
16 ~~centerline of South Douglas Boulevard along the north boundary of the Orchard Addition, the~~
17 ~~Orchard 2nd Addition, and the Orchard 2nd Addition Phase II, thence south 25 L67 feet along~~
18 ~~the east boundary of the Orchard 2nd Addition Phase II, thence 89.84 feet N84°13'30"W to the~~
19 ~~southwest corner of Santa Fe Crossing Section Two, continuing easterly along the south~~
20 ~~boundary of Santa Fe Crossing Section Two and Santa Fe Crossing Phase I to the centerline of~~
21 ~~South Post Road.~~

22
23 **Section 2.** REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby
24 repealed.

25
26 **Section 3.** SEVERABILITY. If any section, sentence, clause, or portion of this ordinance is for
27 any reason held to be invalid, such decision shall not affect the validity of the remaining provisions
28 of the ordinance.

29
30 PASSED AND APPROVED by the Mayor and the Council of the City of Midwest City,
31 Oklahoma, this _____ day of _____, 2022.

32
33 **THE CITY OF MIDWEST CITY, OKLAHOMA**

34
35
36 _____
37 MATTHEW D. DUKES, II, Mayor

38
39 ATTEST:

40
41 _____
42 SARA HANCOCK, City Clerk

43
44 Approved as to form and legality this _____ day of _____, 2022.

DONALD D. MAISCH, City Attorney

1
2 that land area lying within Section 3, Township 11 North, Range 2 West, that is lying north of
3 the Centerline of the right-of-way of the A.T. & S.F. Railroad and is east of the following
4 description: north Key Boulevard from East Reno Avenue south to east Jarmin Drive; east
5 Jarmin Drive, east to Felix Place; and south on Felix Place to the center line of the A.T. & S.F.
6 Railroad.

7
8 (3) *WARD 3*. All the land areas lying within the municipal limits of Midwest City of the
9 following sections:

10
11 Section 35, Township 12 North, Range 2 West,

12
13 Section 36, Township 12 North, Range 2 West,

14
15 Section 31, Township 12 North, Range 1 West,

16
17 that land area within the municipal limits of the City of Midwest City, located in the south half
18 of Section 32., Township 12 North, Range 1 West, and

19
20 that land area within the municipal limits of the City of Midwest City, located in the southwest
21 quarter of Section 33, Township 12 North, Range 1 West.

22
23 (4) *WARD 4*. All the land areas lying within the municipal limits of Midwest City of the
24 following sections:

25
26 Section 33, Township 12 North, Range 2 West,

27
28 Section 34, Township 12 North, Range 2 West,

29
30 that land area within Section 4, Township 11 North, Range 2 West lying north of the centerline
31 of the right-of-way of the A.T. & S.F. Railroad, and

32
33 that land area lying within Section 3, Township 11 North, Range 2 West, that is lying north of
34 the Centerline of the right-of-way of the A.T. & S.F. Railroad and is west of the following
35 description: north Key Boulevard from East Reno Avenue south to east Jarmin Drive; east
36 Jarmin Drive, east to Felix Place; and south on Felix Place to the center line of the A.T. & S.F.
37 Railroad.

38
39 (5) *WARD 5*. All the land area lying within the municipal limits of Midwest City of the
40 following sections:

41
42 that land area within the municipal limits of the City of Midwest City lying within Section 21,
43 Township 12 North, Range 2 West,

44
45 that land area within the municipal limits of the City of Midwest City lying within Section 28,
46 Township 12 North, Range 2 West,

1 that land area within the municipal limits of the City of Midwest City lying within Section 15,
2 Township 12 North, Range 2 West,

3
4 that land area within the municipal limits of the City of Midwest City lying within Section 22,
5 Township 12 North, Range 2 West,

6
7 that land area within the municipal limits of the City of Midwest City lying within Section 24,
8 Township 12 North, Range 2 West,

9
10 Section 25, Township 12 North, Range 2 West,

11
12 Section 26, Township 12 North, Range 2 West,

13
14 Section 27, Township 12 North, Range 2 West, and

15
16 that land area within the municipal limits of the City of Midwest City lying within Section 30,
17 Township 12 North, Range 1 West.

18
19 (6) *WARD 6*. All the land area lying within the municipal limits of Midwest City of the
20 following sections:

21
22 that land area within the municipal limits of the City of Midwest City lying within Section 5,
23 Township 12 North, Range 1 West,

24
25 Section 6, Township 11 North, Range 1 West,

26
27 Section 7, Township 11 North, Range 1 West,

28
29 that land area within the municipal limits of the City of Midwest City lying within Section 8,
30 Township 11 North, Range 1 West,

31
32 that land area within the municipal limits of the City of Midwest City lying within Section 9,
33 Township 11 North, Range 1 West, and

34
35 that land area within the municipal limits of the City of Midwest City lying within Section 10,
36 Township 11 North, Range 1 West.

37
38 **Section 2.** REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby
39 repealed.

40
41 **Section 3.** SEVERABILITY. If any section, sentence, clause, or portion of this ordinance is for
42 any reason held to be invalid, such decision shall not affect the validity of the remaining provisions
43 of the ordinance.

44
45

1 PASSED AND APPROVED by the Mayor and the Council of the City of Midwest City,
2 Oklahoma, this _____ day of _____, 2022.

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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 _____, 2022.

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: Donald D. Maisch, City Attorney

Date: August 23, 2022

RE: Discussion and consideration for adoption, including any amendments, of an ordinance amending the Midwest City Municipal Code, Chapter 2 Administration; Article II, City Council; Section 2-11, Time of regular meetings of council; and providing for a repealer, and severability. (D. Maisch – City Attorney).

The proposed amendment to Chapter 2 Administration; Article II, City Council; Section 2-11, Time of regular meetings of council, adds the month of October back into the list of regularly scheduled meetings, when October was accidentally omitted. Additionally, the language in the ordinance is restructured for ease of reading.

Respectfully submitted,

Donald D. Maisch
City Attorney

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SARA HANCOCK, City Clerk

Approved as to form and legality this ____ day of _____, 2022.

DONALD D. MAISCH, City Attorney

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SARA HANCOCK, City Clerk

Approved as to form and legality this ____ day of _____, 2022.

DONALD D. MAISCH, City Attorney



NEW BUSINESS/
PUBLIC DISCUSSION





FURTHER INFORMATION





**Engineering and
Construction Services**
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : August 23, 2022

SUBJECT : Monthly Residential and Commercial Building report for July 2022

Brandon Bundy, P.E.,
Director of Engineering and Construction Services



The City of Midwest City Community Development Department

100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits Summary - Issued 7/1/2022 to 7/31/2022

Building - Commercial & Industrial

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
2	Cell Tower Modification Bldg Permit	\$35,000.00
1	Com Addition Bldg Permit	\$20,000.00
2	Com Fence Permit	\$0.00
13	Com General Electrical Permit	
9	Com General Mechanical Permit	
9	Com General Plumbing Permit	
3	Com New Const Bldg Permit	\$2,350,000.00
4	Com New Const Electrical Permit	
6	Com New Const Mechanical Permit	
5	Com New Const Plumbing Permit	
5	Com Remodel Bldg Permit	\$1,287,879.00
6	Com Sign Permit	\$13,000.00
Total Value of Building - Commercial & Industrial:		3,705,879.00

Building - Residential

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
6	Res Accessory Bldg Permit	\$99,049.00
4	Res Carport Permit	\$12,889.75
4	Res Demolition Permit	\$25,090.00
28	Res Driveway Permit	
6	Res Duplex New Const Bldg Permit	\$900,000.00
4	Res Fence Permit	\$14,999.00
53	Res General Electrical Permit	
44	Res General Mechanical Permit	
48	Res General Plumbing Permit	
21	Res New Const Electrical Permit	
16	Res New Const Mechanical Permit	
27	Res New Const Plumbing Permit	
1	Res Patio Cover Permit	\$2,000.00
20	Res Roofing Permit	\$20,000.00
1	Res Single-Fam Addition Bldg Permit	\$80,000.00
16	Res Single-Fam New Const Bldg Permit	\$3,193,444.00
5	Res Single-Fam Remodel Building Permit	\$337,000.00
5	Res Storm Shelter Permit	\$34,834.60
6	Res Swimming Pool / Hot Tub Permit	\$51,600.00
Total Value of Building - Residential:		4,770,906.35

