



CITY OF MIDWEST CITY MEETINGS

FOR MARCH 28, 2023

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

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

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

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

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

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

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



CITY OF MIDWEST CITY COUNCIL AGENDA

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

March 28, 2023 – 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 Carl Albert High School ROTC Cadets
- 🌐 Mayoral Proclamations: Honoring Gail Fry and Maury Hardey; Retirees: PWA Susan Mason, Police Sgt. Lonnie Bray, Fire Major Jerimy Meek; declaring April Fair Housing Month; and April 9-15 as Telecommunicator Recognition Week
- 🌐 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, consideration and possible action of approving the February 28, 2023 meeting minutes. (City Clerk - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2022-2023, increase: Police Federal Projects Fund, expenditures/Police (62) \$41. Reimbursed Projects Fund, revenues/ Intergovernmental (05) \$50,000; revenues/Intergovernmental (24) \$69,306; revenues/ Intergovernmental (47) \$100,000; revenues/Intergovernmental (62) \$29,837; revenues/ Intergovernmental (64) \$95,000; expenditures/Community Development (05) \$50,000; expenditures/Engineering & Construction Services (24) \$69,306; expenditures/John Conrad Golf (47) \$100,000; expenditures/Police (62) \$29,837; expenditures/Fire (64) \$95,000. Police Federal Projects Fund, expenditures/Transfers Out (62) \$43,783. Police Fund, revenues/Transfers In (00) \$43,783. General Fund Capital Outlay Reserve Fund, expenditures/ Transfers Out (14) \$736,361. General Government Sales Tax Fund, revenues/Transfers In (00) \$736,361. General Government Sales Tax Fund, expenditures/General Government (14) \$387,255. Fire Capitalization Fund, expenditures/Fire (64) \$3,600. Decrease: General Fund Capital Outlay Reserve Fund, expenditures/General Government (14) \$387,255. (Finance - T. Cromar)

3. Discussion, consideration, and possible action of approving Change Order #03 with the Oklahoma Department of Transportation for TAP-255D(330)AG / SRS-255E, State Job Number 31437(04), Palmer Loop Trail for *-\$15,929.08*. (Engineering & Construction Services - B. Bundy)
4. Discussion, consideration, and possible action of approving Change Order #01 with the Oklahoma Department of Transportation for TAP-255D(510)AG, State Job Number 33269(04), Rail with Trail for \$6,000.00. (Engineering & Construction Services - B. Bundy)
5. Discussion, consideration, and possible action of change order #01 amending the contract with Mid-America Golf & Landscape, Inc. to construct the Midwest City Soccer project by adding \$52,306.72 with no additional days. (Engineering & Construction Services - B. Bundy)
6. Discussion, consideration, and possible action of entering into a design contract for the Sooner Rose Development Sanitary Sewer Upgrade and Rehabilitation with LMRK Engineering, for a total amount of \$155,000. (Engineering & Construction Services - P. Menefee)
7. Discussion, consideration, and possible action of appointing Mr. John Manning (Ward 6) and Mr. Marc Thompson (Ward 4) to the Midwest City Park & Recreation Board. Mr. Manning would be serving a fifth consecutive term that expires January, 10, 2025. Mr. Thompson would fill a vacated term that expires on April 22, 2025. (Parks & Recreation – J. Ryan)
8. Discussion, consideration, and possible action of declaring (2) Chevrolet Caprices and (3) Chevrolet Impalas and their contents, as surplus and authorizing disposal by public auction, sealed bid or other means necessary. (Police – S. Porter)
9. Discussion, consideration, and possible action of 1) declaring various obsolete computer equipment and other miscellaneous items of city property on the attached list as surplus; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary. (Information Technology - A. Stephenson)

D. DISCUSSION ITEMS.

1. Public Hearing to provide information and answer questions concerning the proposed Heritage Park Mall Area Urban Renewal Plan. (City Attorney - D. Maisch)
2. (PC-2137) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District to C-3, Community Commercial District and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to COM, Commercial, for the property described as part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Block 003, Lots 001 and 002, also addressed as 1226 and 1224 Jet Drive, Midwest City, OK 73130. (Community Development - B. Harless)

3. Discussion, consideration, and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 8, Animals and Fowl; Article II, Impoundment of Livestock; Section 8-22, Disposition of Impounded Animals; and Providing for Repealer and Severability. (City Manager - V. Sullivan)
4. Discussion, consideration, and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 8, Animals and Fowl; Article VIII, Animal Welfare Shelter Operation; Section 8-162, Fees; and Providing for Repealer and Severability. (City Manager - V. Sullivan)
5. Discussion, consideration, and possible action to approve an ordinance amending Midwest City Code, Chapter 9, Buildings and Building Regulations, Article I, Section 9-4, Reserved; Article III, Section 9-31, Code Adopted; Section 9-35, International Residential Code Adopted; Section 9-37, Manufactured Homes; Section 9-39, Existing Structures Code; Section 9-41, Roofing Registration Code; Article V, Section 9-196 to 9-199, Reserved; Section 9-201, Code Adopted; Section 9-205, Separate Permits; Section 9-236, Code Amended; Article VI, Section 9-301, Code Adopted; 9-371, Code Amended; and providing for repealer and severability. (Engineering & Construction Services - B. Bundy)
6. Discussion, consideration, and possible action of an ordinance amending Midwest City code, Chapter 9, Buildings and Building Regulations, Article IV, Section 9-90, National Electric Code Adopted; Section 9-103 Unsafe equipment and usage; Section 9-161 Code Amended; and providing for repealer and severability. (Engineering & Construction Services - B. Bundy)
7. Discussion, consideration, and possible action of an ordinance amending Midwest City code, Chapter 9, Buildings and Building Regulations, Article V, Section 9-190, *Plumbing, gas and mechanical board created; composition; terms; meetings;* and providing for repealer and severability. (Engineering & Construction Services - B. Bundy)
8. Discussion, consideration, and possible action to adopt an ordinance amending the Midwest City Municipal Code, Chapter 15, Fire Protection and Prevention, Article III, Sec. 15-61, adopted; and providing for repealer and severability. (Fire - B. Norton)
9. Discussion, consideration and possible action approving an ordinance amending the Midwest City Municipal Code, Chapter 28, Offenses - Miscellaneous; Article IV, Offenses Against Property; Section 28-77 to cover wrongful use of credit or debit cards, Reserved; and providing for repealer and severability. (City Prosecutor - V. Floyd)
10. Discussion, consideration, and possible action of approving an ordinance amending Midwest City Code, Chapter 37, Streets and Sidewalks, Article III, Section 37-65(A), Street Improvements Required by Developers; and providing for repealer and severability. (Engineering & Construction Services - B. Bundy)

11. Discussion, consideration, and possible action of 1) approving a list of candidates for Municipal Judges consisting of Gary Bachman, Adam Bush, David Howell, and Joel Porter; and 2) approving Farley Ward as an alternative. (City Manager - T. Lyon)

E. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statue 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. EXECUTIVE SESSION.

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

D. DISCUSSION ITEMS CONTINUED.

12. Discussion, consideration, and possible action of approving Participation in the CVS Settlement Agreement dated December 9, 2022, and the Retailer State-Subdivision Agreement and Addendum as it pertains to the CVS Settlement Agreement, and the State Back-Stop Agreement applicable to the CVS Settlement Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. _____, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the CVS Settlement Agreement. (City Attorney - D. Maisch)

13. Discussion, consideration, and possible action of approving Participation in the Teva Settlement Agreement dated November 22, 2022, and the Teva State-Subdivision Agreement and Addendum and the Teva State Back-Stop Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. _____, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Teva Settlement Agreement. (City Attorney - D. Maisch)
14. Discussion, consideration, and possible action of approving Participation in the Walgreens Settlement Agreement dated December 9, 2022, the Retailer State-Subdivision Agreement and Addendum as it pertains to the Walgreens Settlement Agreement, and the State Back-Stop Agreement applicable to the Walgreens Settlement Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. _____, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Walgreens Settlement Agreement. (City Attorney - D. Maisch)
15. Discussion, consideration, and possible action of approving Participation in the Walmart Settlement Agreement November 22, 2022, the Retailer State-Subdivision Agreement and Addendum as it pertains to the Walmart Settlement Agreement, and the State Back-Stop Agreement applicable to the Walmart Settlement Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. _____, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Walmart Settlement Agreement. (City Attorney - D. Maisch)
16. Discussion, consideration, and possible action of approving Participation in the Allergan Settlement Agreement dated November 22, 2022, and the Allergan State-Subdivision Agreement and Addendum and the Allergan State Back-Stop Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. _____, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Allergan Settlement Agreement. (City Attorney - D Maisch)

G. FURTHER INFORMATION.

1. Review of the City Manager's Report for the month of February 2023. (Finance - T. Cromar)
2. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager. (Human Resources - T. Bradley)
3. Review of a quarterly update on the progress of the execution of the General Obligation Bond (G.O. Bond) projects. (City Manager - V. Sullivan)
4. Review of the February 7, 2023 Planning Commission Meeting Minutes. (Community Development - B. Harless)
5. Monthly Residential and Commercial Building report for February 2023 Building Report. (Engineering & Construction Services—B. Bundy)

H. ADJOURNMENT.



CONSENT AGENDA



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

Midwest City Council Minutes

February 28, 2023

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

Mayor Matt Dukes called the meeting to order at 6:04 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

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by Carl Albert High School ROTC Cadets Lin and Nemecek. Mayor Dukes presented the Proclamations for 2023 Arbor Week. OML Representative Mike Fina presented 25 Years of Service Award to Gary Bachman. The City Manager Tim Lyon made community-related announcements and comments.

At 6:18 PM Eads made motion to take a recess, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

At 6:35 PM Eads made a motion to reconvene, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

CONSENT AGENDA. Eads made a motion to approve the consent agenda with the exception to pull Item 4, seconded by Bana. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

1. Discussion, consideration, and possible action of approving the January 24, 2023 meeting minutes.
2. Discussion, consideration, and possible action to approve the February 11, 2023 meeting minutes.
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2022-2023, increase: Grants/Housing Activities Fund, revenues/Intergovernmental (37) \$200,000; expenditures/Housing (37) \$200,000. Risk Management Fund, expenditures/Risk Insurance (29) \$523,512. Workers Comp Fund, expenditures/Risk Insurance (29) \$1,189,294. Park & Recreation Fund, revenues/Charges for Services (20) \$25,000; expenditures/ Communications (20) \$25,000. Capital Improvements Fund, expenditures/Capital Improvements (57) \$6,040. Grants Fund, revenue/Intergovernmental (41) \$59,531; expenditures/Sanitation (41) \$59,531. Reimbursed Projects Fund, expenditures/ General Gov't (14) \$36,000. 2018 Election G.O. Bond Fund, expenditures/29th Street (92) \$25,500.
5. Discussion, consideration, and possible action of change order #04 amending the contract with Downey Contracting, LLC to construct the Midwest City Council Chambers COVID and ADA retrofit reducing it by \$931.78 with 3 additional days for Council Chamber and 35 additional days for the Basement Bathroom.

6. Discussion, consideration, and possible action of the acceptance of maintenance bond from Shiloh Enterprises, Inc. in the amount of \$5,198,000.00 for the WP Bill Atkinson Park project.
7. Discussion, consideration, and possible action of the acceptance of maintenance bonds from H&H Plumbing and Utilities, Inc. in the amount of \$2,878.85 respectively.
8. Discussion and consideration, and possible action of approving Change Order No. 4 with Shiloh Enterprises, Inc. for land grading, storm pipe, sewer, and other items at the site of the Police and Fire Training Facility which increases the contract sum by \$44,436.05.
9. Discussion, consideration, and possible action of approving Task Order 1 with Guernsey for delays in completion of the contract for the fire department headquarters renovation which increases the contract sum by \$9,100 for a new contract total of \$64,464.00.
10. Discussion, consideration, and possible action of approving a resolution requested by the Oklahoma Department of Commerce (ODOC) of their sub-recipients utilizing Community Development Block Grant Coronavirus (CDBG-CV2) funding for job training activities.
11. Discussion, consideration, and possible action of declaring the items of found property, bicycles, and seized non-drug evidence on the attached lists, as surplus and authorizing their disposal through sealed bid, public auction, or other means as necessary.
12. Discussion, consideration, and possible action to approve declaring an air compressor and air dryer, as surplus and authorizing disposal by public auction, sealed bid or other means as necessary.
13. Discussion, consideration, and possible action of 1) declaring various obsolete computer equipment and other miscellaneous items of city property on the attached surplus list; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary.
4. **Discussion, consideration, and possible action of nominating City Manager, Tim Lyon, to continue serving on the Oklahoma Municipal Assurance Group Board of Trustees.**

Maisch and Lyon addressed Council. After Staff and Council discussion, Eads made a motion to approve the nomination, seconded by Favors. Voting Aye: Eads, Byrne, Bain, Reed, Favors and Dukes. Nay: Bana. Motion Carried.

DISCUSSION ITEMS.

1. **(PC-2134) Public hearing with discussion, consideration, and possible action of approval of the proposed Preliminary Plat of the 29th Street Apartments for the property described as part of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, located at 9309 SE 29th Street.**

Harless addressed the Council. After Staff and Council discussion, Bana made a motion to approve the plat, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

2. Discussion, consideration and possible action of accepting and approving the single audit of the City of Midwest City for the year ending June 30, 2022.

Ladonna Sinning with Arledge & Associates addressed the council. Reed made a motion to accept and approve, seconded by Eads. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

At 6:52 PM Eads made a motion to recess, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

At 7:00 PM Favors made a motion to reconvene, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

3. Discussion, consideration, and possible action of awarding a bid and entering into an agreement for the Midwest City Forward 2018 G.O. bond asphalt street paving projects with Silver Star Construction, for a total amount of \$3,750,000. City Council delegates the Mayor to sign and execute the contract.

Bundy addressed Council. After Staff and Council discussion, Eads made a motion to approve, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

4. Discussion, consideration and possible action including any amendments, of an update to a resolution declaring the structure(s) located at 1401 MOORE AVE a dilapidated building(s) as defined in MCO 9-2 and abatement accordingly to the Municipal Code.

Stroh, Lyon, Floyd, Maisch and property owner Aubrey Long addressed the Council. After discussion, Eads made a motion to take immediate action as dilapidated and abate per RES 2022-47, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

5. Discussion, consideration, and possible action of entering into a franchise agreement with Bluepeak for a period of 10 years with a renewal option of an additional one (1) ten-year term.

Maisch and Randy Butler of Bluepeak addressed Council. Council had discussion. Eads made a motion to approve, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

NEW BUSINESS/PUBLIC DISCUSSION. Troy Teel of 1128 Sunvalley Dr. addressed the council.

EXECUTIVE SESSIONS.

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

Eads made a motion to proceed as discussed contract with legal, if needed, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

At 7:40 PM Reed made amotion to enter into Executive Session, seconded by Eads. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

At 8:13 PM Reed made a motion to return to Open Session, seconded by Eads. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

- 2. Request by Sara Bana, Ward 5 Councilmember, for discussion, consideration, possible action to 1) entering into executive session, as allowed under Title 25 Section 307 (B)(4) to discuss confidential communications between a public body and its attorney concerning a pending investigation, claim, or action of the public body with the advice of its attorney, determines that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest concerning investigation conducted by outside counsel regarding the September 17, 2022 and the December 13, 2022 Midwest City Council meetings; and 2) authorizing the City Manager to take action as appropriate based on discussion.**

After Staff and Council discussion, Eads made a motion to deny, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Favors and Dukes. Nay: Bana. Motion Carried.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 8:24 PM.

ATTEST:

MATTHEW D. DUKES II, Mayor

SARA HANCOCK, City Clerk



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

TO: Honorable Mayor and City Council

FROM: Tiatia Cromar, Finance Director

DATE: March 28, 2023

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2022-2023, increase: Police Federal Projects Fund, expenditures/Police (62) \$41. Reimbursed Projects Fund, revenues/Intergovernmental (05) \$50,000; revenues/Intergovernmental (24) \$69,306; revenues/Intergovernmental (47) \$100,000; revenues/Intergovernmental (62) \$29,837; revenues/Intergovernmental (64) \$95,000; expenditures/Community Development (05) \$50,000; expenditures/Engineering & Construction Services (24) \$69,306; expenditures/John Conrad Golf (47) \$100,000; expenditures/Police (62) \$29,837; expenditures/Fire (64) \$95,000. Police Federal Projects Fund, expenditures/Transfers Out (62) \$43,783. Police Fund, revenues/Transfers In (00) \$43,783. General Fund Capital Outlay Reserve Fund, expenditures/Transfers Out (14) \$736,361. General Government Sales Tax Fund, revenues/Transfers In (00) \$736,361. General Government Sales Tax Fund, expenditures/General Government (14) \$387,255. Fire Capitalization Fund, expenditures/Fire (64) \$3,600. Decrease: General Fund Capital Outlay Reserve Fund, expenditures/General Government (14) \$387,255.

The first supplement is needed to increase budget to appropriate remaining balance from federal seizure money. The second supplement is needed to budget fiscal year 2022-2023 Hospital Authority Grants awarded to City Departments. The third and fourth supplements are needed to budget transfer out of remaining fund balance in Police Federal Projects Fund to Police Fund to close out Police Federal Projects Fund. The fifth and sixth supplements are needed to budget transfer of fund balance from General Fund Capital Outlay Reserve Fund to General Government Sales Tax Fund to close out General Fund Capital Outlay Reserve Fund. The seventh supplement is needed to budget new stove for Fire Station 4. The eighth supplement and decrease are needed to eliminate remaining appropriations in General Fund Capital Outlay Reserve Fund in order to close out that fund and re-appropriate these projects in General Government Sales Tax Fund.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS

March 28, 2023

Fund POLICE FEDERAL PROJECTS (033)		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			41	
		<u>0</u>	<u>0</u>	<u>41</u>	<u>0</u>

Explanation:
To increase budget in Police Federal Projects Fund to appropriate remaining balance from federal seizure money. Funding to come from fund balance.

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>
5	Intergovernmental	50,000			
5	Community Development			50,000	
24	Intergovernmental	69,306			
24	Engineering & Const. Svcs			69,306	
47	Intergovernmental	100,000			
47	John Conrad Golf			100,000	
62	Intergovernmental	29,837			
62	Police			29,837	
64	Intergovernmental	95,000			
64	Fire			95,000	
		<u>344,143</u>	<u>0</u>	<u>344,143</u>	<u>0</u>

Explanation:
To budget Fiscal Year 2022-2023 Hospital Authority grants awarded to City Departments.

Fund POLICE FEDERAL PROJECTS (033)		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	Transfers Out			43,783	
		<u>0</u>	<u>0</u>	<u>43,783</u>	<u>0</u>

Explanation:
To budget transfer out of remaining fund balance to Police Fund in order to close out Police Federal Projects Fund. Funding to come from fund balance.

SUPPLEMENTS

March 28, 2023

Fund POLICE (020)		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>
0	Transfers In	43,783			
		43,783	0	0	0
Explanation:					
To budget transfer in from Police Federal Projects Fund of remaining fund balance in order to close out that fund.					

Fund GENERAL FUND CAPITAL OUTLAY RESERVE (011)		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>
14	Transfers Out			736,361	
		0	0	736,361	0
Explanation:					
To budget transfer of fund balance to General Government Sales Tax Fund to close out General Fund Capital Outlay Reserve Fund.					