Grand Total: \$8,476,785.35



The City of Midwest City

Community Development Department

100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits by Type - Issued 7/1/2022 to 7/31/2022

Building - Commercial & Industrial

Cell Tower Modification Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/14/22	6601 W CURTIS DR, 73110	Paul Brugge	B-21-2553	\$35,000.00
7/28/22	300 W MID AMERICA BLVD, MIDWEST CITY, OK, 0	Kellen Watson	B-22-1712	\$0.00

\$35,000.00

Com Addition Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/18/22	7212 E RENO AVE, MIDWEST CITY, OK, 0	Edward Burns	B-22-0639	\$20,000.00

\$20,000.00

Com Fence Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/6/22	208 S DOUGLAS BLVD, OK, 73130	Jay Baker	B-22-1484	\$0.00
7/14/22	217 S AIR DEPOT BLVD, 73110	Brian Winterringer	B-22-1490	\$0.00

\$0.00

Com General Plumbing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/6/22	5389 CROSS TIE BLVD	RITCHIE, MARK	B-22-1681	
7/11/22	404 SAINT PAUL AVE, 73130	MARTIN, JANICE	B-22-1722	

Com New Const Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/20/22	7420 NE 36TH ST, 73141	MCG AERIAL SOLUTIONS	B-22-0966	\$50,000.00
7/29/22	7607 E RENO AVE, OK, 73110	MASONER, BRIAN	B-21-1236	\$1,700,000.00
7/29/22	5615 SE 15TH ST, 73110	Steven Cooksey	B-21-2176	\$600,000.00

\$2,350,000.00

Com Remodel Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/5/22	9010 NE 23RD ST, OK, 73141	Ampler Chicken, LLC	B-22-0382	\$280,000.00
7/6/22	6341 E RENO AVE, F, 73110	GROB, TIM	B-22-0921	\$200,000.00
7/8/22	10101 SE 29TH ST, 73130	CROWN CASTLE (VERIZON)	B-21-1917	\$25,000.00
7/11/22	5606 SE 15TH ST, 73110	DAVIS, BRANDON	B-21-1231	\$8,000.00
7/12/22	100 N MIDWEST BLVD, 73110	Brian Thomas, AIA, RID, LEED AP	B-22-0184	\$774,879.00

\$1,287,879.00

Com Sign Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/11/22	1620 S POST RD, 73130	Insignia Signs, Inc. Patti Alan	B-22-1524	\$2,500.00
7/27/22	5615 SE 15TH ST, OK, 73110	Cathy Song	B-22-0662	\$6,000.00
7/27/22	5615 SE 15TH ST, OK, 73110	Cathy Song	B-22-0707	\$0.00

7/27/22	5615 SE 15TH ST, OK, 73110	Cathy Song	B-22-0708	\$0.00
7/27/22	5615 SE 15TH ST, OK, 73110	Cathy Song	B-22-0709	\$0.00
7/27/22	5615 SE 15TH ST, OK, 73110	Cathy Song	B-22-1231	\$4,500.00

\$13,000.00

Building - Residential

Res Accessory Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/12/22	10508 RICKY LN, MWC, OK, 73130	Ashley Jones	B-22-1507	\$3,900.00
7/22/22	1300 MEADE DR, MWC, OK, 73130	John Fowler	B-22-1316	\$80,000.00
7/22/22	3208 N GLENHAVEN DR, MWC, OK, 73110	Jason Hanlon	B-22-1628	\$9,549.00
7/25/22	799 S ANDERSON RD, 73020	JACK DAGGS	B-22-0589	
7/26/22	1102 N MYRTLE LN, MWC, OK, 73110	Garry Hensley	B-22-1604	\$5,500.00
7/26/22	232 W MICHAEL DR, 73110	leighla beteta	B-22-1594	\$100.00

\$99,049.00

Res Carport Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/12/22	1517 LOFTIN DR, MWC, OK, 73130	Larry Moore	B-22-1577	\$3,000.00
7/20/22	9121 INDIAN CREEK DR, MIDWEST CITY, OK, 0	Richard Horn	B-22-1652	\$0.00
7/20/22	100 LONDON LN, MWC, OK, 73110	PAULETTE WILLIAMS	B-22-1586	\$2,389.75
7/28/22	8525 NE 17TH ST, MWC, OK, 73141	Aidee Diaz	B-22-1487	\$7,500.00

\$12,889.75

Res Demolition Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/12/22	320 S POST RD, 73130	MIDWEST WRECKING	B-22-1625	\$8,900.00
7/22/22	1108 BELL DR, 73110	MIDWEST WRECKING	B-22-1627	\$11,190.00
7/25/22	10601 SE 15TH ST, 73130	RUSH SERVICES OKLAHOMA LLC	B-22-1783	\$5,000.00
7/29/22	234 BLAKE DR, MWC, OK, 73130	Midwest Wrecking Co	B-22-1786	

\$25,090.00

Res Driveway Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/6/22	2410 CATTAIL CIR, 73130	CB CONSTRUCTION LLC	B-22-1687	
7/6/22	2418 CATTAIL CIR, 73130	CB CONSTRUCTION LLC	B-22-1686	
7/6/22	2414 CATTAIL CIR, 73130	CB CONSTRUCTION LLC	B-22-1685	
7/6/22	2422 CATTAIL CIR, 73130	CB CONSTRUCTION LLC	B-22-1684	
7/6/22	2426 CATTAIL CIR, 73130	CB CONSTRUCTION LLC	B-22-1683	
7/11/22	8780 PATRIOT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1753	
7/11/22	8778 PATRIOT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1752	
7/14/22	10716 BELLVIEW DR, 73130	AM CONSTRUCTION	B-22-1809	
7/15/22	9624 SE 6TH ST, 73130	STEPHENS CONSTRUCTION	B-22-1817	
7/18/22	216 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1842	
7/18/22	218 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1843	
7/18/22	219 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1844	
7/18/22	221 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1845	
7/20/22	213 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1875	

7/20/22	215 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1876
7/20/22	210 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1877
7/20/22	212 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1878
7/21/22	2920 N GLENHAVEN DR, 73110	OCHOA CONCRETE	B-22-1886
7/26/22	222 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1931
7/26/22	224 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1932
7/26/22	225 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1933
7/26/22	227 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1934
7/27/22	10500 TURTLE BACK DR, 73130	CB CONSTRUCTION LLC	B-22-1946
7/27/22	10469 TURTLE BACK DR, 73130	CB CONSTRUCTION LLC	B-22-1945
7/28/22	230 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1961
7/28/22	228 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1963
7/28/22	233 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1964
7/29/22	231 SPIRIT DR, 73110	LOS PINOS CONSTRUCTION LLC	B-22-1962

Res Duplex New Const Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/26/22	8780 PATRIOT DR, 73110	Laura Ramer	B-21-2592	\$150,000.00
7/26/22	8768 PATRIOT DR, 73110	Laura Ramer	B-21-2599	\$150,000.00
7/26/22	8778 PATRIOT DR, 73110	Laura Ramer	B-21-2591	\$150,000.00
7/26/22	8766 PATRIOT DR, 73110	Laura Ramer	B-21-2595	\$150,000.00
7/28/22	8774 PATRIOT DR, 73110	Laura Ramer	B-21-2594	\$150,000.00
7/28/22	8772 PATRIOT DR, 73110	Laura Ramer	B-21-2593	\$150,000.00
				\$900,000.00

Res Fence Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/15/22	421 ASKEW DR, 73110	Stemper Builds	B-22-1456	\$5,000.00
7/19/22	313 SHOWALTER DR, MWC, OK, 73110	Dusty Davis	B-22-1707	\$1,999.00
7/20/22	1106 JET DR, MWC, OK, 73110	Ken Jennison	B-22-1593	\$8,000.00
7/29/22	3205 N HOLMAN CT, MWC, OK, 73110	Randi Caldwell	B-22-1213	\$0.00
				\$14,999.00

Res General Plumbing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/13/22	700 N POST RD, 73130	LAYMAN, RICHARD	B-22-1743	

Res Patio Cover Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/15/22	1309 TARA DR, MIDWEST CITY, OK, 0	Ricardo Reyna	B-22-1555	\$2,000.00
				\$2,000.00

Res Roofing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
---------------	-----------------	------------------	---------------	--------------

7/1/22	3205 SHADYBROOK DR, 73110	MHM CONSTRUCTION	B-22-1663	
7/5/22	3424 OAK GROVE, 73110	MHM CONSTRUCTION	B-22-1667	
7/5/22	3416 OAK GROVE, 73110	MHM CONSTRUCTION	B-22-1666	
7/6/22	3009 N IDYLWILD DR, 73110	BOWER GENERAL CONTRACTING	B-22-1693	\$20,000.00
7/8/22	922 E LOCKHEED DR, 73110	MYERS CONTRACTING LLC	B-22-1717	
7/11/22	804 WILLOW BROOK DR, 73110	PARKER BROTHERS ROOFING	B-22-1731	
7/11/22	321 W COE DR, 73110	PARKER B	B-22-1732	
7/11/22	1920 CHRISTIE DR, 73110	PARKER BROTHERS ROOFING	B-22-1742	
7/11/22	1918 CHRISTIE DR, 73110	J & M ROOFING & SUPPLY CO	B-22-1736	
7/12/22	3224 N RIDGEWOOD DR, 73110	PARKER BROTHERS ROOFING	B-22-1758	
7/12/22	1325 PARKWOODS TER, 73110	MONROE HOLFORD ROOFING	B-22-1759	
7/12/22	3316 MEADOWBROOK DR, 73110	PARKER BROTHERS ROOFING	B-22-1764	
7/12/22	3221 HILLTOP RD, 73110	MHM CONSTRUCTION	B-22-1769	
7/12/22	900 S SOONER RD, 73110	PARKER BROTHERS ROOFING	B-22-1768	
7/15/22	10108 OAK PARK DR, 73130	NAPCO CONSTRUCTION LLC	B-22-1810	
7/18/22	9214 E RENO AVE, 73130	MHM CONSTRUCTION	B-22-1833	
7/20/22	117 CHEVY CHASE, 73110	DE LA ROSA CONSTRUCTION	B-22-1856	
7/20/22	708 E STEED DR, 73110	ALEXI OJEDA ROOFING LLC	B-22-1869	
7/25/22	1308 SEAN CT, 73110	MHM CONSTRUCTION	B-22-1909	
7/25/22	3513 N RIDGEWOOD DR, 73110	TOP SIDE ROOFING	B-22-1926	
				\$20,000.00

Res Single-Fam Addition Bldg Permit

Issued	Location	Applicant	Case #	Value
7/12/22	12160 TUSCANY RIDGE RD, MWC, OK, 73130	Craig Padgham	B-21-2818	\$80,000.00
				\$80,000.00

Res Single-Fam New Const Bldg Permit

Issued	Location	Applicant	Case #	Value
7/1/22	12507 FOREST TERR, 73020	BOB JONES HOMES INC	B-21-1614	\$3,195.00
7/5/22	10476 TURTLE BACK DR, 73130	Home Creations, Inc.	B-22-0811	\$165,500.00
7/6/22	10508 TURTLE BACK DR, 73130	Home Creations, Inc.	B-21-0688	\$157,000.00
7/7/22	8700 NE 16TH ST, 73110	Justin Reyes	B-22-1428	\$300,000.00
7/7/22	10227 E RENO AVE, OK, 73130	Bud Frazee	B-22-0985	\$650,000.00
7/11/22	10468 TURTLE BACK DR, 73130	Home Creations, Inc.	B-22-1063	\$182,000.00
7/11/22	2403 CATTAIL CIR, 73130	Home Creations, Inc.	B-21-0495	\$142,992.00
7/15/22	1513 N POST RD, 73130	FLORES, EDGAR	B-21-0289	\$190,000.00
7/15/22	13208 SAWTOOTH OAK RD, 73020	Melissa Mallory	B-22-0144	\$198,000.00
7/20/22	117 W CAMPBELL DR, 73110	CHRISTIAN DURON	B-21-0252	\$90,000.00
7/25/22	2402 CATTAIL CIR, 73130	Home Creations, Inc.	B-21-0493	\$156,215.00
7/25/22	2406 CATTAIL CIR, 73130	Home Creations, Inc.	B-21-1825	\$160,042.00
7/26/22	1019 RYAN RIDGE CT, 73130	Monarch Homes, LLC	B-21-2711	\$257,000.00
7/27/22	2410 CATTAIL CIR, 73130	Home Creations, Inc.	B-21-1801	\$0.00
7/28/22	10452 CATTAIL TER, 73130	Home Creations, Inc.	B-21-2329	\$177,500.00
7/28/22	799 S ANDERSON RD, 73020	Greg Daggs	B-22-0047	\$364,000.00
				\$3,193,444.00

Res Single-Fam Remodel Building Permit

Issued	Location	Applicant	Case #	Value
7/11/22	1400 ALAN LN, MIDWEST CITY, OK, 0	Johnathan Cejudo	B-22-1322	\$22,000.00
7/15/22	1721 THOMPSON DR, 73110	Kristi Stemper	B-22-1697	\$200,000.00
7/15/22	5821 SE 9TH ST, MWC, OK, 73110	James Joyce	B-21-2566	\$65,000.00

7/20/22	1701 THOMPSON DR, 73110	Stemper Builds	B-22-1455	\$40,000.00
7/26/22	300 CHAR LN, MWC, OK, 73110	Roger Easton	B-22-1570	\$10,000.00

\$337,000.00

Res Storm Shelter Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/1/22	273 CAMBRIDGE DR, MWC, OK, 73110	Bailey	B-22-1528	\$3,050.00
7/12/22	1325 VERNA MARIE DR, 73110	Art Trujillo	B-22-1443	\$12,954.60
7/12/22	3004 GLENVALLEY DR	JOAN STEPHENSON	B-22-1442	\$9,558.00
7/26/22	604 N TIMBER RD, 73130	Steve Moore	B-22-1605	\$5,700.00
7/26/22	10120 OLLIE AVE, MWC, OK, 73130	Joshua Rutledge	B-22-1501	\$3,572.00

\$34,834.60

Res Swimming Pool / Hot Tub Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
7/1/22	10201 OAK PARK DR, 73130	Jeromy Buchanan	B-22-1123	\$11,000.00
7/11/22	311 E MARSHALL DR, 73110	Christina Adedun	B-22-1459	\$0.00
7/11/22	311 E MARSHALL DR, 73110	Christina Adedun	B-22-1460	\$0.00
7/12/22	13137 CHINKAPIN OAK PL, 73020	Daniel Self	B-22-1458	\$7,500.00
7/21/22	12530 SE 18TH ST, MWC, OK, 73020	Melanie McDaniel	B-22-1532	\$18,100.00
7/26/22	10609 SONGBIRD LN, MWC, OK, 73130	John Benardello	B-22-1884	\$15,000.00