Fund GENERAL GOV'T SALES TAX (009)		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>
0	Transfers In	736,361			
		736,361	0	0	0
Explanation:					
To budget transfer in of residual fund balance in General Fund Capital Outlay Reserve Fund.					

SUPPLEMENTS

March 28, 2023

Fund FIRE CAPITALIZATION (041)		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>
64	Fire			3,600	
		<u>0</u>	<u>0</u>	<u>3,600</u>	<u>0</u>
Explanation: To budget purchase of stove for Fire Station 4. Funding to come from fund balance.					

Fund GENERAL GOV'T SALES TAX (009)		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>
14	General Gov't			387,255	
		<u>0</u>	<u>0</u>	<u>387,255</u>	<u>0</u>
Explanation: To appropriate capital outlay projects formerly appropriated in General Fund Capital Outlay Reserve Fund. Funding to come from fund balance transferred in from General Fund Capital Outlay Reserve Fund.					

DECREASE

Fund GENERAL FUND CAPITAL OUTLAY RESERVE (011)		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>
14	General Gov't				387,255
		<u>0</u>	<u>0</u>	<u>0</u>	<u>387,255</u>
Explanation: To eliminate budget in General Fund Capital Outlay Reserve Fund in order to close the fund.					



**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 : March 28, 2023

SUBJECT : Discussion, consideration, and possible action of approving Change Order #03 with the Oklahoma Department of Transportation for TAP-255D(330)AG / SRS-255E, State Job Number 31437(04), Palmer Loop Trail for -\$15,929.08.

The attached change order is for the Palmer Loop Trail and Safe Routes Project that was substantially complete last summer. We had been waiting for a state permit to be closed prior to finishing the paperwork.

The final quantity change order is routine and shows all the contractual pay items of the project. After the final quantity change order, it then goes to ODOT auditing for final close out.

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

Attachment

**Oklahoma Department of Transportation
Final Quantity Change Order**

Contract ID	210187	Primary County	OKLAHOMA	Primary PCN	31437(04)
Change Order Nbr	003	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): This change order establishes the final quantity for each item on the original contract and for those items added by change order during the course of the construction work. Associated with each item is a justification for those items which deviated from the original plan quantity or from the quantity established by a previous change. The information presented in this final quantity change order addresses contract pay items only. Penalties, disincentives, or other adjustments associated with this contract will be identified on the final estimate.

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
31437(04)	0340	0100	201(A)1200	LS	\$32,765.00	1.00	1.00	0.00	1.00	
	Item Description:		CLEARING AND GRUBBING						This Change:	\$0.00
	Supplemental Description 1:								Prev Revised:	\$32,765.00
	Supplemental Description 2:								Final Amount:	\$32,765.00
									Bid Contract:	\$32,765.00
									Net Change:	\$0.00
									PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31437(04)	0350	0100	202(A)2200	CY	\$6.50	4,048.00	4,078.00	0.00	4,078.00	
	Item Description:		UNCLASSIFIED EXCAVATION						This Change:	\$0.00
	Supplemental Description 1:								Prev Revised:	\$26,507.00
	Supplemental Description 2:								Final Amount:	\$26,507.00
									Bid Contract:	\$26,312.00
									Net Change:	\$195.00
									PCT Change:	0.74 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31437(04)	0360	0100	202(D)2500	CY	\$14.00	597.00	597.00	0.00	597.00	
	Item Description:		UNCLASSIFIED BORROW						This Change:	\$0.00
	Supplemental Description 1:								Prev Revised:	\$8,358.00
	Supplemental Description 2:								Final Amount:	\$8,358.00
									Bid Contract:	\$8,358.00
									Net Change:	\$0.00
									PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31437(04)	0370	0100	221(B)2300	LF	\$2.00	600.00	600.00	-600.00	0.00	
	Item Description:		TEMPORARY SILT FENCE						This Change:	\$-1,200.00
	Supplemental Description 1:								Prev Revised:	\$1,200.00
	Supplemental Description 2:								Final Amount:	\$0.00
									Bid Contract:	\$1,200.00
									Net Change:	\$-1,200.00
									PCT Change:	-100 %

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
	Explanations: The Final As Built Quantity reflects that the Pay Item was not used on project.									
31437(04)	0380	0100	227 4100	SY	\$60.00	166.00	166.00	56.22	222.22	
	Item Description: (SP)TURF REINFORCEMENT MAT									This Change: \$3,373.20
	Supplemental Description 1:									Prev Revised: \$9,960.00
	Supplemental Description 2:									Final Amount: \$13,333.20
										Bid Contract: \$9,960.00
										Net Change: \$3,373.20
										PCT Change: 33.86 %
	Explanations: The Final As Built Quantity is OVERRUN based on field count or measurements.									
31437(04)	0390	0100	230(A)7200	SY	\$3.85	8,478.00	10,662.60	1,056.08	11,718.68	
	Item Description: SOLID SLAB SODDING									This Change: \$4,065.90
	Supplemental Description 1:									Prev Revised: \$41,051.01
	Supplemental Description 2:									Final Amount: \$45,116.91
										Bid Contract: \$32,640.30
										Net Change: \$12,476.61
										PCT Change: 38.22 %
	Explanations: The Final As Built Quantity is OVERRUN based on field count or measurements.									
31437(04)	0400	0100	231(A)8200	EA	\$1,345.00	5.00	5.00	0.00	5.00	
	Item Description: TREES									This Change: \$0.00
	Supplemental Description 1:									Prev Revised: \$6,725.00
	Supplemental Description 2:									Final Amount: \$6,725.00
										Bid Contract: \$6,725.00
										Net Change: \$0.00
										PCT Change: 0.00 %
	Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31437(04)	0410	0100	240(A)2200	EA	\$978.00	15.00	17.00	0.00	17.00	
	Item Description: REMOVING TREES 6" TO 12" IN DIAMETER									This Change: \$0.00
	Supplemental Description 1:									Prev Revised: \$16,626.00
	Supplemental Description 2:									Final Amount: \$16,626.00
										Bid Contract: \$14,670.00
										Net Change: \$1,956.00
										PCT Change: 13.33 %
	Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31437(04)	0420	0100	240(A)2210	EA	\$1,475.00	10.00	16.00	0.00	16.00	
	Item Description: REMOVING TREES 13" TO 18" IN DIAMETER									This Change: \$0.00
	Supplemental Description 1:									Prev Revised: \$23,600.00
	Supplemental Description 2:									Final Amount: \$23,600.00
										Bid Contract: \$14,750.00
										Net Change: \$8,850.00
										PCT Change: 60.00 %
	Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31437(04)	0430	0100	240(A)2220	EA	\$2,000.00	7.00	13.00	0.00	13.00	
	Item Description: REMOVING TREES 19" TO 24" IN DIAMETER									This Change: \$0.00
	Supplemental Description 1:									Prev Revised: \$26,000.00
	Supplemental Description 2:									Final Amount: \$26,000.00
										Bid Contract: \$14,000.00

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
										Net Change: \$12,000.00 PCT Change: 85.71 %
										Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0440	0100	240(A)2230	EA	\$2,300.00	6.00	11.00	0.00	11.00	This Change: \$0.00 Prev Revised: \$25,300.00 Final Amount: \$25,300.00 Bid Contract: \$13,800.00 Net Change: \$11,500.00 PCT Change: 83.33 %
										Item Description: REMOVING TREES 25" & MORE IN DIAMETER Supplemental Description 1: Supplemental Description 2:
										Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0450	0100	303(A)1200	CY	\$63.55	1,722.00	1,722.00	-35.42	1,686.58	This Change: \$-2,250.94 Prev Revised: \$109,433.10 Final Amount: \$107,182.15 Bid Contract: \$109,433.10 Net Change: \$-2,250.94 PCT Change: -2.05 %
										Item Description: AGGREGATE BASE TYPE A Supplemental Description 1: Supplemental Description 2:
										Explanations: The Final As Built Quantity is UNDERRUN based on field count or measurements.
31437(04)	0460	0100	310(B)5300	SY	\$3.80	10,059.00	10,059.00	60.32	10,119.32	This Change: \$229.21 Prev Revised: \$38,224.20 Final Amount: \$38,453.41 Bid Contract: \$38,224.20 Net Change: \$229.21 PCT Change: 0.59 %
										Item Description: SUBGRADE, METHOD B Supplemental Description 1: Supplemental Description 2:
										Explanations: The Final As Built Quantity is OVERRUN based on field count or measurements.
31437(04)	0470	0100	325 0100	SY	\$4.10	500.00	0.00	0.00	0.00	This Change: \$0.00 Prev Revised: \$0.00 Final Amount: \$0.00 Bid Contract: \$2,050.00 Net Change: \$-2,050.00 PCT Change: -100 %
										Item Description: SEPARATOR FABRIC Supplemental Description 1: Supplemental Description 2:
										Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0480	0100	326(B)1300	SY	\$4.55	500.00	0.00	0.00	0.00	This Change: \$0.00 Prev Revised: \$0.00 Final Amount: \$0.00 Bid Contract: \$2,275.00 Net Change: \$-2,275.00 PCT Change: -100 %
										Item Description: GEOGRID REINFORCEMENT Supplemental Description 1: Supplemental Description 2:
										Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0490	0100	411(C)1430	TON	\$160.00	8.30	0.00	0.00	0.00	This Change: \$0.00 Prev Revised: \$0.00
										Item Description: SUPERPAVE, TYPE S4(PG 64-22 OK) Supplemental Description 1:

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuil Qty	Amount of Change
										Supplemental Description 2:
										Final Amount: \$0.00
										Bid Contract: \$1,328.00
										Net Change: \$-1,328.00
										PCT Change: -100 %
										Explanations: The final asbuil quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0500	0100	414(E)5600	SY	\$35.00	179.80	213.20	0.00	213.20	
										Item Description: FULL DEPTH P.C.C. PATCH (PLACEMENT)
										Supplemental Description 1:
										Supplemental Description 2:
										This Change: \$0.00
										Prev Revised: \$7,462.00
										Final Amount: \$7,462.00
										Bid Contract: \$6,293.00
										Net Change: \$1,169.00
										PCT Change: 18.57 %
										Explanations: The final asbuil quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0510	0100	414(G)5800	CY	\$155.00	39.00	44.60	0.18	44.78	
										Item Description: P.C. CONCRETE FOR PAVEMENT
										Supplemental Description 1:
										Supplemental Description 2:
										This Change: \$27.90
										Prev Revised: \$6,913.00
										Final Amount: \$6,940.90
										Bid Contract: \$6,045.00
										Net Change: \$895.90
										PCT Change: 14.82 %
										Explanations: The Final As Built Quantity is OVERRUN based on field count or measurements.
31437(04)	0520	0100	509(A)0200	CY	\$432.70	23.20	31.20	5.50	36.70	
										Item Description: CLASS AA CONCRETE
										Supplemental Description 1:
										Supplemental Description 2:
										This Change: \$2,379.85
										Prev Revised: \$13,500.24
										Final Amount: \$15,880.09
										Bid Contract: \$10,038.64
										Net Change: \$5,841.45
										PCT Change: 58.18 %
										Explanations: The Final As Built Quantity is OVERRUN based on field count or measurements.
31437(04)	0530	0100	609(B)4345	LF	\$21.00	292.00	804.13	0.00	804.13	
										Item Description: 1'-8" COMB.CRB.& GUT.(8" BARRIER)
										Supplemental Description 1:
										Supplemental Description 2:
										This Change: \$0.00
										Prev Revised: \$16,886.73
										Final Amount: \$16,886.73
										Bid Contract: \$6,132.00
										Net Change: \$10,754.73
										PCT Change: 175.38 %
										Explanations: The final asbuil quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0540	0100	609(C)4410	LF	\$27.00	635.00	635.00	-317.00	318.00	
										Item Description: CONCRETE HEADER CURB (8"X 18")
										Supplemental Description 1:
										Supplemental Description 2:
										This Change: \$-8,559.00
										Prev Revised: \$17,145.00
										Final Amount: \$8,586.00
										Bid Contract: \$17,145.00
										Net Change: \$-8,559.00
										PCT Change: -49.92 %
										Explanations: The Final As Built Quantity is UNDERRUN based on field count or measurements.
31437(04)	0550	0100	610(A)5210	SY	\$56.75	7,806.00	7,806.00	42.07	7,848.07	

Prj Nbr	itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
			5" CONCRETE SIDEWALK							
			Item Description:							This Change: \$2,387.47
			Supplemental Description 1:							Prev Revised: \$442,990.50
			Supplemental Description 2:							Final Amount: \$445,377.97
										Bid Contract: \$442,990.50
										Net Change: \$2,387.47
										PCT Change: 0.53 %
			Explanations:							The Final As Built Quantity is OVERRUN based on field count or measurements.
31437(04)	0560	0100	610(B)5310	SY	\$75.00	545.00	579.80	5.30	585.10	
			Item Description:							This Change: \$397.50
			Supplemental Description 1:							Prev Revised: \$43,485.00
			Supplemental Description 2:							Final Amount: \$43,882.50
										Bid Contract: \$40,875.00
										Net Change: \$3,007.50
										PCT Change: 7.35 %
			Explanations:							The Final As Built Quantity is OVERRUN based on field count or measurements.
31437(04)	0570	0100	610(I)6000	SF	\$30.00	197.00	210.00	20.00	230.00	
			Item Description:							This Change: \$600.00
			Supplemental Description 1:							Prev Revised: \$6,300.00
			Supplemental Description 2:							Final Amount: \$6,900.00
										Bid Contract: \$5,910.00
										Net Change: \$990.00
										PCT Change: 16.75 %
			Explanations:							The Final As Built Quantity is OVERRUN based on field count or measurements.
31437(04)	0580	0100	611(N)1820	EA	\$1,100.00	2.00	2.00	0.00	2.00	
			Item Description:							This Change: \$0.00
			Supplemental Description 1:							Prev Revised: \$2,200.00
			Supplemental Description 2:							Final Amount: \$2,200.00
										Bid Contract: \$2,200.00
										Net Change: \$0.00
										PCT Change: 0.00 %
			Explanations:							The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0590	0100	611(N)1840	EA	\$1,235.00	2.00	2.00	0.00	2.00	
			Item Description:							This Change: \$0.00
			Supplemental Description 1:							Prev Revised: \$2,470.00
			Supplemental Description 2:							Final Amount: \$2,470.00
										Bid Contract: \$2,470.00
										Net Change: \$0.00
										PCT Change: 0.00 %
			Explanations:							The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0600	0100	612(A)3200	EA	\$875.00	2.00	2.00	0.00	2.00	
			Item Description:							This Change: \$0.00
			Supplemental Description 1:							Prev Revised: \$1,750.00
			Supplemental Description 2:							Final Amount: \$1,750.00
										Bid Contract: \$1,750.00
										Net Change: \$0.00
										PCT Change: 0.00 %
			Explanations:							The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change	
31437(04)	0610	0100	612(E)3600	EA	\$275.00	2.00	2.00	0.00	2.00		
	Item Description:		VALVE BOXES ADJUST TO GRADE						This Change:		\$0.00
	Supplemental Description 1:								Prev Revised:		\$550.00
	Supplemental Description 2:								Final Amount:		\$550.00
									Bid Contract:		\$550.00
									Net Change:		\$0.00
									PCT Change:		0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0620	0100	613(A)5350	LF	\$72.75	24.00	24.00	0.00	24.00		
	Item Description:		22" X 13" R.C.PIPE ARCH CLASS A-III						This Change:		\$0.00
	Supplemental Description 1:								Prev Revised:		\$1,746.00
	Supplemental Description 2:								Final Amount:		\$1,746.00
									Bid Contract:		\$1,746.00
									Net Change:		\$0.00
									PCT Change:		0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0630	0100	613(EE)5972	LF	\$62.75	24.00	24.00	-3.00	21.00		
	Item Description:		(SP) 24" CORRUGATED POLYPROPYLENE PIPE						This Change:		-\$188.25
	Supplemental Description 1:								Prev Revised:		\$1,506.00
	Supplemental Description 2:								Final Amount:		\$1,317.75
									Bid Contract:		\$1,506.00
									Net Change:		-\$188.25
									PCT Change:		-12.50 %
	Explanations:		The Final As Built Quantity is UNDERRUN based on field count or measurements.								
31437(04)	0640	0100	613(EE)5980	LF	\$75.00	48.00	48.00	0.00	48.00		
	Item Description:		(SP) 36" CORRUGATED POLYPROPYLENE PIPE						This Change:		\$0.00
	Supplemental Description 1:								Prev Revised:		\$3,600.00
	Supplemental Description 2:								Final Amount:		\$3,600.00
									Bid Contract:		\$3,600.00
									Net Change:		\$0.00
									PCT Change:		0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0650	0100	613(EE)5988	LF	\$160.00	42.00	42.00	0.00	42.00		
	Item Description:		(SP) 48" CORRUGATED POLYPROPYLENE PIPE						This Change:		\$0.00
	Supplemental Description 1:								Prev Revised:		\$6,720.00
	Supplemental Description 2:								Final Amount:		\$6,720.00
									Bid Contract:		\$6,720.00
									Net Change:		\$0.00
									PCT Change:		0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0660	0100	613(L)6612	EA	\$750.00	2.00	2.00	0.00	2.00		
	Item Description:		22" X 13" PREFAB. CULVERT END SEC., ARCH						This Change:		\$0.00
	Supplemental Description 1:								Prev Revised:		\$1,500.00
	Supplemental Description 2:								Final Amount:		\$1,500.00
									Bid Contract:		\$1,500.00
									Net Change:		\$0.00

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuil Qty	Amount of Change	
										PCT Change: 0.00 %	
	Explanations:		The final asbuil quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0670	0100	613(L)6716	EA	\$875.00	2.00	2.00	0.00	2.00		
	Item Description:		24" PREFAB. CULVERT END SEC., ROUND							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$1,750.00
	Supplemental Description 2:									Final Amount:	\$1,750.00
									Bid Contract:	\$1,750.00	
									Net Change:	\$0.00	
									PCT Change:	0.00 %	
	Explanations:		The final asbuil quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0680	0100	619(A)6200	LS	\$12,800.00	1.00	1.00	0.00	1.00		
	Item Description:		REMOVAL OF STRUCTURES & OBSTRUCTIONS							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$12,800.00
	Supplemental Description 2:									Final Amount:	\$12,800.00
									Bid Contract:	\$12,800.00	
									Net Change:	\$0.00	
									PCT Change:	0.00 %	
	Explanations:		The final asbuil quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0690	0100	619(B)6352	LF	\$4.50	3,660.00	3,660.00	0.00	3,660.00		
	Item Description:		REMOVAL OF FENCE							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$16,470.00
	Supplemental Description 2:									Final Amount:	\$16,470.00
									Bid Contract:	\$16,470.00	
									Net Change:	\$0.00	
									PCT Change:	0.00 %	
	Explanations:		The final asbuil quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0700	0100	619(B)6360	SY	\$11.00	1,315.00	1,315.00	0.00	1,315.00		
	Item Description:		REMOVAL OF CONCRETE PAVEMENT							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$14,465.00
	Supplemental Description 2:									Final Amount:	\$14,465.00
									Bid Contract:	\$14,465.00	
									Net Change:	\$0.00	
									PCT Change:	0.00 %	
	Explanations:		The final asbuil quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0710	0100	619(B)6364	SY	\$11.00	149.00	156.80	0.00	156.80		
	Item Description:		REMOVAL OF ASPHALT PAVEMENT							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$1,724.80
	Supplemental Description 2:									Final Amount:	\$1,724.80
									Bid Contract:	\$1,639.00	
									Net Change:	\$85.80	
									PCT Change:	5.23 %	
	Explanations:		The final asbuil quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0720	0100	619(B)6380	SY	\$11.00	750.00	753.60	0.00	753.60		
	Item Description:		REMOVAL OF CONCRETE DRIVEWAY							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$8,289.60
	Supplemental Description 2:									Final Amount:	\$8,289.60