\$51,600.00

Grand Total: \$8,476,785.35



The City of Midwest City

Community Development Department

100 N Midwest Boulevard - Midwest City, OK 73110

Inspections Summary - Inspected 7/1/2022 to 7/31/2022

<u>Inspection Description</u>	<u>Count</u>
Accessory Bldg Inspection	2
Buildings - CO Inspection & Sign Off	7
Buildings - CO Reinspection & Sign Off	4
Com Amalgam Separator Final Inspection	1
Com Amalgam Separator Rough Inspection	1
Com Building Final Inspection	3
Com Duct Smoke Detector Retest/Reinspection	4
Com Duct Smoke Detector Test/Inspection	4
Com Electrical Ceiling Inspection	1
Com Electrical Final Inspection	3
Com Electrical Ground Inspection	1
Com Electrical Ground Reinspection	1
Com Electrical Rough-in Inspection	5
Com Electrical Rough-in Reinspection	1
Com Electrical Service Inspection	7
Com Electrical Service Reinspection	5
Com Electrical Wall Inspection	2
Com Fence Inspection	1
Com Fire Alarm Final Inspection	1
Com Fire Sprinkler Final Inspection	2
Com Footing & Building Setback Inspection	1
Com Framing Inspection	1
Com Gas Piping Inspection	1
Com Grease Trap Final Inspection	1
Com Grease Trap Rough Inspection (Building)	1
Com Grease Trap Rough Inspection (Line Maintenance)	1
Com Hood Suppression Inspection	1
Com Hood Suppression Reinspection	1
Com Mechanical Final Inspection	3
Com Mechanical Rough-in Inspection	2
Com Miscellaneous Electrical Inspection	1
Com Plumbing Final Inspection	4
Com Plumbing Ground Inspection	6
Com Plumbing Rough-in Inspection	6
Com Plumbing Rough-in Reinspection	1
Com Sewer Service Inspection	2
Com Sewer Service Reinspection	1
Com Temporary Electrical Pole Inspection	1
Com Temporary Electrical Pole Reinspection	1
Com Vent Hood Final Inspection	1
Com Vent Hood Final Reinspection	1
Com Vent Hood Rough Inspection	1
Com Water Service Line Inspection	3
County Health - CO Inspection & Sign Off	2
Electrical Generator Inspection	3
Fire - CO Inspection & Sign Off	7

Fire - CO Reinspection & Sign Off	2
General Inspection	3
Hot Water Tank Inspection	14
Hot Water Tank Reinspection	5
Irrigation System Inspection	1
Mechanical Change Out Inspection	14
Mechanical Change Out Reinspection	5
OMMA CC Inspection - Buildings	4
OMMA CC Inspection - ComDev Utilities	1
OMMA CC Inspection - Fire	5
OMMA CC Inspection - Planning	2
OMMA CC Inspection - Stormwater	2
OMMA CC Reinspection	3
OMMA CC Reinspection - Fire	1
Planning - CO Inspection & Sign Off	3
Pre-Con Site Inspection/Meeting	1
Res Building Final Inspection	7
Res Building Final Reinspection	3
Res Drainage1 Inspection	12
Res Drainage2 Inspection	15
Res Drainage3 Inspection	15
Res Drainage4 Inspection	15
Res Drainage4 Reinspection	3
Res Drainage5 Inspection	13
Res Drainage5 Reinspection	3
Res Driveway Inspection	25
Res Electrical Final Inspection	18
Res Electrical Final Reinspection	9
Res Electrical Pool Bonding Inspection	2
Res Electrical Rough-in Inspection	12
Res Electrical Rough-in Reinspection	6
Res Electrical Service Inspection	32
Res Electrical Service Reinspection	17
Res Fence Inspection	2
Res Footing & Building Setback Inspection	9
Res Footing & Building Setback Reinspection	5
Res Framing Inspection	14
Res Framing Reinspection	2
Res Gas Meter Inspection	7
Res Gas Piping Inspection	15
Res Gas Piping Reinspection	5
Res Insulation Inspection	10
Res Insulation Reinspection	1
Res Mechanical Final Inspection	12
Res Mechanical Final Reinspection	2
Res Mechanical Rough-in Inspection	13
Res Mechanical Rough-in Reinspection	10
Res Plumbing Final Inspection	5
Res Plumbing Final Reinspection	8
Res Plumbing Ground Inspection	8
Res Plumbing Ground Reinspection	1
Res Plumbing Rough-in Inspection	14
Res Plumbing Rough-in Reinspection	1
Res Retaining Wall Final Inspection	6
Res Retaining Wall Inspection	2
Res Roofing Inspection	10
Res Sewer Service Inspection	7

Res Storm Shelter Inspection	5
Res Temporary Electrical Pole Inspection	5
Res Temporary Electrical Pole Reinspection	1
Res Termite Inspection	21
Res Water Service Line Inspection	9
Residential Meter Tap Inspection	30
Sewer Cap Inspection	3
Utilities - CO Inspection & Sign Off	1
<hr/>	
Total Number of Inspections:	627

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

June 7th, 2022 - 6:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on June 7th, 2022 at 6:00 p.m., with the following members present:

Commissioners present: Russell Smith
 Jess Huskey
 Rick Dawkins
 Jim Smith
 Dee Collins
 Dean Hinton

Commissioner absent: Jim Campbell

Staff present: Billy Harless, Community Development Director
 Petya Stefanoff, Comprehensive Planner
 Robert Coleman, Director of Economic Development
 Patrick Menefee, City Engineer
 Michael Pugh, Associate Current Planner

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 6:00 p.m.

B. MINUTES

1. A motion was made by Dawkins, seconded by Huskey, to approve the minutes of the May 3rd, 2022 Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith and Campbell. Nay: none. Motion carried.

C. NEW MATTERS

(PC --2114) Public hearing with discussion and consideration for adoption, including any possible amendment of a resolution for a Special Use Permit to allow the use of Automotive Sales & Rentals: Light in the C-3, Community Commercial zoning district, for the property described as Lot 2 and the North 95 feet of the West 15 feet of Lot 3, McCorkle Park Addition, addressed as 2224 South Air Depot.

The applicant, Paul Crossfield of 2224 South Air Depot, was present and addressed the council. There was general discussion amongst the Commission.

A motion was made by Collins, seconded by Dawkins to recommend approval of this item. Voting aye: Hinton, Collins, J. Smith, Dawkins, and Huskey. Nay: R. Smith. Motion carried.

2. (PC – 2115) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential, to C-3, Community Commercial zoning district for the unplatted property described as the South Half (S/2) of the East Half (E/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section One, Township Eleven, North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma addressed as 9809 S.E. 15th Street.

The applicant, Terri Batten, of 9809 SE 15th Street, was present and addressed the council. There was general discussion amongst the Commission.

John Cauffiel, of 1545 Meade Drive, addressed the Commission.

A motion was made by Huskey, seconded by J. Smith, to recommend approval of this item, subject to staff comments. Voting aye: R. Smith, Huskey, Collins, J. Smith, Dawkins, and Hinton.
Voting nay: None. Motion carried.

3. (PC – 2116) Discussion, Consideration, and Possible Action, Including Any Possible Amendment, of a Resolution Adopting the Recommendations and Findings of the Local Development Act Review Committee which was created by the Midwest City Council to explore and potentially create a Tax Increment Finance District in the North Side of Midwest City, to be called the Midwest City Increment District #3 (North Side Increment District)

The applicant, Robert Coleman, representing the City of Midwest City was present and addressed the Commission.

A motion was made by Dawkins, seconded by Collins, to recommend approval of this item. Voting aye R. Smith, Huskey, Collins, J. Smith, Dawkins, and Hinton. Voting nay: None. Motion carried.

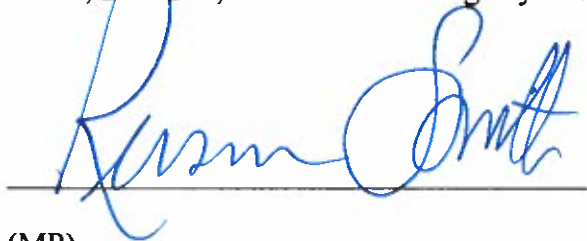
D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION: John Cauffiel of 1545 Meade Drive addressed the Commission

F. FURTHER INFORMATION: Planning Commission will be held in the Community Center July through September while the Council undergoes renovations.

G. ADJOURNMENT

A motion to adjourn was made by Huskey, Seconded by Dawkins. Voting aye: R. Smith, Huskey, Collins, J. Smith, Dawkins, and Hinton. Voting nay: None. Motion carries. The meeting adjourned at 6:37 p.m.



A handwritten signature in blue ink, appearing to read "R. Smith", is written over a horizontal line.

(MP)



MUNICIPAL AUTHORITY AGENDA

City Hall - Midwest City Municipal Court, 100 N. Midwest Boulevard

August 23, 2022 – 6:01 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	City Clerk Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	City Attorney Don Maisch

A. CALL TO ORDER.

B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item or items will be removed and heard in regular order.