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
										Supplemental Description 1: Supplemental Description 2:
										Prev Revised: \$6,759.00 Final Amount: \$6,759.00 Bid Contract: \$6,759.00 Net Change: \$0.00 PCT Change: 0.00 %
										Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0790	0300	805(A)3252	EA	\$200.00	4.00	4.00	0.00	4.00	This Change: \$0.00 Prev Revised: \$800.00 Final Amount: \$800.00 Bid Contract: \$800.00 Net Change: \$0.00 PCT Change: 0.00 %
										Item Description: (PL)REMOVAL OF EXISTING SIGNS Supplemental Description 1: Supplemental Description 2:
										Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0800	0300	805(D)3528	EA	\$250.00	1.00	1.00	0.00	1.00	This Change: \$0.00 Prev Revised: \$250.00 Final Amount: \$250.00 Bid Contract: \$250.00 Net Change: \$0.00 PCT Change: 0.00 %
										Item Description: (PL)REMOVE & RESET EXISTING SIGNS Supplemental Description 1: Supplemental Description 2:
										Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0810	0300	829(A)1200	EA	\$24,201.75	1.00	1.00	0.00	1.00	This Change: \$0.00 Prev Revised: \$24,201.75 Final Amount: \$24,201.75 Bid Contract: \$24,201.75 Net Change: \$0.00 PCT Change: 0.00 %
										Item Description: (PL) PEDESTRIAN / CYCLIST COUNTER Supplemental Description 1: Supplemental Description 2:
										Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.
31437(04)	0820	0300	850(A)1200	SF	\$77.00	43.00	43.00	3.50	46.50	This Change: \$269.50 Prev Revised: \$3,311.00 Final Amount: \$3,580.50 Bid Contract: \$3,311.00 Net Change: \$269.50 PCT Change: 8.13 %
										Item Description: SHEET ALUMINUM SIGNS Supplemental Description 1: Supplemental Description 2:
										Explanations: The Final As Built Quantity is OVERRUN based on field count or measurements.
31437(04)	0830	0300	851(B)2305	LF	\$10.00	180.00	180.00	-15.00	165.00	This Change: \$-150.00 Prev Revised: \$1,800.00 Final Amount: \$1,650.00 Bid Contract: \$1,800.00 Net Change: \$-150.00 PCT Change: -8.33 %
										Item Description: 2"@3.65 GALV.STL.PIPE POST Supplemental Description 1: Supplemental Description 2:
										Explanations: The Final As Built Quantity is UNDERRUN based on field count or measurements.

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
31437(04)	0840	0300	854(A)6200	LF	\$2.00	1,683.00	1,683.00	1,007.00	2,690.00	
	Item Description: TRAFFIC STRIPE(PAINT)(4" WIDE) Supplemental Description 1: Supplemental Description 2:								This Change: Prev Revised: Final Amount: Bid Contract: Net Change: PCT Change:	
	Explanations: The Final As Built Quantity is OVERRUN based on field count or measurements.									
31437(04)	0850	0300	855(A)7208	LF	\$11.25	640.00	640.00	0.00	640.00	
	Item Description: TRAFFIC STRIPE(PLASTIC)(8" WIDE) Supplemental Description 1: Supplemental Description 2:								This Change: Prev Revised: Final Amount: Bid Contract: Net Change: PCT Change:	
	Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31437(04)	0860	0300	855(A)7216	LF	\$11.25	28.00	28.00	-4.00	24.00	
	Item Description: TRAFFIC STRIPE(PLASTIC)(24" WIDE) Supplemental Description 1: Supplemental Description 2:								This Change: Prev Revised: Final Amount: Bid Contract: Net Change: PCT Change:	
	Explanations: The Final As Built Quantity is UNDERRUN based on field count or measurements.									
31437(04)	0870	0300	855(B)7312	EA	\$390.00	4.00	4.00	0.00	4.00	
	Item Description: TRAFFIC STRIPE(PLASTIC)(SYMBOLS) Supplemental Description 1: Supplemental Description 2:								This Change: Prev Revised: Final Amount: Bid Contract: Net Change: PCT Change:	
	Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31437(04)	0880	0300	857(F)9740	LF	\$71.00	23.00	23.00	58.00	81.00	
	Item Description: PAVEMENT MARKING REMOVAL (HYDROBLASTING) Supplemental Description 1: Supplemental Description 2:								This Change: Prev Revised: Final Amount: Bid Contract: Net Change: PCT Change:	
	Explanations: The Final As Built Quantity is OVERRUN based on field count or measurements.									
31437(04)	0890	0300	880(B)6310	SD	\$0.25	450.00	450.00	-164.00	286.00	
	Item Description: CONSTRUCTION SIGNS 6.26 SF TO 15.99 SF Supplemental Description 1: Supplemental Description 2:								This Change: Prev Revised: Final Amount: Bid Contract: Net Change: PCT Change:	

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change	
	Explanations:		The Final As Built Quantity is UNDERRUN based on field count or measurements.								
31437(04)	0900	0300	880(B)6320	SD	\$0.35	450.00	450.00	-309.00	141.00		
	Item Description:		CONSTRUCTION SIGNS 16.0 SF TO 32.99 SF							This Change:	-\$108.15
	Supplemental Description 1:									Prev Revised:	\$157.50
	Supplemental Description 2:									Final Amount:	\$49.35
										Bid Contract:	\$157.50
										Net Change:	-\$108.15
										PCT Change:	-68.66 %
	Explanations:		The Final As Built Quantity is UNDERRUN based on field count or measurements.								
31437(04)	0910	0300	880(E)6610	SD	\$0.25	3,750.00	3,750.00	-3,485.00	265.00		
	Item Description:		WARNING LIGHTS(TYPE C)							This Change:	-\$871.25
	Supplemental Description 1:									Prev Revised:	\$937.50
	Supplemental Description 2:									Final Amount:	\$66.25
										Bid Contract:	\$937.50
										Net Change:	-\$871.25
										PCT Change:	-92.93 %
	Explanations:		The Final As Built Quantity is UNDERRUN based on field count or measurements.								
31437(04)	0920	0300	880(F)6700	SD	\$0.25	3,750.00	3,750.00	-3,750.00	0.00		
	Item Description:		DRUMS							This Change:	-\$937.50
	Supplemental Description 1:									Prev Revised:	\$937.50
	Supplemental Description 2:									Final Amount:	\$0.00
										Bid Contract:	\$937.50
										Net Change:	-\$937.50
										PCT Change:	-100 %
	Explanations:		The Final As Built Quantity reflects that the Pay Item was not used on project.								
31437(04)	0930	0300	880(H)6910	SD	\$0.35	14,550.00	14,550.00	-12,559.00	1,991.00		
	Item Description:		CONES(36" LARGE)							This Change:	-\$4,395.65
	Supplemental Description 1:									Prev Revised:	\$5,092.50
	Supplemental Description 2:									Final Amount:	\$696.85
										Bid Contract:	\$5,092.50
										Net Change:	-\$4,395.65
										PCT Change:	-86.31 %
	Explanations:		The Final As Built Quantity is UNDERRUN based on field count or measurements.								
31437(04)	0940	0600	642(B)3300	LS	\$15,600.00	1.00	1.00	0.00	1.00		
	Item Description:		CONSTRUCTION STAKING LEVEL II							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$15,600.00
	Supplemental Description 2:									Final Amount:	\$15,600.00
										Bid Contract:	\$15,600.00
										Net Change:	\$0.00
										PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31437(04)	0950	0640	220 1100	LS	\$2,500.00	1.00	1.00	0.00	1.00		
	Item Description:		SWPPP DOCUMENTATION AND MANAGEMENT							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$2,500.00
	Supplemental Description 2:									Final Amount:	\$2,500.00
										Bid Contract:	\$2,500.00

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
										Net Change: \$0.00 PCT Change: 0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31437(04)	0960	0640	641 2110	LS	\$47,500.00	1.00	1.00	0.00	1.00	This Change: \$0.00 Prev Revised: \$47,500.00 Final Amount: \$47,500.00 Bid Contract: \$47,500.00 Net Change: \$0.00 PCT Change: 0.00 %
	Item Description:		MOBILIZATION							
	Supplemental Description 1:									
	Supplemental Description 2:									
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31437(04)	8000	0100	104 0700	LS	\$10,681.39	0.00	1.00	0.00	1.00	This Change: \$0.00 Prev Revised: \$10,681.39 Final Amount: \$10,681.39 Bid Contract: \$0.00 Net Change: \$10,681.39 PCT Change: 100.00 %
	Item Description:		CONSTRUCTION MISCELLANEOUS							
	Supplemental Description 1:		DOD specified fencing.							
	Supplemental Description 2:									
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31437(04)	8001	0100	501(G)1810	CY	\$180.00	0.00	6.00	4.00	10.00	This Change: \$720.00 Prev Revised: \$1,080.00 Final Amount: \$1,800.00 Bid Contract: \$0.00 Net Change: \$1,800.00 PCT Change: 100.00 %
	Item Description:		CLSM BACKFILL							
	Supplemental Description 1:									
	Supplemental Description 2:									
	Explanations:		The Final As Built Quantity is OVERRUN based on field count or measurements.							
31437(04)	8002	0100	509(D)0500	CY	\$335.83	0.00	18.00	-8.00	10.00	This Change: -\$2,686.64 Prev Revised: \$6,044.94 Final Amount: \$3,358.30 Bid Contract: \$0.00 Net Change: \$3,358.30 PCT Change: 100.00 %
	Item Description:		CLASS C CONCRETE							
	Supplemental Description 1:									
	Supplemental Description 2:									
	Explanations:		The Final As Built Quantity is UNDERRUN based on field count or measurements.							
31480(26)	0010	0100	202(A)2200	CY	\$7.00	715.00	715.00	0.00	715.00	This Change: \$0.00 Prev Revised: \$5,005.00 Final Amount: \$5,005.00 Bid Contract: \$5,005.00 Net Change: \$0.00 PCT Change: 0.00 %
	Item Description:		UNCLASSIFIED EXCAVATION							
	Supplemental Description 1:									
	Supplemental Description 2:									
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31480(26)	0020	0100	202(D)2500	CY	\$14.00	194.00	194.00	0.00	194.00	This Change: \$0.00 Prev Revised: \$2,716.00
	Item Description:		UNCLASSIFIED BORROW							
	Supplemental Description 1:									

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
	Supplemental Description 2:								Final Amount:	\$2,716.00
									Bid Contract:	\$2,716.00
									Net Change:	\$0.00
									PCT Change:	0.00 %
	Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31480(26)	0030	0100	221(B)2300	LF	\$2.50	1,132.00	1,132.00	-467.00	665.00	
	Item Description: TEMPORARY SILT FENCE								This Change:	\$-1,167.50
	Supplemental Description 1:								Prev Revised:	\$2,830.00
	Supplemental Description 2:								Final Amount:	\$1,662.50
									Bid Contract:	\$2,830.00
									Net Change:	\$-1,167.50
									PCT Change:	-41.25 %
	Explanations: The Final As Built Quantity is UNDERRUN based on field count or measurements.									
31480(26)	0040	0100	230(A)7200	SY	\$3.95	1,860.00	1,860.00	419.82	2,279.82	
	Item Description: SOLID SLAB SODDING								This Change:	\$1,658.28
	Supplemental Description 1:								Prev Revised:	\$7,347.00
	Supplemental Description 2:								Final Amount:	\$9,005.28
									Bid Contract:	\$7,347.00
									Net Change:	\$1,658.28
									PCT Change:	22.57 %
	Explanations: The Final As Built Quantity is OVERRUN based on field count or measurements.									
31480(26)	0050	0100	240(A)2200	EA	\$1,100.00	3.00	3.00	-2.00	1.00	
	Item Description: REMOVING TREES 6" TO 12" IN DIAMETER								This Change:	\$-2,200.00
	Supplemental Description 1:								Prev Revised:	\$3,300.00
	Supplemental Description 2:								Final Amount:	\$1,100.00
									Bid Contract:	\$3,300.00
									Net Change:	\$-2,200.00
									PCT Change:	-66.66 %
	Explanations: The Final As Built Quantity is UNDERRUN based on field count or measurements.									
31480(26)	0060	0100	240(A)2220	EA	\$2,000.00	1.00	1.00	0.00	1.00	
	Item Description: REMOVING TREES 19" TO 24" IN DIAMETER								This Change:	\$0.00
	Supplemental Description 1:								Prev Revised:	\$2,000.00
	Supplemental Description 2:								Final Amount:	\$2,000.00
									Bid Contract:	\$2,000.00
									Net Change:	\$0.00
									PCT Change:	0.00 %
	Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31480(26)	0070	0100	303(A)1200	CY	\$63.55	230.00	230.00	0.00	230.00	
	Item Description: AGGREGATE BASE TYPE A								This Change:	\$0.00
	Supplemental Description 1:								Prev Revised:	\$14,616.50
	Supplemental Description 2:								Final Amount:	\$14,616.50
									Bid Contract:	\$14,616.50
									Net Change:	\$0.00
									PCT Change:	0.00 %
	Explanations: The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31480(26)	0080	0100	310(B)5300	SY	\$3.80	1,584.00	1,584.00	0.00	1,584.00	

Prj Nbr	itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
	Item Description:		SUBGRADE, METHOD B						This Change:	\$0.00
	Supplemental Description 1:								Prev Revised:	\$6,019.20
	Supplemental Description 2:								Final Amount:	\$6,019.20
									Bid Contract:	\$6,019.20
									Net Change:	\$0.00
									PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31480(26)	0090	0100	325 0100	SY	\$4.10	500.00	500.00	-500.00	0.00	
	Item Description:		SEPARATOR FABRIC						This Change:	\$-2,050.00
	Supplemental Description 1:								Prev Revised:	\$2,050.00
	Supplemental Description 2:								Final Amount:	\$0.00
									Bid Contract:	\$2,050.00
									Net Change:	\$-2,050.00
									PCT Change:	-100 %
	Explanations:		The Final As Built Quantity reflects that the Pay Item was not used on project.							
31480(26)	0100	0100	326(B)1300	SY	\$4.45	500.00	500.00	-500.00	0.00	
	Item Description:		GEOGRID REINFORCEMENT						This Change:	\$-2,225.00
	Supplemental Description 1:								Prev Revised:	\$2,225.00
	Supplemental Description 2:								Final Amount:	\$0.00
									Bid Contract:	\$2,225.00
									Net Change:	\$-2,225.00
									PCT Change:	-100 %
	Explanations:		The Final As Built Quantity reflects that the Pay Item was not used on project.							
31480(26)	0110	0100	609(C)4410	LF	\$35.00	46.00	250.00	-50.00	200.00	
	Item Description:		CONCRETE HEADER CURB (8"X 18")						This Change:	\$-1,750.00
	Supplemental Description 1:								Prev Revised:	\$8,750.00
	Supplemental Description 2:								Final Amount:	\$7,000.00
									Bid Contract:	\$1,610.00
									Net Change:	\$5,390.00
									PCT Change:	334.78 %
	Explanations:		The Final As Built Quantity is UNDERRUN based on field count or measurements.							
31480(26)	0120	0100	610(A)5210	SY	\$56.75	1,324.00	1,324.00	-4.20	1,319.80	
	Item Description:		5" CONCRETE SIDEWALK						This Change:	\$-238.35
	Supplemental Description 1:								Prev Revised:	\$75,137.00
	Supplemental Description 2:								Final Amount:	\$74,898.65
									Bid Contract:	\$75,137.00
									Net Change:	\$-238.35
									PCT Change:	-0.31 %
	Explanations:		The Final As Built Quantity is UNDERRUN based on field count or measurements.							
31480(26)	0130	0100	610(I)6000	SF	\$30.00	80.00	80.00	-20.00	60.00	
	Item Description:		TACTILE WARNING DEVICE-NEW						This Change:	\$-600.00
	Supplemental Description 1:								Prev Revised:	\$2,400.00
	Supplemental Description 2:								Final Amount:	\$1,800.00
									Bid Contract:	\$2,400.00
									Net Change:	\$-600.00
									PCT Change:	-25.00 %
	Explanations:		The Final As Built Quantity is UNDERRUN based on field count or measurements.							

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
31480(26)	0140	0100	612(I)4000	EA	\$400.00	1.00	1.00	-1.00	0.00	
	Item Description:		WATER METER RESET						This Change:	\$-400.00
	Supplemental Description 1:								Prev Revised:	\$400.00
	Supplemental Description 2:								Final Amount:	\$0.00
									Bid Contract:	\$400.00
									Net Change:	\$-400.00
									PCT Change:	-100 %
	Explanations:		The Final As Built Quantity reflects that the Pay Item was not used on project.							
31480(26)	0150	0100	616 2120	LS	\$7,500.00	1.00	1.00	0.00	1.00	
	Item Description:		(PL) SPRINKLER SYSTEM IMPROVEMENTS						This Change:	\$0.00
	Supplemental Description 1:								Prev Revised:	\$7,500.00
	Supplemental Description 2:								Final Amount:	\$7,500.00
									Bid Contract:	\$7,500.00
									Net Change:	\$0.00
									PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31480(26)	0160	0100	619(A)6200	LS	\$10,955.00	1.00	1.00	0.00	1.00	
	Item Description:		REMOVAL OF STRUCTURES & OBSTRUCTIONS						This Change:	\$0.00
	Supplemental Description 1:								Prev Revised:	\$10,955.00
	Supplemental Description 2:								Final Amount:	\$10,955.00
									Bid Contract:	\$10,955.00
									Net Change:	\$0.00
									PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31480(26)	0170	0100	619(B)6360	SY	\$11.00	42.00	42.00	0.02	42.02	
	Item Description:		REMOVAL OF CONCRETE PAVEMENT						This Change:	\$0.22
	Supplemental Description 1:								Prev Revised:	\$462.00
	Supplemental Description 2:								Final Amount:	\$462.22
									Bid Contract:	\$462.00
									Net Change:	\$0.22
									PCT Change:	0.04 %
	Explanations:		The Final As Built Quantity is OVERRUN based on field count or measurements.							
31480(26)	0180	0100	619(B)6400	LF	\$8.00	96.00	96.00	0.00	96.00	
	Item Description:		REMOVAL OF CURB						This Change:	\$0.00
	Supplemental Description 1:								Prev Revised:	\$768.00
	Supplemental Description 2:								Final Amount:	\$768.00
									Bid Contract:	\$768.00
									Net Change:	\$0.00
									PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.							
31480(26)	0190	0100	624 3100	LF	\$65.00	20.00	20.00	-20.00	0.00	
	Item Description:		(PL) ORNAMENTAL FENCE						This Change:	\$-1,300.00
	Supplemental Description 1:								Prev Revised:	\$1,300.00
	Supplemental Description 2:								Final Amount:	\$0.00
									Bid Contract:	\$1,300.00
									Net Change:	\$-1,300.00

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change	
									PCT Change:	-100 %	
	Explanations:		The Final As Built Quantity reflects that the Pay Item was not used on project.								
31480(26)	0200	0100	624(E)3600	LF	\$125.00	18.00	18.00	0.00	18.00		
	Item Description:		FENCE-STYLE CLF (4'HIGH, CLASS A)							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$2,250.00
	Supplemental Description 2:									Final Amount:	\$2,250.00
										Bid Contract:	\$2,250.00
										Net Change:	\$0.00
										PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31480(26)	0210	0100	631(A)9210	EA	\$2,456.25	2.00	2.00	0.00	2.00		
	Item Description:		(SP)REMOVABLE BOLLARD							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$4,912.50
	Supplemental Description 2:									Final Amount:	\$4,912.50
										Bid Contract:	\$4,912.50
										Net Change:	\$0.00
										PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31480(26)	0220	0300	805(B)3300	EA	\$975.00	1.00	1.00	0.00	1.00		
	Item Description:		(PL)RESET OF PULL BOX							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$975.00
	Supplemental Description 2:									Final Amount:	\$975.00
										Bid Contract:	\$975.00
										Net Change:	\$0.00
										PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31480(26)	0230	0300	805(D)3528	EA	\$250.00	2.00	2.00	-1.00	1.00		
	Item Description:		(PL)REMOVE & RESET EXISTING SIGNS							This Change:	-\$250.00
	Supplemental Description 1:									Prev Revised:	\$500.00
	Supplemental Description 2:									Final Amount:	\$250.00
										Bid Contract:	\$500.00
										Net Change:	-\$250.00
										PCT Change:	-50.00 %
	Explanations:		The Final As Built Quantity is UNDERRUN based on field count or measurements.								
31480(26)	0240	0300	850(A)1200	SF	\$77.00	8.00	8.00	0.00	8.00		
	Item Description:		SHEET ALUMINUM SIGNS							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$616.00
	Supplemental Description 2:									Final Amount:	\$616.00
										Bid Contract:	\$616.00
										Net Change:	\$0.00
										PCT Change:	0.00 %
	Explanations:		The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.								
31480(26)	0250	0300	850(D)1510	EA	\$7,500.00	2.00	2.00	0.00	2.00		
	Item Description:		SPECIAL SIGNS							This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$15,000.00
	Supplemental Description 2:									Final Amount:	\$15,000.00

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change	
										Bid Contract: \$15,000.00	
										Net Change: \$0.00	
										PCT Change: 0.00 %	
	Explanations:	The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31480(26)	0260	0300	851(B)2305	LF	\$10.00	20.00	20.00	1.00	21.00		
	Item Description:	2"@3.65 GALV.STL.PIPE POST								This Change:	\$10.00
	Supplemental Description 1:									Prev Revised:	\$200.00
	Supplemental Description 2:									Final Amount:	\$210.00
										Bid Contract:	\$200.00
										Net Change:	\$10.00
										PCT Change:	5.00 %
	Explanations:	The Final As Built Quantity is OVERRUN based on field count or measurements.									
31480(26)	0270	0300	854(A)6200	LF	\$2.50	314.00	314.00	0.00	314.00		
	Item Description:	TRAFFIC STRIPE(PAINT)(4" WIDE)								This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$785.00
	Supplemental Description 2:									Final Amount:	\$785.00
										Bid Contract:	\$785.00
										Net Change:	\$0.00
										PCT Change:	0.00 %
	Explanations:	The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31480(26)	0280	0300	855(A)7208	LF	\$12.10	240.00	240.00	0.00	240.00		
	Item Description:	TRAFFIC STRIPE(PLASTIC)(8" WIDE)								This Change:	\$0.00
	Supplemental Description 1:									Prev Revised:	\$2,904.00
	Supplemental Description 2:									Final Amount:	\$2,904.00
										Bid Contract:	\$2,904.00
										Net Change:	\$0.00
										PCT Change:	0.00 %
	Explanations:	The final asbuilt quantity is equivalent to the bid quantity or, is equivalent to the amount approved on a previous change order.									
31480(26)	0290	0300	880(B)6310	SD	\$2.00	180.00	180.00	-173.00	7.00		
	Item Description:	CONSTRUCTION SIGNS 6.26 SF TO 15.99 SF								This Change:	-\$346.00
	Supplemental Description 1:									Prev Revised:	\$360.00
	Supplemental Description 2:									Final Amount:	\$14.00
										Bid Contract:	\$360.00
										Net Change:	-\$346.00
										PCT Change:	-96.11 %
	Explanations:	The Final As Built Quantity is UNDERRUN based on field count or measurements.									
31480(26)	0300	0300	880(B)6320	SD	\$4.05	180.00	180.00	-35.00	145.00		
	Item Description:	CONSTRUCTION SIGNS 16.0 SF TO 32.99 SF								This Change:	-\$141.75
	Supplemental Description 1:									Prev Revised:	\$729.00
	Supplemental Description 2:									Final Amount:	\$587.25
										Bid Contract:	\$729.00
										Net Change:	-\$141.75
										PCT Change:	-19.44 %
	Explanations:	The Final As Built Quantity is UNDERRUN based on field count or measurements.									
31480(26)	0310	0300	880(E)6610	SD	\$0.25	2,160.00	2,160.00	-1,986.00	174.00		
	Item Description:	WARNING LIGHTS(TYPE C)								This Change:	-\$496.50

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	Final Asbuilt Qty	Amount of Change
										Supplemental Description 1: Supplemental Description 2:
										Prev Revised: \$540.00 Final Amount: \$43.50 Bid Contract: \$540.00 Net Change: \$-496.50 PCT Change: -91.94 %
										Explanations: The Final As Built Quantity is UNDERRUN based on field count or measurements.
31480(26)	0320	0300	880(F)6700	SD	\$0.95	2,160.00	2,160.00	-2,160.00	0.00	
										Item Description: DRUMS Supplemental Description 1: Supplemental Description 2:
										This Change: \$-2,052.00 Prev Revised: \$2,052.00 Final Amount: \$0.00 Bid Contract: \$2,052.00 Net Change: \$-2,052.00 PCT Change: -100 %
										Explanations: The Final As Built Quantity reflects that the Pay Item was not used on project.
31480(26)	0330	0300	880(H)6910	SD	\$0.75	1,080.00	1,080.00	-681.00	399.00	
										Item Description: CONES(36" LARGE) Supplemental Description 1: Supplemental Description 2:
										This Change: \$-510.75 Prev Revised: \$810.00 Final Amount: \$299.25 Bid Contract: \$810.00 Net Change: \$-510.75 PCT Change: -63.05 %
										Explanations: The Final As Built Quantity is UNDERRUN based on field count or measurements.

TOTAL VALUE FOR CHANGE ORDER 003 : \$-15,929.08

Contract ID	210187	Primary County	OKLAHOMA	Primary PCN	31437(04)
Change Order Nbr	003	Project	TAP-255D(330)AG/SRS-255E		

Prime Contractor's Section

As the duly authorized representative of SAC Services, Inc. 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)

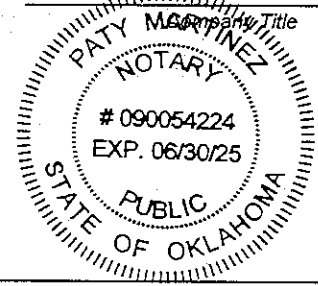
President
Company Title

Subscribed and sworn before me this 7th day of March year of 2023

My commission expires June 30, 2025

Patty Martinez
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:

P.E. Seal

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

Department Personnel
Wright, Douglas
January, Trenton
McIntosh, Derek Lee
Leonard, John B.

Approval Date

Signature

Contract ID	210187	Primary County	OKLAHOMA	Primary PCN	31437(04)
Change Order Nbr	003	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 : March 28, 2023

SUBJECT : Discussion, consideration, and possible action of approving Change Order #01 with the Oklahoma Department of Transportation for TAP-255D(510)AG, State Job Number 33269(04), Rail with Trail for \$6,000.00.

The attached change order is for the Rail with Trail project known as Bomber Rail Trail Phase 2. This change order occurred from a requirement by the operator of the railroad (WATCO Companies, LLC). Despite the inactivity within Midwest City, it is operated by a railroad and therefore requires the same level of liability as if trains were running. The railroad does operate a small portion of the trackage rights in Del City which then governs the entire section. The City and ODOT have looked at what the railroad is requiring and does not see a way to appeal without drastic impacts to time and feasibility of construction of the trail.

The project has already exceeded the federal funding cap allocated but funds are available in the FY 22-23 budget as Proj # 231907.

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

Attachment

**Oklahoma Department of Transportation
Change Order**

Contract ID	220321	Primary County	OKLAHOMA	Primary PCN	33269(04)
Change Order Nbr	001	Project	TAP-255D(510)AG		
Contract Description	PEDESTRIAN IMPROVEMENTS (TRAIL CONSTRUCTION) RAILROAD TRAIL: FROM QUINLAN PARK, EXTEND SOUTHEAST IN MIDWEST CITY. PROJECT LENGTH = 1.016 MILES				
Change Order Type	SUPPLEMENTAL AGREEMENT				
Zero Dollar Change Order	NO		Status	Pending	

General Change Order Description(s): This change order seeks to add a line item to compensate the contractor for required Railroad insurance or Right of Way entry.

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	New Revised Qty	Amount of Change
33269(04)	8000	0100	104 0700	LS	\$6,000.00	0.00	0.00	1.00	1.00	
	Item Description: CONSTRUCTION MISCELLANEOUS								This Change:	\$6,000.00
	Supplemental Description 1:								Prev Revised:	\$0.00
	Supplemental Description 2:								New Revised:	\$6,000.00
									Bid Contract:	\$0.00
									Net Change:	\$6,000.00
									PCT Change:	100.00 %

Explanations: This contract was supposed to have required the contractor to have railroad insurance but the contract was signed before it was recognized that the language was not in the contract. In order for the contractor to work on railroad right of way, the contractor will need railroad insurance. Since this is an out of service railroad the contractor and the railroad have agreed to allow the contractor to enter railroad right of way provided they pay a right of way entry fee. This line item compensated the contractor for that fee.

TOTAL VALUE FOR CHANGE ORDER 001 : \$6,000.00

Contract Time Adjustments

No contract time adjustments are associated with this change order.

Contract ID	220321	Primary County	OKLAHOMA	Primary PCN	33269(04)
Change Order Nbr	001	Project	TAP-255D(510)AG		

Prime Contractor's Section

As the duly authorized representative of RUDY CONSTRUCTION CO., 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)	Department Personnel	Approval Date
Field Division Administration(R)	Harlin, Christopher	
Construction Administration(R)	January, Trenton	
Central Office Administration(R)	McIntosh, Derek Lee	
	Leonard, John B.	

Signature

Contract ID	220321	Primary County	OKLAHOMA	Primary PCN	33269(04)
Change Order Nbr	001	Project	TAP-255D(510)AG		

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*



PROPOSAL

February 14, 2023

WATCO Entry Fee
Oklahoma Department of Transportation
701 SE 82nd Street
Oklahoma City, Ok 73149

TO: Chris Harlin

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

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Est. Cost</u>
New	WATCO Entry Fee	1.00	EA	\$6,000.00	\$6,000.00
Total This Proposal					<u>\$6,000.00</u>

Proposal Notes

- 1 Cost of railroad coordination adjacent trail construction.

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:
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**Application for Right of Entry (ROE)
or Supplement to Existing Permit No. _____**

LICENSEE CONTACT INFORMATION

Full legal name of Licensee:	Rudy Construction Co		
Municipal ownership, if any:	N/A		
If not a corporation, name(s) of owners or partners:	Doug Walker/Shane Allen		
DBA, if applicable:		State of incorporation, if applicable:	
Contact name:	Jared Bills	Contact phone:	
Business address:	PO Box 14575 Okc, Ok	Zip+4 (REQUIRED):	73113
Contact email:	jbills@rudyc.com		

LICENSEE BILLING INFORMATION Same as Above

Bill-to company:			
Billing contact name:		Contact phone:	
Billing mailing address:		Zip+4 (REQUIRED):	
Billing email address:			

ENTRY LOCATION AND DETAILS

Name of Railroad:	WATCO		
Address of location, including county:	Oklahoma County		
Railroad milepost (if known):	N/A		
Nearest US DOT/AAR crossing number:	N/A		
Lat/Long (in decimal form):	35.460564, -97.414962		
Distance and direction from centerline of nearest road crossing:	N/A		
Dimensions of affected property, railroad or otherwise: (Include with this application a plan showing exact location relative to any landmarks, structures, roads, mileposts, or track. Details on second page of this application.)	See attached		
Detailed description of work to be completed/reason for entry. Incomplete information will cause a delay in application processing.	Trail Construction		
Are buildings or structures currently located on site? Y/N	N	If yes, describe.	
Requested access dates: (See APPLICATION FEE SCHEDULE for associated fees.)	03/06/2023		

DEPARTMENT OF TRANSPORTATION PROJECT INFORMATION (if applicable)

If this installation is associated with a DOT project, please provide all information below.			
DOT project name:	City of Midwest City Railroad Trail Phase 2&3		
DOT contract number:	220321	DOT project number:	TAP-255D(510)AG
Project contact name:	Chirs Harlin	Project contact phone:	405-522-5576
Project contact email:	charlin@odot.org		
Contact mailing address:	701 SE 82nd Okc,OK	Zip+4 (REQUIRED):	73149

THIRD-PARTY CONTRACTOR INFORMATION

If more than one contractor will be employed, please complete page four (4) of this application. Please provide certificates of insurance meeting the requirements detailed on Exhibit A, attached, for each contractor.

Will a contractor be employed for installation or maintenance?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Yes, but contractors not yet identified		
Company name, if known:		Contact name:	
Contact phone:		Contact email:	
Business address:			
Work to be performed:			

APPLICATION FEE SCHEDULE – All fees are subject to change without notice. Please check all that apply.



Application fee (Non-Refundable)	\$1,250	Due upon submission of Application for ROE. Minimum 30 days processing and review time.
Minimum License fee, valid up to 60 days:	\$1,000	Due upon submission of Application for ROE. If application is not approved and license not granted, fee will be refunded.
License fee for 90-day term:	\$2,000	Due upon submission of Application for ROE. If application is not approved and license not granted, fee will be refunded.
License fee for 150-day term:	\$4,750	Due upon submission of Application for ROE. If application is not approved and license not granted, fee will be refunded.
Storage Customers - combination application / license fee (Non-Refundable)	\$500	Due upon submission of Application for ROE for storage customers only.
Engineering review fee	\$750	\$750 fee covers a basic review. If greater review is required, the fee will be adjusted accordingly.
Environmental fee (if applicable)	\$2,250	Due upon submission of Application for ROE if applicable
Expedite fee (Non-Refundable)	\$1,750	Due upon submission if requesting processing and review be expedited Expect 1 – 2 weeks processing and review time. If extensive engineering review is required, additional time may be necessary.

INCULDE WITH APPLICATION:

Review Right of Entry Application Checklist to ensure all required information has been provided with application.

PAYMENT BY ACH

Account Name: Watco Companies, L.L.C.
 Account #: 1430137371
 Routing #: 071000288
 SWIFT: HATRUS44
 Bank Name: BMO Harris Bank
 Bank Address: 111 W Monroe St, Chicago, IL 60603
 Email Remittance: ar@watco.com

PAYMENT BY CREDIT CARD – Visa or Mastercard Only

I, cardholder, authorize the card listed below to be billed as specified. Note: If card below has been previously provided and stored for future transactions, only items listed with ** are required for each future payment.			
** Last 4 digits of card number:		Expiration Date (MM/YY):	___/___
Billing Address, City, State, Zip:			
Store complete card information for future transactions: Y/N	**Dollar Amount:	**SCS Invoice Number(s):	
**Cardholder Signature:			** Date (MM/DD/YY): ___/___/___

SUBMIT TO:

Name of Railroad:	
-------------------	--

RealEstate@Watco.com

If, in the opinion of the Railroad, sufficient hazard is involved, Railroad will supply flagmen with proper advanced notice; or, if any work or activities require removal, replacement, modification, or locating of track, bridges, signals, railroad wires or pipelines, roads, or the supply of railroad engineering or supervision, the applicant agrees that the full cost of such railroad services will be borne by the applicant.