1. Discussion and consideration for adoption, including any possible amendments, of the July 26, 2022 meeting minutes. (Secretary - S. Hancock)
2. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: Utility Services Fund, expenditures/Utility Services (50) \$247. Hotel/Conference Center Fund, expenditures/Hotel/Conf Center (40) \$120; Capital Drainage Improvements Fund, expenditures/Drainage Improvements (72) \$13,933. Stormwater Fund, expenditures/Stormwater (61) \$21,320. Utility Services Fund, expenditures/Utility Services (50) \$37,946. Sanitation Fund, expenditures/Sanitation (41) \$75,919. Water Fund, expenditures/Water (42) \$152,275. Wastewater Fund, expenditures/Wastewater (43) \$184,576. Hotel/Conf Center Fund, expenditures /Hotel/Conf Center (40) \$3,878. Golf Fund, expenditures/John Conrad Golf (47) \$25,435; expenditures/Hidden Creek Golf (48) \$3,302. (Finance - T. Cromar)
3. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: Capital Drainage Imp Fund, expenditures/Drainage Improvements (72) \$130,000. Storm Water Quality Fund, expenditures/Storm Water (61) \$73,050. Cap Water Imp – Walker Fund, expenditures/Capital Water Imp (49) \$1,060,218. Const Loan Payment Rev Fund, expenditures/Water Department (42) \$2,548,359. Sewer Construction Fund, expenditures/Sewer Construction (46) \$39,603. Utility Services Fund, expenditures/Utility Services (50) \$28,967. Cap. Sewer Imp. – Stroth Fund, expenditures/Sewer Improvements (44) \$455,922. MWC Sanitation Department Fund, expenditures/Sanitation Department (41) \$291,622. MWC Water Department Fund, expenditures /Water Department (42) \$226,948. MWC Sewer Department Fund, expenditures/Sewer Department (43) \$671,581. FF&E Reserve Fund, expenditures /Hotel/Conf Center (40) \$289,073. (Finance - T. Cromar)

4. Discussion and consideration for adoption, including any possible amendment, of a resolution to renew the Sales Tax Agreement required for Capital Improvement Revenue Bonds, Series 2011A and Capital Improvement Refunding Revenue Bonds, Series 2019 for FY 2022-2023. (Finance - T. Cromar)
 5. Discussion and consideration for adoption, including any possible amendment, of a resolution to renew the Projects Agreement required by the Tax Apportionment Refunding Bonds Taxable Series 2018 for FY 2022-2023. (Finance - T. Cromar)
 6. Discussion and consideration, including any possible amendment, of accepting the report on the current financial condition of the Sheraton Midwest City Hotel at the Reed Center for the period ending July 31, 2022. (Finance - T. Cromar)
- C. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Authority on any Subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE TRUSTEES.**
- D. ADJOURNMENT.



CONSENT AGENDA



Notice for the Midwest City Municipal Authority meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityok.org).

Midwest City Municipal Authority Minutes

July 26, 2022

This meeting was held in the Midwest City Court Room at City Hall, 100 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Vice Chairman Pat Byrne called the meeting to order at 7:27 PM with the following members present:

Trustee Susan Eads	Trustee Sara Bana	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Rick Favors	Secretary Sara Hancock
		City Attorney Don Maisch

Absent: Chairman Matthew Dukes, Trustee Sean Reed and Trustee Megan Bain

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

1. Discussion and consideration for adoption, including any possible amendments, of the June 28, 2022 meeting.
2. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: Capital Water Improvement Fund, expenditures/Capital Water Improvement (49) \$4,144.
3. Discussion and consideration of passing and approving, including any possible amendment of Resolution MA2022-02 for the Midwest City Municipal Authority, a public trust, to release unappropriated fund balances at the close of day June 30, 2022 to be made available for fiscal year 2022-2023; and amending the budget for fiscal year 2022-2023 to include the released appropriations from the fiscal year 2021-2022 budgets as supplemental appropriations; and, effective July 1, 2022, renewing encumbrance commitments canceled at the close of day June 30, 2022.
4. Discussion and consideration, including any possible amendment, of awarding the bid and entering into a Property Lease Agreement for Turn-key Concession Operations at Joe B. Barnes Regional Park with Tasty Snow in the amount of \$1,000.00 per month from March to October.
5. Discussion and consideration, including any possible amendment, of accepting the report on the current financial condition of the Sheraton Midwest City Hotel at the Reed Center for the period ending June 30, 2022.
6. Discussion and consideration, including any amendment, of approving the Sheraton New Build License Agreement amending the Marriott Franchise Agreement.

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

ADJOURNMENT.

There being no further business, Vice Chairman Byrne adjourned the meeting at 7:28 PM.

ATTEST:

PAT BYRNE, Vice Chairman

SARA HANCOCK, Secretary



Finance Department

100 N. Midwest Boulevard
Midwest City, OK 73110
tcromar@midwestcity.org
Office: 405-739-1245
www.midwestcityok.org

TO: Honorable Chairman and Trustees
Midwest City Municipal Authority

FROM: Tiatia Cromar, Finance Director

DATE: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: Utility Services Fund, expenditures/Utility Services (50) \$247. Hotel/Conference Center Fund, expenditures/Hotel/Conf Center (40) \$120; Capital Drainage Improvements Fund, expenditures/Drainage Improvements (72) \$13,933. Stormwater Fund, expenditures/Stormwater (61) \$21,320. Utility Services Fund, expenditures/Utility Services (50) \$37,946. Sanitation Fund, expenditures/Sanitation (41) \$75,919. Water Fund, expenditures/Water (42) \$152,275. Wastewater Fund, expenditures/Wastewater (43) \$184,576. Hotel/Conf Center Fund, expenditures/Hotel/Conf Center (40) \$3,878. Golf Fund, expenditures/John Conrad Golf (47) \$25,435; expenditures/Hidden Creek Golf (48) \$3,302.

The first two supplements are needed to budget Department Head Disability Insurance cost not included in original fiscal year 2022-2023 budget. The third through tenth supplements are needed to budget fiscal year 2022-2023 COLA.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS

August 23, 2022

Fund UTILITY SERVICES (187)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
50	Utility Services			247	
		<u>0</u>	<u>0</u>	<u>247</u>	<u>0</u>

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund HOTEL/CONF CENTER (195)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
40	Hotel/Conf Center			120	
		<u>0</u>	<u>0</u>	<u>120</u>	<u>0</u>

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund CAPITAL DRAINAGE IMPROVEMENTS (060)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
72	Drainage Improvements			13,933	
		<u>0</u>	<u>0</u>	<u>13,933</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund STORMWATER (061)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
61	Stormwater			21,320	
		<u>0</u>	<u>0</u>	<u>21,320</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

SUPPLEMENTS

August 23, 2022

Fund UTILITY SERVICES (187)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
50	Utility Services			37,946	
		<u>0</u>	<u>0</u>	<u>37,946</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund SANITATION (190)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
41	Sanitation			75,919	
		<u>0</u>	<u>0</u>	<u>75,919</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund WATER (191)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
42	Water			152,275	
		<u>0</u>	<u>0</u>	<u>152,275</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund WASTEWATER (192)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
43	Wastewater			184,576	
		<u>0</u>	<u>0</u>	<u>184,576</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

SUPPLEMENTS

August 23, 2022

Fund HOTEL/CONF CENTER (195)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
40	Hotel/Conf Center			3,878	
		<u>0</u>	<u>0</u>	<u>3,878</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.

Fund GOLF (197)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
47	John Conrad Golf			25,435	
48	Hidden Creek Golf			3,302	
		<u>0</u>	<u>0</u>	<u>28,737</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.