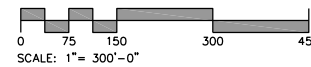
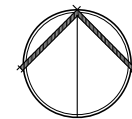
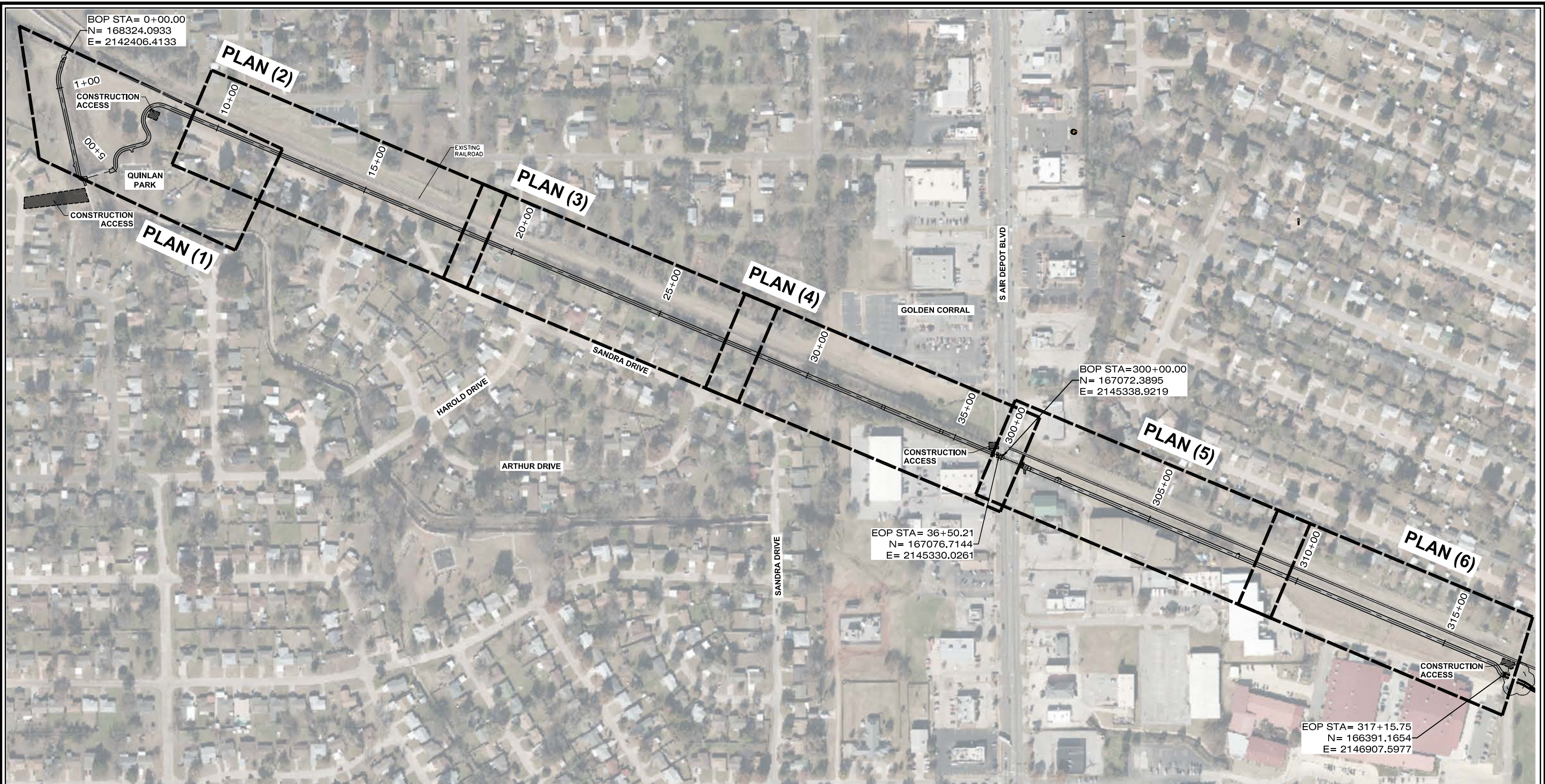
 Signature of Applicant

Sr Project Manager

 Title

2-14-2023

 Date



CITY OF MIDWEST CITY RAILROAD TRAIL – PHASE 2&3	
PLANS AND ESTIMATES PREPARED BY:	R.L. SHEARS COMPANY, P.C. Landscape Architects
DESIGN	BBD 07/22
DRAWN	BBD 07/22
CHECKED	RLS 07/22
APPROVED	
1522 SOUTH BOULDER AVENUE TULSA, OKLAHOMA 74119 TEL 918.582.0612 FAX 918.582.0613	
KEY MAP	
JP# 33269(04)	SHEET R003



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/14/2023

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

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

PRODUCER INSURICA - Oklahoma City 5100 N. Classen Blvd, #300 Oklahoma City, OK 73118	CONTACT NAME: Jasmin Mayorga, CISR, CRIS PHONE (A/C, No, Ext): (405) 556-2288 FAX (A/C, No): (405) 556-2332 E-MAIL ADDRESS: Jasmin.Mayorga@INSURICA.com	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED Rudy Construction Co. P.O. Box 14575 Oklahoma City, OK 73113	INSURER A : Zurich American Insurance Company 16535	
	INSURER B : Great American Insurance Company 16691	
	INSURER C :	
	INSURER D :	
	INSURER E :	
INSURER F :		

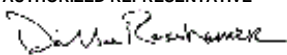
COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			GLO450386605	11/1/2022	11/1/2023	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BAP450386705	11/1/2022	11/1/2023	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			TUE139853506	11/1/2022	11/1/2023	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC551427005	11/1/2022	11/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Certificate Holder is an Additional Insured and a Waiver of Subrogation applies with respect to General Liability, Auto Liability, and Umbrella Liability as required by written contract. Additional Insured status is on Primary & Non-Contributory basis. A thirty (30) notice of cancellation applies in favor of certificate holder as required by written contract and in accordance with policy provisions.

CERTIFICATE HOLDER **CANCELLATION**

Watco Companies, L.L.C., and its affiliates, subsidiaries and assigns 315 W. 3rd Street Pittsburg, KS 66762	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



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

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : March 28, 2023

SUBJECT : Discussion, consideration, and possible action of change order #01 amending the contract with Mid-America Golf & Landscape, Inc. to construct the Midwest City Soccer project by adding \$52,306.72 with no additional days.

The attached change order is for the construction of the Midwest City Soccer project and adding two electrical items to the scope of work. The scope was requested by staff in partnership with the MWC Soccer Club and staff from the Public Works Department.

Christmas Light Power, \$10,092.00: There are currently three (3) electrical pedestals in the area of construction whose function is to supply power to Christmas Lights. These pedestals are in direct conflict with the construction of the fields and it was intended to relocate them separately. However, the electrical sub-contractor on this project is providing for a better value approach doing the work while running electricity for the poles, thereby saving money.

Additional Fixtures, \$35,000.00: This proposal will add 13 additional light fixtures onto the poles specified which will light additional fields not in the original scope. By doing so, the City will save money by doing the work now rather than at a later date once the poles are installed. The lighting levels expected will allow for after dark practice on those fields.

This will increase the contract price by \$52,306.72 to the contract to a total price of \$941,294.72.

The funding for this project is appropriated in project #0619G3.

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

Attachment

Mid-America Golf & Landscape, Inc.
 1621 Se Summit St,
 Lees Summit, Missouri 64081
 Phone: (816) 524-0010

Project: 23-01-676 - Midwest City Soccer
 1799 National Blvd
 Midwest City, Oklahoma 73110

DRAFT

Prime Contract Potential Change Order #001: CE #676-001 - MWC Lighting Pro

TO:	City of Midwest City 100 N. Midwest Boulevard Midwest City, Oklahoma 73110	FROM:	Mid-America Golf & Landscape, Inc. 1621 Se Summit St, Lees Summit, Missouri 64081
PCO NUMBER/REVISION:	001 / 0	CONTRACT:	23-01-676 - Midwest City Soccer
REQUEST RECEIVED FROM:		CREATED BY:	Jason Lewis (Mid-America Golf & Landscape, Inc.)
STATUS:	Draft	CREATED DATE:	3/9/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	Yes	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$52,306.72

POTENTIAL CHANGE ORDER TITLE: CE #676-001 - MWC Lighting Pro

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #676-001 - MWC Lighting Proposal Option

Change order for the electrical additions: this has to go before city council for approval and our window to submit for March

ATTACHMENTS:


[MWC Christmas light power Proposal_Crown Electric.pdf](#) , [_MWC soccer field option to add lighting Proposal_Crown Electric.pdf](#)

#	Budget Code	Description	Amount
1	47-20.S Electrical Subcontractor.Sub	Christmas Light Power	\$10,092.00
2	47-20.S Electrical Subcontractor.Sub	Additional Fixtures	\$35,000.00
3	90-10.OH General.Allocated Overhead	O/H	\$2,705.52
4	47-20.S Electrical Subcontractor.Sub	Bonding	\$1,352.76
5	47-20.S Electrical Subcontractor.Sub	Profit	\$3,156.44
Grand Total:			\$52,306.72

Daniel Crossland (Wall Engineering)

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

Mid-America Golf & Landscape, Inc.
 1621 Se Summit St,
 Lees Summit, Missouri 64081

 3/9/23
 SIGNATURE DATE

 SIGNATURE DATE

 03/09/2023
 SIGNATURE DATE

Proposal
Crown Electric

PO Box 850118
Yukon, OK 73085
405.324.9555 405.324.9559
OK 3112

Peter Singleton
City of Midwest City

Subject: MWC Soccer Club
Re: Christmas Lights Power

Peter,

We are pleased to provide you with a proposal to reconfigure the power for Christmas lights at the MWC Soccer Club field site. If you have any questions please contact us.

We will reconfigure the power for Christmas Lights at the locations shown on the attached drawing.

- Main Panel(yellow square w/ Pink outline),
- P3 and P5 (yellow square with blue outline)
- P2 location will be moved to new light pole P2 (yellow square)

\$ 10,092.00

Thank you for your time and consideration in this endeavor. Again if you have any questions please feel free to contact us, we will be glad to assist you.

Date: March 8, 2023
Time: 12:32 pm

Signature:  _____

ACCEPTANCE of PROPOSAL-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the above work as specified. Payment will be made as per specifications or every 30 days. Please sign and return this quote within 10 day. This quote is valid for 30 days from date of quote.

Date: _____

Customer Signature: _____

Title: _____

main panel:
Incoming power and
distribution to other panels
labeling as P1
lose this panel, kills the
others?

panel P4
Incoming from P2

Yellow Squares

Main Panel Location
will have 3 - 2p 60 amp recepts
and a 110 volt outlet
will be on our new service
location

Panel P5 and P3 will have
1 - 2p 60 amp recept (each)
& a 110v recept (each)

Panel P2 will now be on Pole #2
and will have 1 - 2p 60 amp
recept

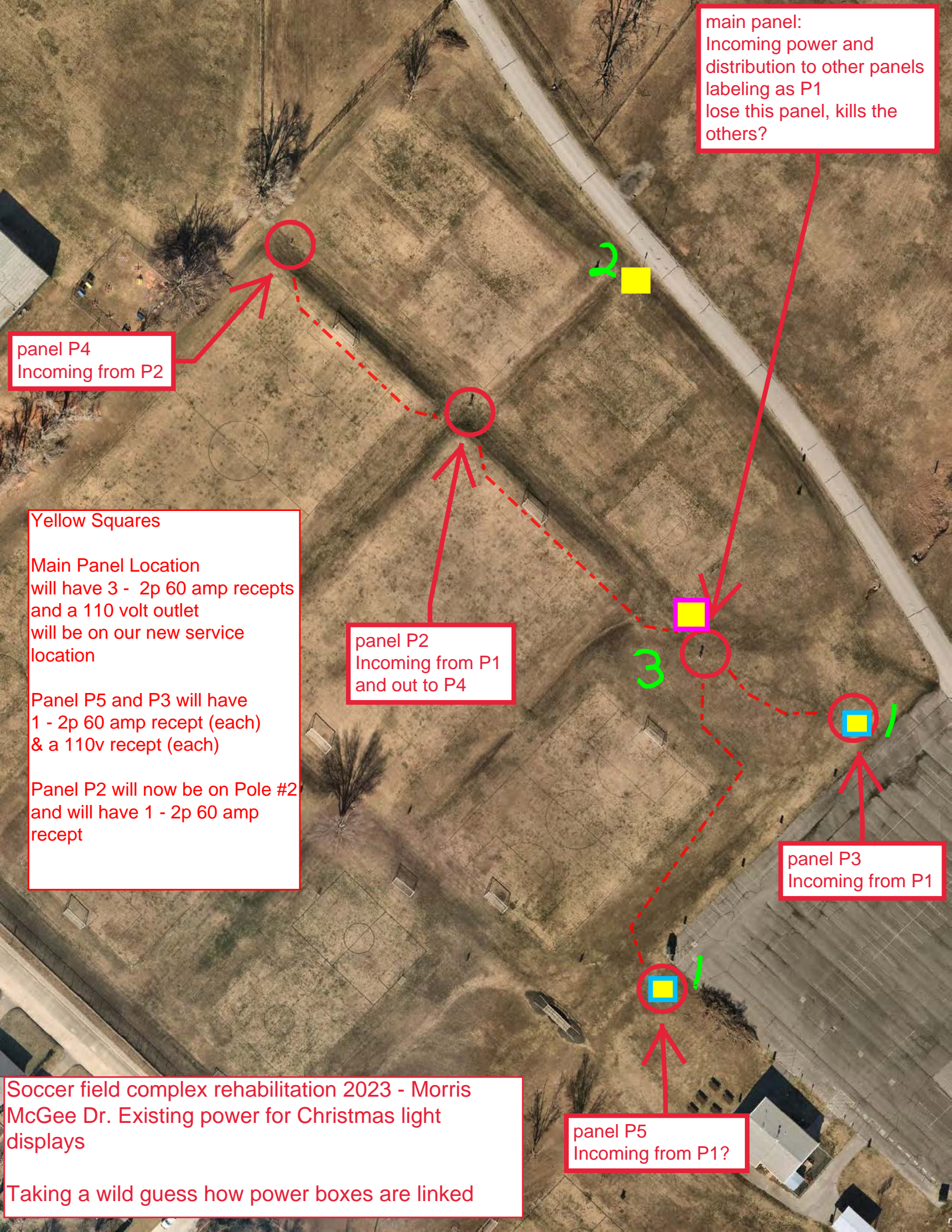
panel P2
Incoming from P1
and out to P4

panel P3
Incoming from P1

panel P5
Incoming from P1?

Soccer field complex rehabilitation 2023 - Morris
McGee Dr. Existing power for Christmas light
displays

Taking a wild guess how power boxes are linked



Proposal
Crown Electric

PO Box 850118
Yukon, OK 73085
405.324.9555 405.324.9559
OK 3112

Vaughn Sullivan
City of Midwest City
Assistant City Manager
405.739.1207

Subject: MWC Soccer Field
Re: Additional Lighting for Fields 6, 7, 8, and 9.

Vaughn

We are pleased to provide you with proposal to install 13 additional lights. If you have any questions please contact us.

The poles to have additional fixtures is listed below:

- Pole 7 to have 5 additional fixtures
 - Pole 8 to have 6 additional fixtures
 - Pole 9 to have 2 additional fixtures
- includes wire, conduits, labor
see attached aiming plan for option 2(all green aiming lines are added with this proposal)

Price \$35,000.00

Thank you for your time and consideration in this endeavor. Again if you have any questions please feel free to contact us, we will be glad to assist you.

Date: February 16, 2023
Time: 11:44 am

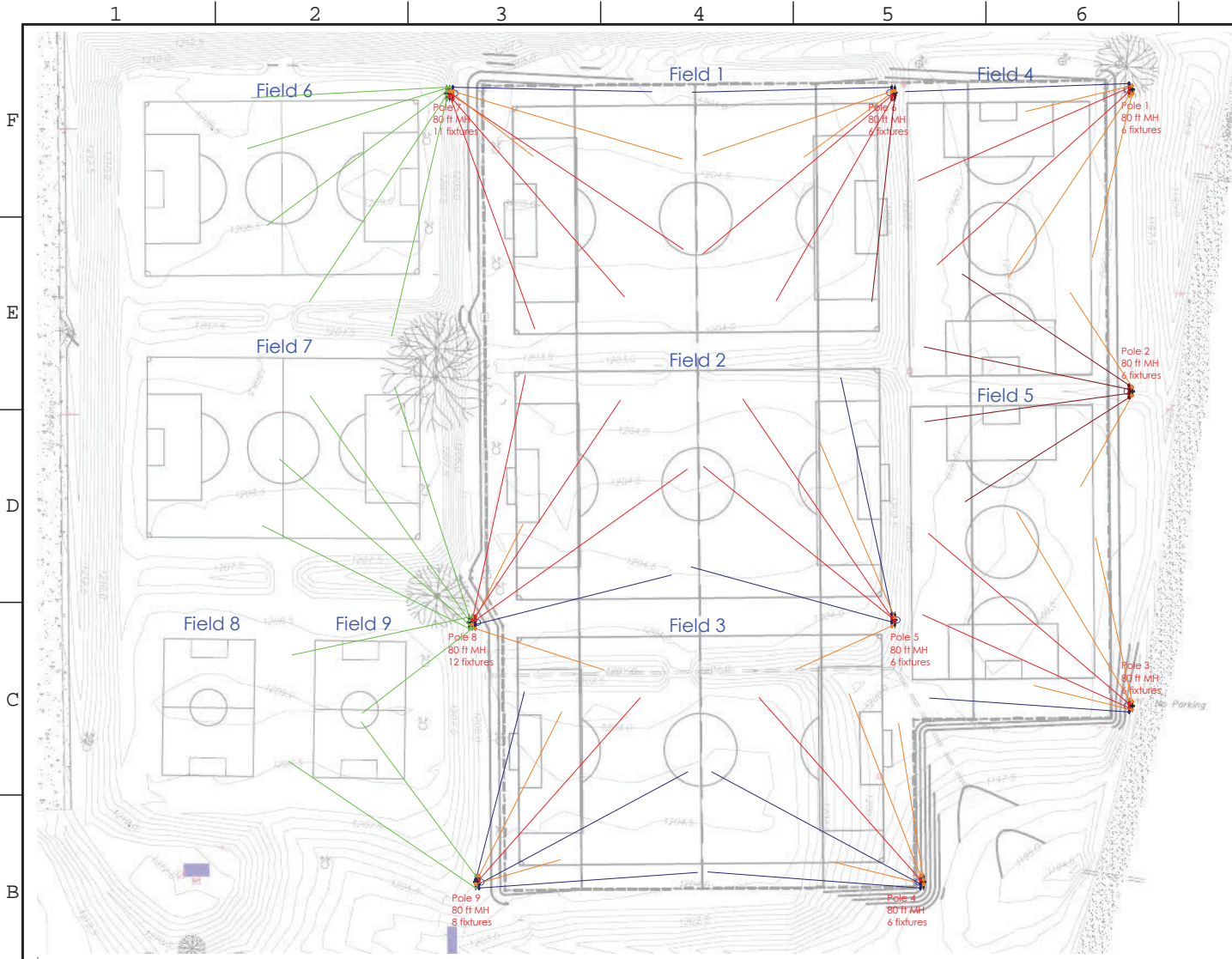
Signature:  _____

ACCEPTANCE of PROPOSAL-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the above work as specified. Payment will be made as per specifications or every 30 days. Please sign and return this quote within 10 day. This quote is valid for 30 days from date of quote.

Date: _____

Customer Signature: _____

Title: _____



Horizontal
Scale: 1 inch= 50 Ft.

ephesus
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
PHONE: 315-579-2873
WWW.EPHESUSLIGHTING.COM

LIGHTING DESIGN FOR:

Midwest Soccer Complex
Midwest City, OK
Lumasport 8 640/320 and
Lumasport 16 1200

**Option 2
Aiming
Summary**

MH: See Drawing
Reflectances: .2
LLF: 0.95
Calc Grid: 15 x 15
Notes:

DRAWN
C Yohe

CHECKED
D Couch

REVISION
3

PROJECT
2201513

REVISION NOTES

Luminaire Schedule

Symbol	Qty	Label	Description	Lum. Lumens
⊙	13	EPH-LS-08-0640L-57-70-3S-CV	Lumasport 8, 640, 3S, 70 CRI, 5700K CV	73139
⊙	16	EPH-LS16-1200L-57-70-1S	Lumasport 16, 1200, 1S, 70 CRI, 5700K	155397
⊙	12	EPH-LS16-1200L-57-70-2S	Lumasport 16, 1200, 2S, 70 CRI, 5700K	160387
⊙	5	EPH-LS16-1200L-57-70-3S	Lumasport 16, 1200, 3S, 70 CRI, 5700K	173485
⊙	21	EPH-LS16-1200L-57-70-5S	Lumasport 16, 1200, 5S, 70 CRI, 5700K	169945

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Fields 1-5 Calc	Illuminance	Fc	32.3	44.6	19.8	1.63	2.25
Fields 6-9 Calc	Illuminance	Fc	8.3	25.6	0.8	10.41	32.00
Surrounding Calc	Illuminance	Fc	6.7	32.0	0.1	66.50	320.00



**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 : March 28, 2023

SUBJECT : Discussion, consideration, and possible action of entering into an agreement with LMRK Engineering to prepare a construction plan for the Sooner Rose Development Sanitary Sewer Upgrade and Rehabilitation, for a total amount of \$155,000.

The accompanying proposed agreement is for the preparation of a construction plan for the removal, redesign, and construction of the Sooner Rose Development sanitary sewer system. This work will require survey and right-of-way acquisition services. The existing system in that area is reaching its capacity to service the area.

LMRK Engineering was chosen from an interview process of multiple engineering firms.

This work has been previously budgeted as project # 442201.

Patrick Menefee, P.E.,
City Engineer
Attachment

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

THIS PROFESSIONAL SERVICES AGREEMENT (hereinafter referred to as “**Agreement**”) is entered into by and among The City of Midwest City, a municipal corporation (hereinafter referred to as “**City**”), and LMRK Engineering, (hereinafter referred to as “**Service Provider**”) (**City**, and **Service Provider** being collectively referred to herein as the “**Parties**”) and is effective upon the date of execution by the last party hereto.

WITNESSETH:

WHEREAS, **City** is in need of the following professional services Design Services for Replacement/Upgrade of approximately 4500 linear feet of Sanitary Sewer ; and

WHEREAS, **Service Provider** is in the business of providing professional services that is needed by the **City**; and

WHEREAS, the **City** and the **Service Provider** have reached an agreement for the **Service Provider** to provide the **City** the requested professional services; and

WHEREAS, **City** hereby retains **Service Provider** to provide professional services as an independent contractor; and

WHEREAS, **SERVICES PROVIDER** agrees to provide the **City** all services, in accordance with the standards exercised by experts in the field, necessary to provide the **City** services, products, solutions and deliverables that meet all the purposes and functionality requested or described in the RFP and in this Agreement.

NOW, THEREFORE, for and in consideration of the above premises and mutual covenants as set forth herein, the **City**, and **Service Provider** hereby agree as follows:

1. INDEPENDENT CONTRACTOR STATUS

Subject to the terms and conditions of this Agreement, the City retains the Service Provider as an independent contractor, to provide the City all services, in accordance with the standards exercised by experts in the field, necessary to provide the City services, products,

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

solutions, and deliverables (collectively referred to as “Deliverables”) that meet all the purposes and functionality requested or described in this Agreement. The **City** shall meet with **Service Provider** to identify service needs on a project by project basis. **Service Provider** will provide a written proposal for the identified services in accord with the terms and conditions of this Agreement. The **City** may issue a purchase order for the identified services accompanied by **Service Provider’s** written proposal. Upon issuance of the purchase order, the **Service Provider** shall be responsible for timely providing the services authorized by the purchase order (“Project”). Upon completion of the Project (services in a purchase order), the **Service Provider** will issue an invoice to the **City** and, upon approval of the invoice, the **City** will pay the invoice. Upon completion of each Project and provision to the **City** of all Deliverables for that Project and payment of the invoice for that Project to the **Service Provider**, the **City** shall own all rights and license for the Deliverables and other work products related to that Project.

a) This Agreement governs the Scope of Services including, but not limited to, all Deliverables to be provided by **Service Provider** to the **City**. The Attachments are incorporated into this Agreement by reference and, should there be a conflict in language, terms, conditions, or provisions, shall have the priority and precedential value as set forth in this Agreement.

b) The text of this Agreement together with the Attachments constitutes the entire Agreement and the only understanding and agreement between the **City** and the **Service Provider** with respect to the services, products, solutions and deliverables to be provided by the **Service Provider** hereunder. This Agreement may only be amended, modified or changed in writing when signed by all parties, or their respective specifically authorized representatives, as set forth in this Agreement.

c) If there is a conflict in language, terms, conditions, or provisions, in this Agreement

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

between the text of this document, and any language, term, condition, or provision in any Attachment, then the text of this document, shall govern and control over any conflicting language, term, condition, or provision in any Attachment. As among the Attachments any conflict in the language, terms, conditions, or provisions shall be governed in the following order of priority and precedence:

- Attachment “A” (“Scope of Services”)
- Attachment “B” (“Schedule of Fees / Rate Card”),
- Attachment “C” (“**Service Provider’s** Team”),
- Attachment “D” (“Insurance”).

2. RETENTION OF SERVICES PROVIDER AND SCOPE OF SERVICES

A. **Service Provider** is solely responsible for the actions, non-action, omissions, and performance of **Service Provider’s** employees, agents, contractors, and subcontractors (herein collectively included in the term “Service Provider’s Project Team”) and to ensure the timely provision of each Project, timely performance of the Scope of Services, and the timely performance of each Project and the provision of all Deliverables as each are defined in **Attachment “A” (“Scope of Services”)** or the Project.

B. Service Provider will be solely responsible to ensure the Service Provider’s Project Team fully understands each Project, the Scope of Services, the Deliverables, the schedule for performance, and City’s goals and purposes. Service Provider will be solely responsible to ensure the Service Provider’s Team, specifically assigned to work on the Project for the City, is adequately trained, instructed, and managed so that Service Provider timely provides each Project task and satisfies the Service Provider’s obligations under this Agreement. The Service Provider may not change the Service Provider’s Team, for the services to be provided as set forth on Attachment “C” (“Service Provider’s Team”) without the prior written consent of the **City**.

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

C. **Service Provider** shall comply with all applicable federal, state and local laws, standards, codes, ordinances, administrative regulations and all amendments and additions thereto, pertaining in any manner to the performance or services provided under this **Agreement**. **Service Provider** shall obtain all patents, licenses and any other permission required to provide all Deliverables and for use of all Deliverables by the **City**.

3. CONSIDERATION

A. The **City** shall pay the **Service Provider** the compensation after completion of Projects or Deliverables as specified in Attachment “B” (“**Schedule of Fees / Rate Card**”).

B. The **City** and the **Service Provider** acknowledge that the compensation to be paid the **Service Provider** pursuant to this **Agreement** has been established at an amount reasonable for the availability and services of the **Service Provider and the Service Provider’s Team**.

4. INDEPENDENT CONTRACTOR STATUS

The parties hereby acknowledge and covenant that:

A. **Service Provider** is an independent contractor and will act exclusively as an independent contractor is not an agent or employee of the **City** in performing the duties in this Agreement.

1. The parties do not intend, and will not hold out that there exists, any corporation, joint venture, undertaking for a profit or other form of business venture or any employment relationship among the parties other than that of an independent contractor relationship.

2. All payments to **Service Provider** pursuant to this **Agreement** shall be due and payable in the State of Oklahoma, even if services of **Service Provider** are performed outside the State of Oklahoma.

B. The **CITY** shall not withhold any social security tax, workmen’s compensation, Medicare tax, federal unemployment tax, federal income tax, or state income tax from any compensation paid to **Service Provider** as **Service Provider** is an independent contractor and

PROFESSIONAL SERVICES AGREEMENT
between
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the members of its **Service Provider’s Team**, assigned to work on the Project for the **City** are not employees of the **CITY**. Any such taxes, if due, are the responsibilities of **Service Provider** and will not be charged to the **CITY**.

C. **Service Provider** acknowledges that as an independent contractor it and **Service Provider’s Project Team**, assigned to work on the Project for the **City** are not eligible to participate in any health, welfare or retirement benefit programs provided by the **CITY** or its employees.

5. TERM, TERMINATION AND STOP WORK

A. This **Agreement** shall commence upon execution by the last party hereto and shall continue in effect for one-year from the date of execution, unless terminated by either party as provided for herein. This **Agreement** may be extended by mutual agreement of the **Parties** in one-year increments, until the Project is completed and accepted as provided herein.

B. The **City** issue notices of termination or suspension to the **Service Provider**. This **Agreement** may be terminated, with or without cause, upon written notice, at the option of **City**.

1. Upon receipt of a notice of termination for the *convenience* from the **City**, the **Service Provider** shall immediately discontinue all services and activities (unless the notice directs otherwise), and

2. Upon payment for products or services fully performed and accepted, **Service Provider** shall deliver to the **City** all licenses, work, products, deliverables, solutions, communication recommendations, plans, messaging strategies, style guides, design elements, internal and external messaging campaigns, documents, data analysis, reports, and other information and materials accumulated or created in performing this **Agreement**, whether same are complete or incomplete, unless the notice directs otherwise. Upon termination for the *convenience* by the **City**, the **City** shall pay **Service Provider** for completed Projects and Deliverables up to the time of the notice of termination for *convenience*, in accordance with the

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
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THE CITY OF MIDWEST CITY

terms, limits and conditions of the **Agreement** and as further limited by the “not to exceed” amounts set out in this **Agreement**.

3. Upon notice of termination for *cause* from the **City**, the **Service Provider** shall not be entitled to any prior or future payments, including, but not limited to, any services, performances, work, products, deliverables, solutions, costs, or expenses, and **Service Provider** shall release and waive any interest in any retainage. The **City** may hold any outstanding payments for prior completed Projects, Deliverables, Services or expenses and any retainage as security for payment of any costs, expenses, or damages incurred by the **City** by reason of **Service Provider’s** breach or other cause. Provided, however, upon notice of termination for cause, the **Service Provider** shall deliver to the **City** services, products, solutions, and Deliverables including, but limited to, all communication recommendations, plans, messaging strategies, style guides, design elements, internal and external messaging campaigns, documents, data analysis, reports, and other information and materials accumulated or created in performing this **Agreement**, whether complete or incomplete, unless the notice directs otherwise.

4. The rights and remedies of the **City** provided in this paragraph are in addition to any other rights and remedies provided by law or under the **Agreement**. Termination herein shall not terminate or suspend any warranty, indemnification, insurance, or confidentiality required to be provided by **Service Provider** under this **Agreement**.

C. Upon notice to **Service Provider**, the **City** may issue a stop work order suspending any Projects, services, performances, work, products, Deliverables, or solutions under this **Agreement**. Any stop work order shall not terminate or suspend any warranty, indemnification, insurance, or confidentiality required to be provided by **Service Provider** under this **Agreement**. In the event the **City** issues a stop work order to **Service Provider**, the **City** will provide a copy of such stop work order to the **Service Provider**. Upon receipt of a stop work order issued from the **City**, the **Service Provider** shall suspend all work, services and activities except such

PROFESSIONAL SERVICES AGREEMENT
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work, services, and activities expressly directed by the **City** in the stop work order. Upon notice to the **Service Provider**, this **Agreement**, and any or all work, services, and activities thereunder, may be suspended up to thirty (30) calendar days by the **City**, without cause and without cost to the **City**; provided however, the **Service Provider** shall be entitled to an extension of all subsequent deadlines for a period equal to the suspension periods for those suspended work, services, and activities only.

D. Obligation upon Termination for *Convenience*.

1. In the event this **Agreement** is terminated for convenience hereunder, the **City** shall pay **Service Provider** for such properly documented invoices, if any, in accordance with the provisions of this **Agreement** above, through the date of termination for *convenience* and the period set forth in the notice, and thereafter the **City** shall have no further liability under this **Agreement** to **Service Provider** and **Service Provider** shall have no further obligations to the **City**.

2. Upon termination for *convenience* of the Project and the providing to the **City** of all Deliverables for the Project and payment of the invoice for the Project to **Service Provider**, the **City** shall own all rights and license for the Deliverables and other work products related to that Project.

6. WARRANTIES

A. **Service Provider** warrants that the Projects performed and Deliverables provided under this **Agreement** shall be performed consistent with generally prevailing professional standards and expertise. **Service Provider** shall maintain during the course of this **Agreement** said standard of care, expertise, skill, diligence and professional competency for any and all such services, products, solutions and deliverables. **Service Provider** agrees to require all members of the **Service Provider's Team**, also including FTEs assigned to work on the Project, to provide any and all services, products, solutions and Deliverables at said same standard of care, expertise, skill, diligence and professional competence required of **Service Provider**.

PROFESSIONAL SERVICES AGREEMENT
between
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B. During the term of this **Agreement**, the **City's** initial remedy for any breach of the above warranty shall be to permit **Service Provider** one additional opportunity to perform the work, services, and activities or provide the Projects and Deliverables without additional cost to the **City**. If the **Services Provider** cannot perform the work, services, and activities or provide the products, solutions and deliverables according to the standards and requirements set forth in this **Agreement** within thirty (30) calendar days of the original performance date, the **City** shall be entitled to recover, should the **City** so determine to be in their best interest, any fees paid to the **Service Provider** for previous payments, including, but not limited to, work, services, activities services, Projects and Deliverables and **Service Provider** shall make reimbursement or repayment within thirty (30) calendar days of a demand by the **City**. Should the **Service Provider** fail to reimburse the **City** within thirty (30) calendar days of demand, the **City** shall also be entitled to interest at 1.5% percent per month on all outstanding reimbursement and repayment obligations.

C. The **Service Provider** also acknowledges and agrees to provide all express and implied, warrants required or provided for by Oklahoma statutory and case law. This warrant is in addition to other warranties provided in or applicable to this **Agreement** and may not be waived by any other provision, expressed or implied, in this **Agreement** or in any **Attachment** hereto.

7. INSURANCE

A. **Service Provider** must provide and maintain at all times throughout the term of this **Agreement**, and any renewal hereof, such *commercial general insurance with a limit of \$1,000,000 per occurrence for bodily injury and property damage and \$2,000,000 general aggregate* protecting the **City** from claims for bodily injury (*including death*) and or property damage arising out of or resulting from the **Service Provider**, and its employees, use and occupancy of the premises and the activities conducted thereon . The insurance coverage required in this paragraph must include the **City** as additional insureds as their interest may appear under

PROFESSIONAL SERVICES AGREEMENT
between
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And
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this **Agreement** under the policy or policies.

B. A certificate of insurance evidencing the coverage required herein shall be provided to the **City** within five (5) days of the execution of this **Agreement**.

C. **Service Provider** shall require any contractor or subcontractor to obtain and maintain substantially the same coverage as required of **Service Provider** including the **City** as an additional insured as their interest may appear under this **Agreement**.

D. The insurance requirements set forth herein must not be deemed to limit, affect, waive, or define any obligations of the **Service Provider** in any other paragraph of this **Agreement** or any indemnification or insurance requirement in any other paragraph of this **Agreement**. This paragraph must continue in full force and affect for any act, omission, incident or occurrence occurring or commencing during the term of this **Agreement**. Further, the insurance coverage required by this paragraph will survive revocation, non-renewal, termination and expiration of this **Agreement** for any occurrence or event occurring, initiated, or commencing prior to such revocation, non-renewal, termination and expiration or during the period in which the **Service Provider** is services under the **Agreement**.

E. Provided, however, should the **Service Provider** or its officers, invitees, representatives, contractors, employees or agents carry any additional, different or other insurance or insurance coverage of any kind or nature, the provisions of this paragraph must not in any way limit, waive or inhibit the **City** from making a claim or recovering under such insurance or insurance coverage.

F. Notwithstanding any other provision to the contrary, upon termination or lapse of insurance coverage required hereunder, this **Agreement** may be terminated. Termination of this **Agreement** pursuant to this paragraph must take precedence and supersede any other paragraph establishing the term of this **Agreement**, establishing a procedure for revocation or termination, or requiring notice and/or providing an opportunity to cure a breach.

G. The insurance limits in this paragraph in no way act or will be deemed to define or limit the right of **City** to recover damages, expenses, losses or for personal injuries, death or

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

property damage pursuant to applicable law or the indemnification provisions or under any other paragraph or provision in this **Agreement**.

8. INDEMNIFICATION

A. **Service Provider** agrees to indemnify, defend, and hold harmless the **City** from and against all liability for: (a) injuries or death to persons; (b) costs, losses, and expenses; (c) legal fees, legal expenses, and court costs; and (d) damages, loss to property, which are caused by the **Service Provider**, its officers, representatives, agents, contractors, and employees except to the extent such injuries, losses, damages and/or costs are caused by the negligence or willful misconduct of the indemnified party. The **Service Provider** must give the **City** prompt and timely notice of any claim or suit instituted which in any way, directly or indirectly, contingently or otherwise, affects or might affect the **City**, provided, however, such notice will not be a precondition to indemnification hereunder. The rights granted by this paragraph will not limit, restrict, or inhibit the rights of the **City** under any other paragraph, including but not limited to any insurance provision or requirement in this **Agreement**.

B. The provisions of this paragraph shall survive the expiration of this **Agreement**. It is understood that these indemnities and hold harmless provisions are not limited or defined by the insurance required under the insurance provisions of this **Agreement**.

9. CONFIDENTIALITY

Service Provider acknowledges that in the course of training and providing other services to the **City**, the **City** may provide **Service Provider** with access to valuable information of a confidential and proprietary nature including but not limited to information relating to the **City's** employees, customers, marketing strategies, business processes and strategies, security systems, data and technology. **Service Provider** agrees that during the time period this **Agreement** is in effect, and thereafter, neither **Service Provider** nor **Service Provider's Team**, without the prior written consent of the **City**, shall disclose to any person, other than to the **City**, any

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

information obtained by **Service Provider**. **Service Provider** shall require and maintain adequate confidentiality agreements with its employees, agents, contractors, and subcontractors.

10. NOTICES

A. Notices and other communications to the **City** pursuant to the provisions hereof will be sufficient if sent by first class mail, postage prepaid, return receipt required, or by a nationally recognized courier service, addressed to:

The City of Midwest City, City Clerk
100 N. Midwest Boulevard
Midwest City, OK 73110

respectively, and notices or other communications to the **Service Provider** pursuant to the provisions hereof will be sufficient if by first class mail, postage prepaid, return receipt required, or by a nationally recognized courier service, addressed to:

Reza Khakpour

7212 NW 129th Street

Oklahoma City, Oklahoma 73142

B. Any party hereto may change the address or addressee for the giving of notice to it by thirty (30) days prior written notice to the other parties hereto as provided herein. Unless otherwise specified in this **Agreement**, notice will be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to this paragraph.

11. ABIDES BY LAW

The **Service Provider** must abide by the conditions of this **Agreement**, the ordinances of the **City**, and all laws and regulations of the State of Oklahoma and the United States of America (“Laws”), applicable to **Service Provider’s** activities. **Service Provider** will be responsible for

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

securing any license, permits and/or zoning which may be required prior to commencement of the Project.

12. ASSIGNMENT AND SUBLEASE

Service Provider may not assign or sublease its interest under this **Agreement** without the prior written consent of the **City**. Any assignment or sublease shall become effective upon receipt of a request signed by authorized and empowered officers/agents of the **Service Provider** and sublessee and provision by the sublessee of a certificate of insurance evidencing the insurance required by this **Agreement** and upon approval of such sublease by **City**. The **City** may, but not required, to execute a letter approving either the assignment or sublease as provided herein on behalf of **City**. Upon approval of such assignment or sublease, **Service Provider** will not be relieved of future performance, liabilities, and obligations under this **Agreement**. **City** shall be provided with a copy of each written sublease agreement, and all amendments thereto, entered into by **Service Provider** within forty-five (45) days after the entering into of same.

13. COMPLETE AGREEMENT AND AMENDMENT

This is the complete agreement between the parties and no additions, amendments, alterations, or changes in this **Agreement** shall be effective unless reduced to writing and signed by all parties hereto. Additionally, no statements, discussions, or negotiations shall be deemed or interpreted to be included in this **Agreement**, unless specifically and expressly provided herein.

14. TIME OF ESSENCE

For the purposes of this **Agreement**, time shall be deemed to be of the essence.

15. MULTIPLE ORIGINALS

This **Agreement** shall be executed in multiple counterparts, each of which shall be deemed an original.

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

16. ANTI-COLLUSION

Service Provider agrees that it has not been and shall not be a party to any collusion with any of their officials, trustees, or employees of the **City** as to the terms or conditions of this **Agreement**, and has not and will not exchange, give or donate money or other things of value for special consideration to any officials, trustees, or employees of the **City**, either directly or indirectly, in procuring and execution of this **Agreement**.