Finance Department

100 N. Midwest Boulevard
Midwest City, OK 73110
tcromar@midwestcity.org
Office: 405-739-1245
www.midwestcityok.org

TO: Honorable Chairman and Trustees
Midwest City Municipal Authority

FROM: Tiatia Cromar, Finance Director

DATE: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: Capital Drainage Imp Fund, expenditures/Drainage Improvements (72) \$130,000. Storm Water Quality Fund, expenditures/Storm Water (61) \$73,050. Cap Water Imp – Walker Fund, expenditures/Capital Water Imp (49) \$1,060,218. Const Loan Payment Rev Fund, expenditures/Water Department (42) \$2,548,359. Sewer Construction Fund, expenditures/Sewer Construction (46) \$39,603. Utility Services Fund, expenditures/Utility Services (50) \$28,967. Cap. Sewer Imp. – Stroth Fund, expenditures/Sewer Improvements (44) \$455,922. MWC Sanitation Department Fund, expenditures/Sanitation Department (41) \$291,622. MWC Water Department Fund, expenditures/Water Department (42) \$226,948. MWC Sewer Department Fund, expenditures/Sewer Department (43) \$671,581. FF&E Reserve Fund, expenditures/Hotel/Conf Center (40) \$289,073.

The first through eleventh supplements are needed to roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS

August 23, 2022

Fund CAPITAL DRAINAGE IMP (060)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
72	Drainage Improvements			130,000	
		<u>0</u>	<u>0</u>	<u>130,000</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund STORM WATER QUALITY (061)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
61	Storm Water			73,050	
		<u>0</u>	<u>0</u>	<u>73,050</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund CAP WATER IMP - WALKER (172)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
49	Capital Water Imp			1,060,218	
		<u>0</u>	<u>0</u>	<u>1,060,218</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund CONST LOAN PAYMENT REV (178)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
42	Water Department			2,548,359	
		<u>0</u>	<u>0</u>	<u>2,548,359</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

SUPPLEMENTS

August 23, 2022

Fund SEWER CONSTRUCTION (186)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
46	Sewer Construction			39,603	
		0	0	39,603	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund UTILITY SERVICES (187)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
50	Utility Services			28,967	
		0	0	28,967	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund CAP. SEWER IMP. - STROTH (188)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
44	Sewer Improvements			455,922	
		0	0	455,922	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund MWC SANITATION DEPARTMENT (190)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
41	Sanitation Department			291,622	
		0	0	291,622	0

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

SUPPLEMENTS

August 23, 2022

Fund MWC WATER DEPARTMENT (191)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
42	Water Department			226,948	
		<u>0</u>	<u>0</u>	<u>226,948</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund MWC SEWER DEPARTMENT (192)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
43	Sewer Department			671,581	
		<u>0</u>	<u>0</u>	<u>671,581</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.

Fund FF&E RESERVE (196)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
40	Hotel/Conf Center			289,073	
		<u>0</u>	<u>0</u>	<u>289,073</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.



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: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment, of a resolution to renew the Sales Tax Agreement required for Capital Improvement Revenue Bonds, Series 2011A and Capital Improvement Refunding Revenue Bonds, Series 2019 for FY 2022-2023.

The sales tax agreement for the Series 2011A and Series 2019 bond issues must be renewed each year. Expiration or termination of the sales tax agreement, constitutes a default event under the terms of our bonds.

Attached is a resolution to renew the agreement for fiscal year 2022-2023.

Tiatia Cromar
Finance Director

RESOLUTION NO. MA 2022 - _____

A RESOLUTION OF THE CITY OF MIDWEST CITY TO RENEW THE SALES TAX AGREEMENT REQUIRED FOR THE CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2011A, AND CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS, SERIES 2019.

WHEREAS, the Council of the City of Midwest City, Oklahoma (hereinafter called the "City"), and the Midwest City Municipal Authority, an Oklahoma public trust (hereinafter called the "Authority"), entered into certain Sales Tax Agreements (hereinafter called the "Agreements"), dated November 1, 2011 and April 1, 2019, respectively, whereby the City agrees to make payments to the Authority in amounts sufficient to pay when due principal and interest on the Authority's Capital Improvement Refunding Revenue Bonds, Series 2019, and Capital Improvement Revenue Bonds, Series 2011A, respectively, and other obligations of the Authority as therein provided; and

WHEREAS, it is necessary that such Agreements be renewed, ratified and affirmed for the fiscal year of the City dated July 1, 2022 through June 30, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL AUTHORITY OF THE CITY OF MIDWEST CITY, OKLAHOMA:

SECTION I. The Sales Tax Agreements dated November 1, 2011 and April 1, 2019, each between the City and the Authority, are hereby renewed, ratified and affirmed by the governing body of the City of Midwest City, Oklahoma, for the fiscal year ending June 30, 2023.

PASSED AND APPROVED BY THE Mayor and Council of the City of Midwest City, Oklahoma, this ____ day of _____, 2022.

ATTEST:

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES, II, Chairman

SARA HANCOCK, Secretary

APPROVED as to form and legality this _____ day of _____, 2022.

DONALD MAISCH, City Attorney



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: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment, of a resolution to renew the Projects Agreement required by the Tax Apportionment Refunding Bonds, Taxable Series 2018 for FY 2022-2023.

The projects agreement for the Series 2018 bond issues must be renewed each year. Expiration or termination of the sales tax agreement, constitutes a default event under the terms of our bonds.

Attached is a resolution to renew the agreement for fiscal year 2022-2023.

Tiatia Cromar
Finance Director

RESOLUTION NO. MA 2022-_____

A RESOLUTION OF THE CITY OF MIDWEST CITY TO RENEW THE PROJECTS AGREEMENT REQUIRED BY THE TAX APPORTIONMENT REFUNDING BONDS, TAXABLE SERIES 2018.

WHEREAS, the Council of the City of Midwest City, Oklahoma (hereinafter called the "City"), and the Midwest City Memorial Hospital Authority, an Oklahoma public trust (hereinafter called the "Authority"), entered into certain Projects Agreement (hereinafter called the "Agreement"), dated May 24, 2018, whereby the City agrees, subject to availability and appropriation of funds, to make payments from available funds on or before the 20th day preceding any interest payment date and any date that principal of the bonds is due and any other dates as determined by the Authority, to the Trustee on behalf of the Authority for immediate deposit in the Authority's Bond Fund created under the Tax Apportionment Refunding Bonds, Taxable Series 2018 Indenture (hereinafter called the "Indenture"). Consistent with the previous sentence, the City further agrees to promptly undertake the actions required to obtain any such appropriation at such time as will allow the City to make Project Payments when due. All such Project Payments shall be used as set forth in the Indenture and shall be in such amounts as are necessary for the payment when due of (a) principal of and interest on the Tax Apportionment Refunding Bonds, Taxable Series 2018 coming due at such time, and (b) all other amounts due under the Indenture; and

WHEREAS, it is necessary that this Agreement be renewed, ratified and affirmed for the fiscal year of the City dated July 1, 2022 through June 30, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

SECTION 1. The Projects Agreement dated May 24, 2018, each between the City and the Authority, are hereby renewed, ratified and affirmed by the governing body of the City of Midwest City, Oklahoma, for the fiscal year ending June 30, 2023.

PASSED AND APPROVED BY THE Mayor and Council of the City of Midwest City, Oklahoma, this ____ day of _____, 2022.

ATTEST:

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES, II, Chairman

SARA HANCOCK, Secretary

APPROVED as to form and legality this _____ day of _____, 2022.

DONALD MAISCH, City Attorney



City Manager's Office
100 N. Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1205

MEMORANDUM

TO: Honorable Chairman and Trustees
Midwest City Municipal Authority

FROM: Ryan Rushing, Director of Operations

DATE: August 23, 2022

SUBJECT: Discussion and consideration, including any possible amendment, of accepting the report on the current financial condition of the Sheraton Midwest City Hotel at the Reed Center for the period ending July 31, 2022.

This item is on the agenda at the request of the Authority. Attached to this memorandum is information concerning the status of the Sheraton Midwest City Hotel at the Reed Center.

Any time you have a question concerning the conference center and hotel, please feel free to contact me at 739-1205.