17. BREACH AND DEFAULT

A. A breach of any provision of this **Agreement** shall act as a breach of the entire **Agreement** unless said breach is expressly waived in writing by all other parties hereto. Failure to enforce or timely pursue any breach shall not be deemed a waiver of that breach or any subsequent breach. No waiver of any breach by any party hereto of any terms, covenants, or conditions herein contained shall be deemed a waiver of any subsequent breach of the same, similar, or different nature.

B. Further, except as otherwise specifically and expressly provided and any other paragraph hereto, should any party hereto fail to perform, keep or observe any of the terms, covenants, or conditions herein contained, this **Agreement** may be terminated by any party not in default thirty (30) days after receipt of written notice and opportunity to cure, less and except as such lesser time is provided in this **Agreement**.

C. Should the **City** breach this **Agreement**, **Service Provider** may only recover that proportion of the prepaid annual rental for the unexpired term. **Service Provider** may not collect or recover any other or additional damages, losses, or expenses.

18. THIRD PARTY BENEFICIARIES

All parties expressly agree that no third-party beneficiaries, expressly or implicitly, are intended to be or shall be created or acknowledged by this **Agreement**. This **Agreement** is solely

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

for the benefit of the **Service Provider** and the **City**, and none of the provisions hereof are intended to benefit any third parties.

19. VENUE AND CHOICE OF LAW

All parties hereto expressly agree that the venue of any litigation relating to or involving this **Agreement** and/or the rights, obligations, duties and covenants therein shall be in the appropriate court (state or federal) located in Oklahoma County, Oklahoma. All parties agree that this **Agreement** shall be interpreted and enforced in accordance with Oklahoma law and all rights of the parties shall be determined in accordance with Oklahoma law.

20. VALIDITY

The invalidity or unenforceability of any provision of this **Agreement** shall not affect the validity or enforceability of any other provisions of this **Agreement**, which shall remain in full force and effect.

21. NO WAIVER

The failure or neglect of either of the **Parties** hereto to insist, in any one or more instances, upon the strict performance of any of the terms or conditions of this **Agreement**, or waiver by any party of strict performance of any of the terms or conditions of this **Agreement**, shall not be construed as a waiver or relinquishment in the future of such term or condition, but such term or condition shall continue in full force and effect.

22. NO EXTRA WORK

No claims for extra work, product, services, solution, or deliverables of any kind or nature or character shall be recognized or paid by or be binding upon the **City** unless such services, work, product, solution, or deliverable is first requested and approved in writing by the **City** through a purchase order.

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

23. EFFECTIVE DATE

The Effective Date of this **Agreement** is the date approved by the **City** as the last party hereto.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BANK]

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this **Agreement** on the dates set forth below.

Service Provider: LMRK Engineering

By: 

Name: Reza Khakpour

Title: President

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BANK]

PROFESSIONAL SERVICES AGREEMENT
between
LMRK Engineering
And
THE CITY OF MIDWEST CITY

APPROVED by the Council and **SIGNED** by the Mayor of The City of Midwest City this
_____ day of _____, 2023.

THE CITY OF MIDWEST CITY

MAYOR

SARA HANCOCK, CITY CLERK

REVIEWED for form and legality.

DONALD D. MAISCH, CITY ATTORNEY



Attachment A:

Scope of Services



Scope of work for **Sooner Rose Sanitary Sewer Improvement Project**

March 8, 2023

This document is an understanding and outline of the scope of services that supports LMRK Engineering’s (LMRK) fee proposal. This is an expansion on the general requirements presented in the contract.

The scope includes topographic survey, sub-surface utility location services, easement acquisition, design and production of construction plans, specifications and construction engineer’s estimate, bidding services, and construction administration services (excluding construction inspection services).

The objective of this project is the preparation of construction plans for replacement and upgrade of approximately 4500 linear feet of sanitary sewer pipe in the area of Southeast 15th Street and Sooner Road. The sanitary sewer lines impacted are designated as lines M-1, M-2, M-3, C-1, C-2, and L-1 in Sooner Rose Sanitary Sewer Improvement Plans Request for Proposal document and are shown in Figure one of this document. Table one in this document includes additional information on the locations, sizes, and lengths of these pipes.

Table 1: Impacted Sanitary Sewer Information.

Project Name	Issue Addressed	Upstream Manhole	Downstream Manhole	Length, ft	Size, in	Priority
M-1	Adverse Slope	D-1-453	D-1-4558	488	8	1
M-2	Adverse Slope	E-1-232	E-1-235	557	8	1
M-3	Flat Slope	E-1-217	E-1-212	356	8	3
C-1	Flow Capacity	E-1-296	E-1-222	795	12	2
C-2	Flow Capacity	E-1-222	E-1-282	1,262	15	2
L-1	New Line	E-1-282	E-1-027	500	15	NA
		E-1-300	E-1-282	480	15	NA



Figure 1: Impacted Sanitary Sewer Line Location Map.

The deliverables for this project shall be

- 1 Legal documents for acquisition of new easements
- 2 Topographic, easement boundary, and utility survey in the impacted areas
- 3 Construction Plans, Specifications, and Engineer's Estimate (PS&E)

LMRK will provide services in accordance with the terms described in the Basic Services of this contract. LMRK representatives will attend a project kickoff meeting with the stakeholders. This meeting will be utilized to introduce LMRK team and stakeholders as well as define points of contact. At this meeting, LMRK will receive any available, elevation (topographic) data, utility as-builts, GIS data, public communications and complaints, and property lot line information to be implemented into the design. The following tasks will be included as a part of each deliverable.

Task 1 – Topographic, Easement Boundary, and Utility Survey

Sub-Task 1.1 – Topographic Survey

- The topographic survey shall be performed under the direct supervision of a Land Surveyor licensed to practice surveying in the State of Oklahoma. The survey will be performed per the Minimum Standard Detail Requirements for Land Surveys. The vertical relief shall be depicted with contours at 1' intervals and the overall area of topography shall be obtained by conventional surveying methods to generate an accurate 3D model for surface drainage.
- The data acquired for the survey shall be referenced to the NAD83 Oklahoma North Zone Coordinate System and NAVD88 Vertical Datum. Additional primary control monuments and at least three (3) benchmarks shall be set in areas of public property near the site.
- Information and data collected as part of this project will include standard topographic features such as existing utilities, paving, vegetation, buildings, grade breaks, fencing, etc. Storm and Sanitary utilities shall have the top of rim, grate and inlet elevations and invert flowline or bottom depth elevations shall be shown on the survey.

Sub-Task 1.2 – Boundary Survey

- A boundary survey for property currently deeded shall be performed. The boundary lines shall be determined based upon Deeds of record, field investigation and public information at the Oklahoma County Assessor and Clerk's offices. The boundary determinations and locations of easements and rights-of-way will be necessary for the design and potential drainage improvements in the area. It is assumed that the project boundaries may not be limited to the specific location and may require a larger area to be included as part of the survey. The survey shall be performed under the direct supervision of a Licensed Professional Land Surveyor in the State of Oklahoma.

Sub-Task 1.3 – Existing Utility Survey

- Utility locates and markings shall be provided by third party contractor(s) by virtue of the Oklahoma One Call System “Call Okie” and any other mapping or atlas maps provided to the surveyor prior to completion of the survey. Private utilities shall be marked by a private utility contractor and shall provide utility markings for the project area.
- Depth of utilities deemed in conflict with the proposed lines will be determined using Subsurface Utility Engineering (SUE) services from a third-party company. For the purposes of this scope, it is anticipated that fifteen (15) potholes in native soil areas and fifteen (15) potholes in pavement areas will be needed. The potholes will be maximum of six (6) feet deep.
- If additional information is needed that require additional potholes, a supplemental proposal will be submitted for the Staff review and approval.

Task 2 – Easement Acquisition Services

LMRK team will provide easement acquisition services that will have land appraisal, preparation of appropriate documents, and owner contact. This scope includes the acquisition of two new easements. Additional easement acquisition(s) will need the submission of a separate scope and fee document.

Task 3 – Construction Plans Production

Sub-Task 3.1 – Preliminary Design and Plan Production

The preliminary plans shall include elevations and location of each sanitary sewer line with consideration of elevations of the existing utilities and the feasibility of construction methods. LMRK will attend a meeting with the City of Midwest City Staff to review and address comments and discuss any identified issues and their proposed resolutions. Preliminary plans will be approximately thirty percent (30%) complete.

Sub-Task 3.2 – Right-Of-Way Plan Production

Right-of-Way plans (65% plans) shall include the property lines and the location of all identified utilities. The plans will include existing and proposed easements, and ownership of all properties affected by the project. Possible locations of needed temporary construction easements shall be identified and presented on these plans.

LMRK will attend a meeting with the City of Midwest City Staff to review and address comments.

Sub-Task 3.3 – Utility Coordination

The existing utilities in the survey area will be identified and the owners will be contact to identify any possible utility conflicts with the proposed construction. If necessary, a utility coordination meeting with all stakeholders will be conducted to review the utility conflicts and relocation plans.



Sub-Task 3.4 – Final Plans, Specifications, and Engineer’s Estimate Production

LMRK will develop and submit the 95% complete plans for the City of Midwest City staff review and comment and will attend a comment review meeting to discuss and address comments. Once all comments are resolved LMRK will prepare and submit a 100% complete set of construction plans, specifications and engineer’s construction estimate for the City of Midwest City staff use. The final review plans will include, but not be limited to,

- Cover Sheet
- General Notes Sheet
- Existing Conditions
- Demolition Plan
- Overall Site Plan
- Overall Grading Plan
- Detailed Grading Plan (as necessary)
- Erosion Control Plan
- Erosion Control Details
- Construction Traffic Control
- Construction Details (2 sheets only)
- Details (2 sheets only)

Sub-Task 3.5 – Permitting

No permits are anticipated for the work associated with the scope of this work. This scope does not include the submission of applications or obtaining any permits.

Task 4 – Contract Documents and Bidding

The developed final Plans, Specifications and Engineer’s Estimate (PS&E) will be used to provide any needed assistance in contractor selection and bidding process. Bidding assistance will include responses to contractor questions and assistance with issuance of addendums to plans.

Project Schedule

- Task 1 – Complete within 60 days of issuance of notice to proceed (NTP)
- Task 2 – Complete within 180 days of acceptance of Right-Of-Way Plans
- Task 3 – Complete within 180 days of issuance of NTP
- Task 4 – Completion shall follow the City of Midwest City Bidding schedule



Attachment B:

Schedule of Fees



Schedule of fees for
Sooner Rose Sanitary Sewer Improvement Project

March 8, 2023

The Lum Sum amount of \$155,000.00 shall be for work described in the scope of work for Sooner Rose Sanitary Sewer Improvement Project and shown in Attachment A of this document. Monthly invoices shall be submitted to the City based on percentage of completed tasks. The City shall inform LMRK any missing information or issues with the submitted invoice. Accepted invoices shall be paid withing thirty (30) days of receipt.

Fee Schedule

Task 1 –	Topographic, boundary, and utility survey	\$ 35,000.00
Task 2 –	Easement acquisition services	\$ 25,000.00
Task 3 –	Construction Plans Production	\$ 90,000.00
Task 4 –	Contract Documents and Bid Assistance	\$ 5,000.00
	<u>Total Fee</u>	<u>\$155,000.00</u>



Attachment C:

Service Provider's Team



LMRK Team for
Sooner Rose Sanitary Sewer Improvement Project

March 8, 2023

LMRK Engineering

Reza Khakpour

Reza@lmrkengeering.com

(405) 394-6649

Sidewinder Utility Locators

James Egleberry

info@sidewinder-ul.com

(405)385-0688

SRLS

Addison Dunford

adunford@srls.net

(405) 471-3021

Golden Land Surveying

Troy Dee

troy@goldenls.com

(405) 802-7883

LEAD

Seth Barkhimer

Seth@limestoneeng.com

(405)683-0626



Attachment D:

Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/10/2023

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 RESERVED RESOURCE INSURANCE 9 W Arrowhead Circle Santa Fe, NM 87506	CONTACT NAME: George J. Vogler	FAX (A/C, No): 4
	PHONE (A/C, No, Ext): 505-780-5009	
	E-MAIL ADDRESS: george.vogler@ae-always.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Travelers Casualty & Surety Company of America	31194
INSURED LMRK Engineering LLC 7212 NW 129th Street Oklahoma City, OK 73142-2544	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY						EACH OCCURRENCE \$
	COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
							GENERAL AGGREGATE \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG \$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO						BODILY INJURY (Per person) \$
	ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						\$
	DED RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
	<input type="checkbox"/> Y/N <input type="checkbox"/> N/A						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	PROFESSIONAL LIABILITY			107626252	04/27/2022	04/27/2023	\$1,000,000 Per Claim (including defense cost) \$2,000,000 Aggregate (including defense cost)

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

This certificate of insurance is issued in connection with Project: Sooner Rose Sanitary Sewer Replacement/Upgrade; however, the policy limits are not reserved to the certificate holder, proposal or contemplated services.

CERTIFICATE HOLDER

City of Midwest City
100 N. Midwest Boulevard
Midwest City OK 73110

CANCELLATION

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

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/10/2023

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

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

PRODUCER Thrive Insurance, Inc. PO Box 2364 Oklahoma City OK 73101	CONTACT NAME: Amy Turner PHONE (A/C, No, Ext): (405) 241-9710 E-MAIL ADDRESS: amy@thrive.insurance	FAX (A/C, No):	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED LMRK Engineering LLC 7212 NW 129th St Oklahoma City OK 73142-2544	INSURER A: HARTFORD UNDERWRITERS INS CO		30104
	INSURER B: The Hartford Financial Insurance Group		34690
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

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


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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y		38SBAAS4N44	05/15/2022	05/15/2023	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000	
	Deductible \$0.00						MED EXP (Any one person)	\$ 10,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000	
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000	
	OTHER:						PRODUCTS - COMP/OP AGG	\$ 2,000,000	
								\$	
A	AUTOMOBILE LIABILITY			38SBAAS4N44	05/15/2022	05/01/2023	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$	
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$	
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
							\$		
	UMBRELLA LIAB						EACH OCCURRENCE	\$	
	EXCESS LIAB						AGGREGATE	\$	
	DED	RETENTION \$						\$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A		38WECAV3VCN	12/12/2022	12/12/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						Y/N <input type="checkbox"/>	E.L. EACH ACCIDENT	\$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE	\$ 100,000
								E.L. DISEASE - POLICY LIMIT	\$ 500,000

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

Blanket Additional Insured By Contract Endorsement, Form SL 30 32. Project: Sooner Rose Sanitary Sewer Replacement/Upgrade

CERTIFICATE HOLDER **CANCELLATION**

City of Midwest City 100 N Midwest Blvd Midwest City OK 73110	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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MEMORANDUM

To: Honorable Mayor and Council

From: Josh Ryan, Parks & Recreation Director

Date: March 28, 2023

Subject: Discussion, consideration, and possible action of appointing Mr. John Manning (Ward 6) and Mr. Marc Thompson (Ward 4) to the Midwest City Park & Recreation Board. Mr. Manning would be serving a fifth consecutive term that expires January, 10, 2025. Mr. Thompson would fill a vacated term that expires on April 22, 2025.

Unfortunately, we are a little behind on bringing forth this re-appointment request for Mr. Manning. On January 10, 2023, his fourth term expired. Mr. Manning has more than 12 years of service to the community on the Park Board and currently serves as Vice Chair. His continued dedication and service is very much appreciated. Ward 6 Councilman Rick Favors recommended Mr. Manning for appointment to his fifth term.

Mr. Marc Thompson has graciously accepted the nomination to fill the unexpired term for the vacated Ward 4 Park Board seat. The seat was considered vacant after repeated attempts to communicate with the previous Ward 4 Park Board Member failed. Mr. Thompson would serve the remainder of the vacated term, which expires April, 22 2025. He was recommended by several members of the community and Ward 4 Councilman Sean Reed.

Park and Recreation Board Members

Chris Cooney	Ward 1	Term Expires: 7/25/2023
Arron Budd	Ward 2	Term Expires: 5/27/2023
David Clampitt	Ward 2 / Chair	Term Expires: 5/27/2023
Kim Templeman	Ward 3	Term Expires: 2/25/2025
Vacant	Ward 4	Term Expires: 4/22/2025
Taiseka Adams	Ward 5	Term Expires: 10/22/2024
John Manning	Ward 6 / Vice Chair	Term Expired: 1/10/2023

Josh Ryan
Parks & Recreation Director



City of Midwest City Police Department
100 N. Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1320
Fax 405.739.1398

Memorandum

TO: Honorable Mayor and City Council

FROM: Sid Porter, Chief of Police

DATE: March 28, 2023

SUBJECT: Discussion, consideration, and possible action of declaring (2) Chevrolet Caprices and (3) Chevrolet Impalas and their contents, as surplus and authorizing disposal by public auction, sealed bid or other means necessary.

The items identified are property that the Midwest City Police Department no longer needs or uses and have been removed from service. Staff recommends that these item be declared surplus. These vehicles are not estimated to have a value or sell for \$10,000.00 or more.

Items for surplus:

06-00-58 2008 Chevrolet Impala 2G1WS553289174263
06-00-85 2010 Chevrolet Impala 2G1WD5EM5A1247178
06-01-37 2009 Chevrolet Impala 2G1WB57K991112959
06-01-40 2011 Chevrolet Caprice 6G1MK5T23BL522947
06-01-41 2011 Chevrolet Caprice 6G1MK5T21BL522980

Auction services are provided to the City by:

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

Staff recommends approval.

Sid Porter

Sid Porter, Chief of Police



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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Allen Stephenson, Information Technology Director

DATE: March 28, 2023

SUBJECT: Discussion, consideration, and possible action of 1) declaring various obsolete computer equipment and other miscellaneous items of city property on the attached list as surplus; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary.

The following computer equipment and miscellaneous items are obsolete, defective, or have been replaced.

CPU		
Inventory #	Manufacturer	Serial Number
2364	Dell Latitude 5414	BQ1WSG2
2377	Dell Latitude 5414	6T1WSG2
562	Dell Optiplex 360	CJZMLJ1
MISCELLANEOUS		
Quantity	Hardware Type	Serial Number
1	Canon LBP 6200d printer (PD)	NCRA126745
7	Dell Monitor	
1	HP Laserjet Pro 400 Printer (Fin)	PHGDF29565
1	5 Drawer File Cabinet	N/A



DISCUSSION ITEMS





City Attorney, Donald D. Maisch

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

MEMORANDUM

To: Mayor and City Council Members

From: Donald D. Maisch, City Attorney

Date: March 28, 2023

RE: Public Hearing to provide information and answer questions concerning the proposed Heritage Park Mall Area Urban Renewal Plan. (D. Maisch – City Attorney).

On August 23, 2022, the City of Midwest City adopted Resolution 2022-23, declaring blighted the area located on the northwest corner of Reno Avenue and N. Air Depot Boulevard (“Urban Renewal Area”), within the meaning of the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.* (“Act”). Consistent with City Resolution 2022-23, a proposed urban renewal plan for the Urban Renewal Area has been prepared consistent with the Act, entitled Heritage Park Mall Area Urban Renewal Plan (“Urban Renewal Plan”).