Fiscal Year 2022-2023	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
Revenue												
Budgeted (MTD)	314,473											
Actual (MTD)	215,862											
Budgeted (YTD)	314,473											
Actual (YTD)	215,862											

Expenses												
Budgeted (MTD)	317,640											
Actual (MTD)	270,452											
Budgeted (YTD)	317,640											
Actual (YTD)	270,452											

Revenue vs. Expenses												
Budgeted (MTD)	(3,167)											
Actual (MTD)	(54,590)											
Budgeted (YTD)	(3,167)											
Actual (YTD)	(54,590)											

Key Indicators												
Hotel Room Revenue	134,971											
Food and Banquet Revenue	72,710											

Fiscal Year 2021-2022	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22
Revenue												
Budgeted (MTD)	218,175	269,249	277,204	320,392	287,445	230,076	224,889	303,825	417,312	286,185	422,104	275,068
Actual (MTD)	165,309	267,937	203,272	242,338	106,151	94,137	33,427	22,326	115,512	191,509	188,113	337,364
Budgeted (YTD)	218,175	487,424	764,628	1,085,020	1,372,465	1,602,541	1,827,430	2,131,255	2,548,567	2,834,752	3,256,856	3,531,924
Actual (YTD)	165,309	433,247	636,518	878,856	985,007	1,079,144	1,112,571	1,134,897	1,250,409	1,441,918	1,630,032	1,967,395

Expenses												
Budgeted (MTD)	276,863	304,951	298,180	318,622	307,935	281,813	261,066	303,985	403,234	297,791	342,543	293,360
Actual (MTD)	217,027	271,844	249,791	246,471	124,488	164,155	101,046	105,993	139,185	197,810	221,278	271,866
Budgeted (YTD)	276,863	581,814	879,994	1,198,616	1,506,551	1,788,364	2,049,430	2,353,415	2,756,649	3,054,440	3,396,983	3,690,343
Actual (YTD)	217,027	488,872	738,663	985,134	1,109,622	1,273,777	1,374,823	1,480,816	1,620,001	1,817,810	2,039,089	2,310,954

Revenue vs. Expenses												
Budgeted (MTD)	(56,688)	(35,702)	(20,976)	1,770	(20,490)	(51,737)	(36,177)	(160)	14,078	(11,606)	79,561	(18,292)
Actual (MTD)	(51,718)	(3,907)	(46,520)	(4,133)	(18,337)	(70,017)	(67,619)	(83,667)	(23,673)	(6,301)	(33,165)	65,498
Budgeted (YTD)	(56,688)	(94,390)	(115,366)	(113,596)	(134,086)	(185,823)	(222,000)	(222,160)	(208,082)	(219,688)	(140,127)	(158,419)
Actual (YTD)	(51,718)	(55,625)	(102,145)	(106,278)	(124,615)	(194,633)	(262,251)	(345,919)	(369,592)	(375,892)	(409,057)	(343,559)



NEW BUSINESS/
PUBLIC DISCUSSION





MEMORIAL HOSPITAL AUTHORITY AGENDA

City Hall - Midwest City Municipal Court, 100 N. Midwest Boulevard

August 23, 2022 – 6:02 PM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Megan Bain

Trustee Sean Reed

Trustee Sara Bana

Trustee Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item or items will be removed and heard in regular order.

1. Discussion and consideration for adoption, including any possible amendments, of the July 26, 2022 meeting minutes. (Secretary - S. Hancock)

2. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following fund for FY 2022-2023, increase: Hospital Authority Fund, expenses/Hospital Authority (90) \$455. Hospital Authority Fund, expenses/Hospital Authority (90) \$11,875. (Finance - T. Cromar)

3. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following fund for FY 2022-2023, increase: Hospital Authority Fund, expenses/Hospital Authority (90) \$1,908,150. (Finance - T. Cromar)

C. DISCUSSION ITEM.

1. Discussion and consideration of adoption, including any possible amendment, to sell \$6 million in US Bonds and buy \$6 Million in Short Term Investments Funds, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives. (Finance - T. Cromar)

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 TRUSTEES.**

E. ADJOURNMENT.



CONSENT AGENDA



Notice for the Midwest City Memorial Hospital Authority meetings was filed for the calendar year with the City Clerk of Midwest City. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

Midwest City Memorial Hospital Authority Minutes

July 26, 2022

This meeting was held in the Midwest City Court Room at City Hall, 100 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Vice Chairman Pat Byrne called the meeting to order at 7:28 PM with the following members present:

Trustee Susan Eads	Trustee Sara Bana	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Rick Favors	Secretary Sara Hancock
		Attorney Don Maisch

Absent: Chairman Matthew Dukes, Trustee Sean Reed and Trustee Megan Bain

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Favors. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

1. Discussion and consideration for adoption, including any possible amendments, of the June 28, 2022 meeting minutes.
2. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following fund for FY 2021-2022, increase: MWC Hospital Authority Fund, revenues/Transfers In (90) \$3,065.
3. Discussion and consideration for adoption, including any possible amendment of Resolution HA2022-02 for the Midwest City Memorial Hospital Authority, a public trust, to release unappropriated fund balance at the close of day June 30, 2022 to be made available for fiscal year 2022-2023; and amending the budget for fiscal year 2022-2023 to include the released appropriations from the fiscal year 2021-2022 budget as supplemental appropriations; and, effective July 1, 2022, renewing encumbrance commitments canceled at the close of day June 30, 2022.
4. Discussion and consideration, including any possible amendments, of reviewing and accepting 1) the FY 2021-22 Year-End Report of the Trust Board of Grantors; and 2) the FY 2022-23 Community Improvement Grant Program documents and schedule.

DISCUSSION ITEM.

1. **Discussion and consideration of adoption, including any possible amendment, of action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives.** No Action Needed

NEW BUSINESS/PUBLIC DISCUSSION. There was no new business or public discussion.

ADJOURNMENT.

There being no further business, Vice Chairman Byrne adjourned the meeting at 7:29 PM.

ATTEST:

PAT BYRNE, Vice Chairman

SARA HANCOCK, Secretary



Finance

100 N. Midwest Boulevard
Midwest City, OK 73110
Office: (405) 739-1245
tcromar@MidwestCityOK.org
www.midwestcityok.org

MEMORANDUM

TO: Honorable Chairman and Trustees of the
Memorial Hospital Authority

FROM: Tiatia Cromar, Finance Director

DATE: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of
supplemental budget adjustments to the following fund for FY 2022-2023,
increase: Hospital Authority Fund, expenses/Hospital Authority (90) \$455.
Hospital Authority Fund, expenses/Hospital Authority (90) \$11,875.

The first supplement is needed to budget Department Head Disability Insurance cost not
included in original fiscal year 2022-2023 budget. The second supplement is needed to budget
fiscal year 2022-2023 COLA.

Tiatia Cromar

Finance Director

SUPPLEMENTS

August 23, 2022

Fund MWC HOSPITAL AUTHORITY (425)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
90	Hospital Authority			455	
		<u>0</u>	<u>0</u>	<u>455</u>	<u>0</u>

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund MWC HOSPITAL AUTHORITY (425)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
90	Hospital Authority			11,875	
		<u>0</u>	<u>0</u>	<u>11,875</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.



Finance
100 N. Midwest Boulevard
Midwest City, OK 73110
Office: (405) 739-1245
tcromar@MidwestCityOK.org
www.midwestcityok.org

MEMORANDUM

TO: Honorable Chairman and Trustees of the
Memorial Hospital Authority

FROM: Tiatia Cromar, Finance Director

DATE: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of
supplemental budget adjustments to the following fund for FY 2022-2023,
increase: Hospital Authority Fund, expenses/Hospital Authority (90) \$1,908,150.

This supplement is needed to roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year.

Tiatia Cromar
Finance Director

SUPPLEMENTS

August 23, 2022

Fund MWC HOSPITAL AUTHORITY (425)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
90	Hospital Authority			1,908,150	
		<u>0</u>	<u>0</u>	<u>1,908,150</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.



DISCUSSION ITEM





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: August 23, 2022

Subject: Discussion and consideration of adoption, including any possible amendment, to sell \$6 million in US Bonds and buy \$6 Million in Short Term Investments Funds, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives.

The MWC Hospital Investment Committee met on August 2, 2022. Jim Garrels, President of Fiduciary Capital Advisors, has advised to make the following rebalancing of assets due to the recent rate increases.

Sell: \$6 Million in US Bonds
BUY: \$6 Million in Short Term Investments Funds

Tiatia Cromar
Finance Director



NEW BUSINESS/
PUBLIC DISCUSSION





SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

City Hall - Midwest City Municipal Court, 100 N. Midwest Boulevard

August 23, 2022 – 6:03 PM

Presiding members: Chairman Matthew Dukes

Trustee Susan Eads

Trustee Pat Byrne

Trustee Megan Bain

Trustee Sean Reed

Trustee Sara Bana

Trustee Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item or items will be removed and heard in regular order.

1. Discussion and consideration for adoption, including any possible amendments, of the July 26, 2022 meeting minutes. (Secretary - S. Hancock)
2. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following fund for FY 2022-2023, increase: Economic Development Authority Fund, expenditures/EDA (95) \$182; expenditures/EDA (95) \$5,892. (Finance - T. Cromar)
3. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following fund for FY 2022-2023, increase: Economic Development Authority Fund, expenditures/EDA (95) \$281,600. (Finance - T. Cromar)

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 TRUSTEES.**

D. ADJOURNMENT.



CONSENT AGENDA



Notice for the Midwest City Economic Development Authority special meeting was filed with the City Clerk of Midwest City at least 48 hours prior to the meeting. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

**Midwest City Economic Development Authority Minutes
Special Meeting**

July 26, 2022

This meeting was held in the Midwest City Court Room at City Hall, 100 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Vice Chairman Pat Byrne called the meeting to order at 7:37 PM with the following members present:

Trustee Susan Eads	Trustee Sara Bana	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Rick Favors	Secretary Sara Hancock
		City Attorney Don Maisch

Absent: Chairman Matthew Dukes, Trustee Sean Reed and Trustee Megan Bain

CONSENT AGENDA. Eads made a motion to approve the consent agenda, seconded by Bana. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

1. Discussion and consideration for adoption, including any possible amendments, of the June 14, 2022 meeting minutes.
2. Discussion and consideration of passing and approving, including any possible amendment of a Resolution EDA2022-03 for the Midwest City Economic Development Authority, a public trust, to release unappropriated fund balances at the close of day June 30, 2022 to be made available for fiscal year 2022-2023; and amending the budget for fiscal year 2022-2023 to include the released appropriations from the fiscal year 2021-2022 budgets as supplemental appropriations; and, effective July 1, 2022, renewing encumbrance commitments canceled at the close of day June 30, 2022.

DISCUSSION ITEM.

1. **Discussion, consideration and possible action to amend and/or approve a resolution of the Midwest City Economic Development Authority approving that certain “Economic Development Assistance Agreement,” by and between the Midwest City Economic Development Authority, Centrillum Proteins, LLC, and MTG Property Holdings, LLC (the “Development Assistance Agreement”); authorizing and directing the execution and delivery of the Development Assistance Agreement; and containing other provisions relating thereto.**

R. Coleman addressed the Trustees. Bana made a motion to approve Resolution EDA2022-04, seconded by Eads. Voting Aye: Eads, Byrne, Bana, and Favors. Nay: none. Absent: Bain, Reed and Dukes. Motion Carried.

PUBLIC DISCUSSION. There was no public discussion.

ADJOURNMENT.

There being no further business, Vice Chairman Byrne adjourned the meeting at 7:43 PM.

ATTEST:

PAT BYRNE, Vice Chairman

SARA HANCOCK, Secretary



Finance Department

100 N. Midwest Boulevard
Midwest City, OK 73110
tcromar@midwestcity.org
Office: 405-739-1245
www.midwestcityok.org

TO: Honorable Chairman and Trustees
Economic Development Authority

FROM: Tiatia Cromar, Finance Director

DATE: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following fund for FY 2022-2023, increase: Economic Development Authority Fund, expenditures/EDA (95) \$182; expenditures/EDA (95) \$5,892.

The first supplement is needed to budget Department Head Disability Insurance cost not included in original fiscal year 2022-2023 budget. The second supplement is needed to budget fiscal year 2022-2023 COLA.

Tiatia Cromar

Finance Director

Attachment: Proposed Resolution

SUPPLEMENTS

August 23, 2022

Fund ECONOMIC DEVELOPMENT AUTHORITY (353)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
95	EDA			182	
		<u>0</u>	<u>0</u>	<u>182</u>	<u>0</u>

Explanation:
To budget Department Head Disability Insurance cost which was not included in original fiscal year 2022-2023 budget. Funding to come from fund balance.

Fund ECONOMIC DEVELOPMENT AUTHORITY (353)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
95	EDA			5,892	
		<u>0</u>	<u>0</u>	<u>5,892</u>	<u>0</u>

Explanation:
To budget fiscal year 2022-2023 COLA. Funding to come from fund balance.



Finance Department

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TO: Honorable Chairman and Trustees
Economic Development Authority

FROM: Tiatia Cromar, Finance Director

DATE: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following fund for FY 2022-2023, increase: Economic Development Authority Fund, expenditures/EDA (95) \$281,600.

This supplement is needed to roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year.

Tiatia Cromar

Finance Director

Attachment: Proposed Resolution

SUPPLEMENTS

August 23, 2022

Fund ECONOMIC DEVELOPMENT AUTHORITY (353)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
95	EDA			281,600	
		<u>0</u>	<u>0</u>	<u>281,600</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.



PUBLIC DISCUSSION





MIDWEST CITY SPECIAL UTILITIES AUTHORITY AGENDA

City Hall - Midwest City Municipal Court, 100 N. Midwest Boulevard

August 23, 2022 – 6:04 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	City Clerk Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	City Attorney Don Maisch

- A. CALL TO ORDER.
- B. CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item or items will be removed and heard in regular order.
1. Discussion and consideration for adoption, including any possible amendments, of the June 14, 2022 meeting minutes. (Secretary - S. Hancock)
 2. Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: Utilities Authority Fund, expenses/Economic (87) \$928,548. (Finance - T. Cromar)
- 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 TRUSTEES.**
- D. ADJOURNMENT.



CONSENT AGENDA



Notice for the Midwest City Utilities 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 Utilities Authority Minutes
Special Meeting**

June 14, 2022

This meeting was held in Midwest City Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 6:46 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	City Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	City Clerk Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	City Attorney Don Maisch

CONSENT AGENDA. Eads made a motion to approve the minutes, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors, and Dukes. Nay: none. Motion carried.

1. Discussion and consideration for adoption, including any possible amendments, of the March 22, 2022 meeting minutes.
2. Discussion and consideration for adoption, including any possible amendments, the May 10, 2022 meeting.

DISCUSSION ITEM.

1. Public hearing with discussion and consideration of adopting a resolution of the Midwest City Utilities Authority approving its budget for Fiscal Year 2022-2023 in the amount of \$729.

After Council Discussion, Eads made a motion to adopt Resolution UA2022-02, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, 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 6:48 pm.

ATTEST:

MATTHEW D. DUKES II, Chairman

SARA HANCOCK, Secretary



Finance Department
100 N. Midwest Boulevard
Midwest City, OK 73110
tcromar@midwestcity.org
Office: 405-739-1245
www.midwestcityok.org

TO: Honorable Chairman and Trustees
Midwest City Utility Authority

FROM: Tiatia Cromar, Finance Director

DATE: August 23, 2022

SUBJECT: Discussion and consideration for adoption, including any possible amendment of supplemental budget adjustments to the following funds for FY 2022-2023, increase: Utilities Authority Fund, expenses/Economic (87) \$928,548.

This supplement is needed to roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS

August 23, 2022

Fund UTILITIES AUTHORITY (193)		BUDGET AMENDMENT FORM Fiscal Year 2022-2023			
<u>Dept Number</u>	<u>Department Name</u>	<u>Estimated Revenue</u>		<u>Budget Appropriations</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
87	Economic			928,548	
		<u>0</u>	<u>0</u>	<u>928,548</u>	<u>0</u>

Explanation:
To roll forward capital outlay project budgets from fiscal year 2021-2022 to current fiscal year. Funding to come from fund balance.



PUBLIC DISCUSSION