In accordance with the adoption procedure of the Act, the Board of Commissioners of the Midwest City Urban Renewal Authority, by Resolution No. 2022-01, has determined the proposed Urban Renewal Plan to be desirable, has presented the proposed Urban Renewal Plan to the Planning Commission for its consideration, findings, and recommendation, and has recommended approval of the proposed Urban Renewal Plan to City Council.

In accordance with the adoption procedure of the Act, the Planning Commission of the Midwest City, by Resolution No. 2023-01, has determined the proposed Urban Renewal Plan to be desirable, has determined the proposed Urban Renewal Area as appropriate, determined the Urban Renewal Plan to conform to and assist with the general plan of the City, and has recommended approval of the proposed Urban Renewal Plan to City Council.

The City posted signs within the Urban Renewal Area and published and posted notice of this Public Hearings in accordance with the requirements of the Act. In accordance with the Act, this is the first of two Public Hearings, the primary purpose of which is to provide information and to answer questions. The second Public Hearing, the purpose of which is to give any interest persons the opportunity to express their views on the proposed Urban Renewal Plan, shall be held on April 25, 2023 at 6:00 pm, during the regular meeting of the City Council.

The Urban Renewal Plan, Blight Report, Resolutions adopted by the Urban Renewal Authority and Planning Commission, as well as all supporting documents are included with this memo.

Respectfully submitted,

Donald D. Maisch
City Attorney

Application of FORNER & SON HOMES
Owner: DEREK & SAMANTHA HAYS
This notice has been published pursuant to Title 19 O.S. §868.3. The

OKLAHOMA DEPARTMENT OF MINES
2915 N. Classen Blvd., Suite 213
Oklahoma City, Oklahoma 73106
(2-20, 2-27, 3-6, 3-13-23)

Land Use

(MS2483482)
March 13, 2023
NOTICE OF HEARING OF THE OKLAHOMA COUNTY BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN, that the Oklahoma County Board of Adjustment will hold a public hearing on Tuesday, the 28th of March 2023 at 1:30 P.M. in Room 204, County Office Building, 320 Robert S. Kerr Avenue for the purpose of considering approval/denial of a Variance (VA-2023-04) to the Oklahoma County Zoning Regulations. The applicant is requesting a variance to the 150-foot section line setback requirement and the use of a structure as sight-proof screening in an I-Industrial zoning district. If approved, the applicant would construct a mini-storage facility approximately 100 feet from the centerline of SE 29th St and several of the proposed buildings would be used as sight-proof screening on a 6.42-acre tract. The following is the site description to be considered:

A part of the Southwest Quarter (SW/4), in Section Eleven (11), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point which is 1317.60 feet North and 987.43 feet East from the Southwest corner (SW/C) of said Quarter Section; thence South 609.82 feet; thence East 135.00 feet; thence South 626.68 feet more or less to the highway; thence in a Northeasterly direction along said highway 170.11 feet (deed) 168.38 feet (measured) more or less to a point; thence North 1176.00 feet; thence West 294 feet to the point or place of beginning.

Location: 14237 SE 29th St (County Highway District #2)

Application of: JASON SKILLERN
This notice has been published pursuant to Title 19 O.S. §868.3. The proposed variance application may be reviewed between 11:00 A.M. and 2:00

Land Use

(MS2483471)

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PERSONS:

The City Council of The City of Midwest City Oklahoma, will hold two public hearings to consider approval of the proposed Heritage Park Mall Area Urban Renewal Plan, which is an urban renewal plan in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, et seq. The first hearing will be held during a regular meeting of City Council on the 28th day of March, 2023, at 6:00 p.m., or as soon after that time as the matter may be heard, for the purpose of providing information and answering questions. The meeting will be held at the City Council Chambers in Midwest City Hall, 100 N Midwest Boulevard, Midwest City, Oklahoma. Any person or organization or representative of any organization desiring to be heard will be afforded an opportunity to be heard.

The proposed Heritage Park Mall Area Urban Renewal Plan seeks to facilitate and promote the redevelopment of a distressed and blighted area in order to create economic development opportunities and contribute to the economic and community health of the area. The proposed Heritage Park Mall Area Urban Renewal Plan includes property acquisition and disposition authorizations. The urban renewal area is located on the northwest corner of Reno Avenue and N. Air Depot Boulevard, primarily consisting of the former Heritage Park Mall, in the City of Midwest, Oklahoma County, State of Oklahoma. The boundaries are depicted and more specifically described on Exhibit 1 below. The proposed Heritage Park Mall Area Urban Renewal Plan will be implemented by the Midwest City Urban Renewal Authority.

The proposed Heritage Park Mall Area Urban Renewal Plan, and supporting documentation can be found at <https://www.midwestcityok.org/citycouncil/page/council-actions-heritage-park-mall>. A link to the web page can be found in the banner of the main web page for the City of Midwest City at www.midwestcityok.org. The Plan and supporting documentation are also available for examination during normal business hours at the office of the City Clerk of the City of Midwest City in Midwest City Hall, 100 N Midwest Boulevard, Midwest City, Oklahoma.

(3-13-23)

**EXHIBIT 1
BLIGHTED AREA MAP**





HERITAGE PARK MALL AREA URBAN RENEWAL PLAN

DECEMBER 21, 2022

I. Description of Project

a. Background and Purpose

This plan addresses a specific, small in size, distressed area near the western gateway to the City of Midwest City (“City”), specifically the northwest corner of Reno Avenue and N. Air Depot Boulevard, primarily consisting of the former Heritage Park Mall. The City has made significant progress in its effort to create a desirable community within which to live, work, play, and invest. Public investment through streetscape and drainage improvements, water and sewer infrastructure, and trails and public spaces have contributed to this effort. The City’s Comprehensive Plan identifies the current uses in this area as office and retail and designates future land use of the area as a focal point of the community where the City seeks to encourage quality development and contemplates major redevelopment, whether through new land uses and buildings or the repurposing of the existing structures.

The Heritage Park Mall Area Urban Renewal Plan (“Urban Renewal Plan”) is an urban renewal plan as defined by and in accordance with the provisions of the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* It is a primary element of the City’s intent to facilitate the redevelopment of the area, creating new economic development opportunities. Implementation of this Urban Renewal Plan is critical to remedying blighting conditions, in order to contribute to the economic and community health of the City into the foreseeable future.

b. Urban Renewal Area Map

The Urban Renewal Area Map is attached as Exhibit 1.

c. Legal Description of Urban Renewal Area

The Urban Renewal Area is located in Midwest City, Oklahoma County, State of Oklahoma, and is specifically described on Exhibit 2.

d. Eligibility for Redevelopment

The Urban Renewal Area is a blighted area within the meaning of the Oklahoma Urban Redevelopment Law, as found and declared by the City in Resolution 2022-23, dated August 23, 2022.

e. Urban Renewal Plan Objectives

The Urban Renewal Plan will be undertaken as approved and authorized by the City. The principal activities consist of acquisition, disposition, and redevelopment to remedy blighting conditions in the Urban Renewal Area.

Administrative implementation and support with respect to acquisition and disposition of property will be provided primarily by the Midwest City Urban Renewal Authority, a public body corporate (“MWCURA”).

The primary development and redevelopment objectives of the Urban Renewal Plan are to:

- i. Remove the blighting conditions in the Urban Renewal Area.

- ii. Create one or more new redevelopment sites in the City.
- iii. Return the under-utilized land to full economic productivity.
- iv. Build on the City's past and ongoing investment in the immediate area.
- v. Encourage investment in and redevelopment in accordance with the City's Comprehensive Plan.
- vi. Reinforce the City's image through quality urban design practices.
- vii. Encourage the redevelopment of the underutilized shopping mall to become one of the focal points of the community.
- viii. Provide economic development tools to assist in the revitalization of the Urban Renewal Area.
- ix. Address any environmental conditions impacting redevelopment and public health through identification and remediation.
- x. Improve the economic viability of the commercial corridor.
- xi. Acquire property to create development parcels.
- xii. Proactively recruit private reinvestment in the Urban Renewal Area.
- xiii. Support consistent code enforcement to beautify the area.
- xiv. Support and reinforce adopted policies of the City outlined in the Comprehensive Plan, the zoning code, and other regulatory documents.

f. Types of Renewal Actions

The primary actions of the Urban Renewal Plan are to:

- i. Facilitate the acquisition of parcels and clearance of dilapidated structures to create individual and large tract assemblages as redevelopment sites for investment and to eliminate blight.
- ii. Make properties available for redevelopment as contemplated by this Urban Renewal Plan.
- iii. Rehabilitate and bring up to a standard compatible with objectives of the Urban Renewal Plan, meeting all applicable requirements of City codes and ordinances, for any structures that may remain.
- iv. Identify key development sites and market to the development community.
- v. Coordinate needed public infrastructure and neighborhood amenity improvements related to redevelopment sites.
- vi. Coordinate any needed zoning, architectural, or urban design standards that would enhance the redevelopment efforts.

II. Land Use Plan and Provisions

a. Land Use Plan

The existing zoned uses of the properties within in the Urban Renewal Area are depicted on the attached Exhibit 4, Existing Land Use Map. The Land Use Plan consists of the current and future Land Use Plan Map contained in Exhibit 5 and the Land Use Provisions in Section II of this Urban Renewal Plan. The Land Use Plan will be consistent with the City's Comprehensive Plan and the land use provisions contained herein.

b. Permitted Land Use Categories

Permitted land use categories are shown on Exhibit 5, the Land Use Plan Map. The current and future permitted land use categories include office, retail, residential, institutional, and public. Private and public uses (including institutional) shall permit accessory uses and complementary uses, whether public or private. Specific land uses will be controlled by applicable zoning approved by the City. The Land Use Plan Map is a general guide subject to specific adjustment and modification by the City without amendment of this Urban Renewal Plan.

c. Specific Regulations, Controls, and Restrictions to Be Imposed by the Urban Renewal Plan on the Sale, Lease, or Other Disposition of All Real Property Acquired

In order to achieve the objectives of the Urban Renewal Plan and in order to assist redevelopers in redeveloping property, MWCURA, acting on behalf of the City, will subject land to be redeveloped to specific regulations and controls at the time of land disposition. Such specific regulations and controls may include, but are not limited to, floor area ratio, building coverage, height, setback, open areas, uses, off-street parking, and landscaping.

MWCURA shall review the proposals and plans for redevelopment, and it shall prescribe such controls, regulations, restrictions, and obligations in the redevelopment contract, deeds of disposition, and other related documents as it determines to be appropriate to carry out the objectives of the Urban Renewal Plan.

d. Duration of Controls, Effective Date and Renewal Provisions

Building requirements which are implemented by covenants in disposition or other documents shall be effective for the period provided in the redevelopment documents, but in any event until January 1 of the year 2045, unless otherwise extended by the City.

III. Project Authorizations

a. Implementation Authority

- i. The City shall provide overall policy direction and approvals as required under the Oklahoma Urban Redevelopment Law and applicable state law regarding development, redevelopment, and financing activities. The City may make budgetary appropriations and undertake land acquisitions and dispositions as it deems necessary and appropriate and in accordance with applicable law.
- ii. The Midwest City Economic Development Authority, a public trust whose beneficiary is the City (“MWCEDA”), and the Midwest City Memorial Hospital Authority, a public trust whose beneficiary is the City (“Trust”), may provide primary financing authorizations and establish financing priorities necessary or appropriate to implement the Urban Renewal Plan.
- iii. MWCURA may undertake acquisition (including relocation and other related activities) and disposition activities necessary or appropriate to undertake the Urban Renewal Plan in accordance with City approvals.

- iv. The City, the MWCEDA, the Trust, and MWCURA are each separately authorized to utilize powers, funds, employees, consultants, and members to accomplish the objectives of the Urban Renewal Plan to the extent permitted by law.
- v. MWCURA may devote properties acquired by it in the Urban Renewal Area, prior to the time such properties are needed for redevelopment purposes, to rental, lease, or other continuation of present uses or to temporary uses, such as parking, relocation, or recreation, etc., in accordance with such standards, controls and regulations as MWCURA and/or the City may deem appropriate.
- vi. Administrative interpretations of the land use provisions during the period of Urban Renewal Plan execution shall be provided by the appropriate and designated department of the City upon its own motion or within thirty (30) days after receipt of a written request for such interpretation.
- vii. The City shall be a beneficiary to all instruments and agreements incorporating land use provisions and building requirements and shall be entitled to enforce such provisions by actions of law or in equity including suits for injunctions both prohibitive and mandatory.

b. Project Coordination

Implementation and coordination actions shall be guided by the City Manager and such staff, employees, officers, consultants, and members of the City, the MWCEDA, the Trust, and MWCURA as may be necessary or appropriate from time to time. Implementation and coordination participation shall, at a minimum, include representatives of the City, the MWCEDA, the Trust, and MWCURA, and their legal counsel. Additional participants may be designated at any time by the City Manager. Public benefits, such as public improvements and financial assistance, should be conferred in a manner that leverages quality private development consistent with the City's development and redevelopment objectives, as reflected in this Urban Renewal Plan, the Comprehensive Plan, and applicable zoning. Whenever possible, development agreements shall be used to ensure that public resources generate corresponding private development.

c. Land Acquisition

Real property in the Urban Renewal Area may be acquired as shown on the Land Acquisition Map, Exhibit 3. Such property may be acquired by direct negotiation and/or by the exercise of the power of eminent domain granted by law to MWCURA, including specifically any currently vacant property as shown on the Existing Land Use Map, Exhibit 4, or which has become vacant by removal of structures thereon. In addition, title to and interests in street rights-of-way and other public use land will be acquired by MWCURA or the City as necessary to carry out the Urban Renewal Plan objectives. The City consents to the acquisition through eminent domain of any such property in which it may have a legal or beneficial interest. Under the provisions of this section, MWCURA may, as it determines appropriate, acquire a lesser interest in property than fee simple, which lesser interest may include acquisition of one or more structures, but excluding the land or some interest therein where the acquisition of such lesser interest will serve the objectives of this Urban Renewal Plan and where its requirements for redevelopment are otherwise met.

d. Reports to The City

MWCURA shall provide to the City upon request periodic reports detailing activities undertaken by MWCURA in the Urban Renewal Area.

e. Redevelopers' Obligations

Redevelopment of land in the Urban Renewal Area shall be made subject to the redevelopment requirements specified by MWCURA. The purpose of such redevelopment requirements is to assure the redevelopment of the Urban Renewal Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these requirements, but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development or redevelopment proposals which are in harmony with the Urban Renewal Plan. All such proposals will be subject to design review, comment, and approval by MWCURA prior to disposition and prior to commencement of construction.

Redevelopers will be obligated, under the terms of the disposition instrument, to carry out certain specified improvements, in accordance with the Urban Renewal Plan, within a reasonable period of time as set forth in the contract or agreement. Redevelopers will not be permitted to dispose of property until the improvements are completed, without the prior written consent of MWCURA, which consent will not be granted except under conditions that will prevent speculation and protect the interests of the City and MWCURA.

f. Underground Utility Lines

When required by MWCURA, utility distribution lines, whether public or private, shall be placed underground.

g. Other Provisions Necessary to Meet State and Other Local Requirements

The land in the Urban Renewal Area is to be made available to public or private enterprises for redevelopment as provided in this Urban Renewal Plan.

h. Modification of the Urban Renewal Plan

This Urban Renewal Plan may be modified as provided by state law as now in effect or as it may hereafter be amended.

i. Planning and Zoning

The land use provisions contained in this Urban Renewal Plan shall be implemented and supplemented by the zoning ordinances and other codes of the City.

IV. Land Disposition

a. Methods

Land disposition pursuant to this Urban Renewal Plan may be accomplished by methods which comply with the laws of the State of Oklahoma.

b. Procedures for Contracts

- i. Applicability. MWCURA shall comply with the following procedures when it proposes to enter into contracts or agreements with respect to land or the redevelopment thereof for residential, recreational, commercial, industrial, other uses, or for public uses, other than for retention of property for public use, in accordance with the Urban Renewal Plan. The procedure below will apply until such time as the City adopts and approves procedures by ordinance, resolution, or otherwise, which are intended to supersede these provisions.
- ii. Obligations to be Imposed. MWCURA shall require the purchaser or redeveloper to devote property to the uses provided in this Urban Renewal Plan and agree to development in accordance with the Urban Renewal Plan.
- iii. Notice. Prior to entering into any agreement for land disposition to a private purchaser or any agreement for private redevelopment, MWCURA shall give at least ten (10) days' notice by publication in a newspaper of general circulation in the City, which notice shall state the address and office hours of MWCURA, recite that MWCURA is considering a proposal to enter into an agreement for disposal of land and/or private redevelopment, containing the name of the proposed redeveloper, and setting forth a description of the land involved. The terms of the proposal shall be available for public inspection at the office of MWCURA.
- iv. Approval. Approval of any contacts, agreements, or disposition of land, land use, or redevelopment of land pursuant to negotiation shall be pursuant to a public meeting of MWCURA. Ten (10) days' notice of such meeting shall be given by publication in a newspaper of general circulation in the City, which notice shall specify the time and place of the meeting, the nature of the agreement to be approved, and the proposed purchaser or redeveloper. Such notice may be combined with the notice referred to in subsection IV(b)(iii) above.

V. Project Financing Plan

Financing authorizations and support will be primarily provided by the City, the MWCEDA, and/or the Trust. Implementation and financing of the Urban Renewal Plan may be phased. The scope, complexity, and execution times of the many projects and activities required to achieve the objectives of this Urban Renewal Plan may necessitate such an implementation and financing method. The Urban Renewal Plan may be undertaken in conjunction with other local and state economic development and redevelopment tools and programs, including by way of example, capital improvement bond issues, the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*, and the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* Financing approvals and authorizations shall be provided from time to time as deemed appropriate by the City, the MWCEDA, and the Trust.

VI. Relocation Plan

MWCURA shall carry out all relocation activities in accordance with 11 O.S. §38-108(8) of the Oklahoma Urban Redevelopment Law, this Urban Renewal Plan, and the Midwest City Urban Renewal Authority Relocation Policy and Procedures, as adopted and amended from time to time (“Policy”), in order to provide a feasible method for the relocation of families and businesses displaced by its actions into decent, safe, and sanitary accommodations within their means and without undue hardship to such families and businesses. The City may direct further benefits and financial assistance in a manner that is clear, uniform, and nondiscriminatory, in addition to the relocation assistance offered through the Policy.

MWCURA will provide reasonable notice to relocatees of all relocation actions as set out in the Policy. Likewise, appeals procedures shall be provided to all those to be relocated or displaced. MWCURA shall perform ongoing monitoring of all relocation or displacement activities, including adequate records keeping, site occupants’ needs and concerns, counseling and advisory services, claims processing, appeals processing, and other such activities.

Relocation activities shall be reviewed periodically to assure compliance with applicable laws and policies.

EXHIBIT 1

Urban Renewal Area Map



EXHIBIT 2

Legal Description of Urban Renewal Area

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. Together with Construction, Operation and Reciprocal Easement Agreement recorded August 1, 1977, in Book 4388, Page 784; and Amendment, Ratification and Adoption of Construction, Operation and Reciprocal Easement Agreement recorded November 14, 1977, in Book 4415, Page 935 together will all improvement thereon and the appurtenances thereunto belonging. (Former Sears building).

EXHIBIT 3

Land Acquisition Map



EXHIBIT 4

Existing Land Use Map

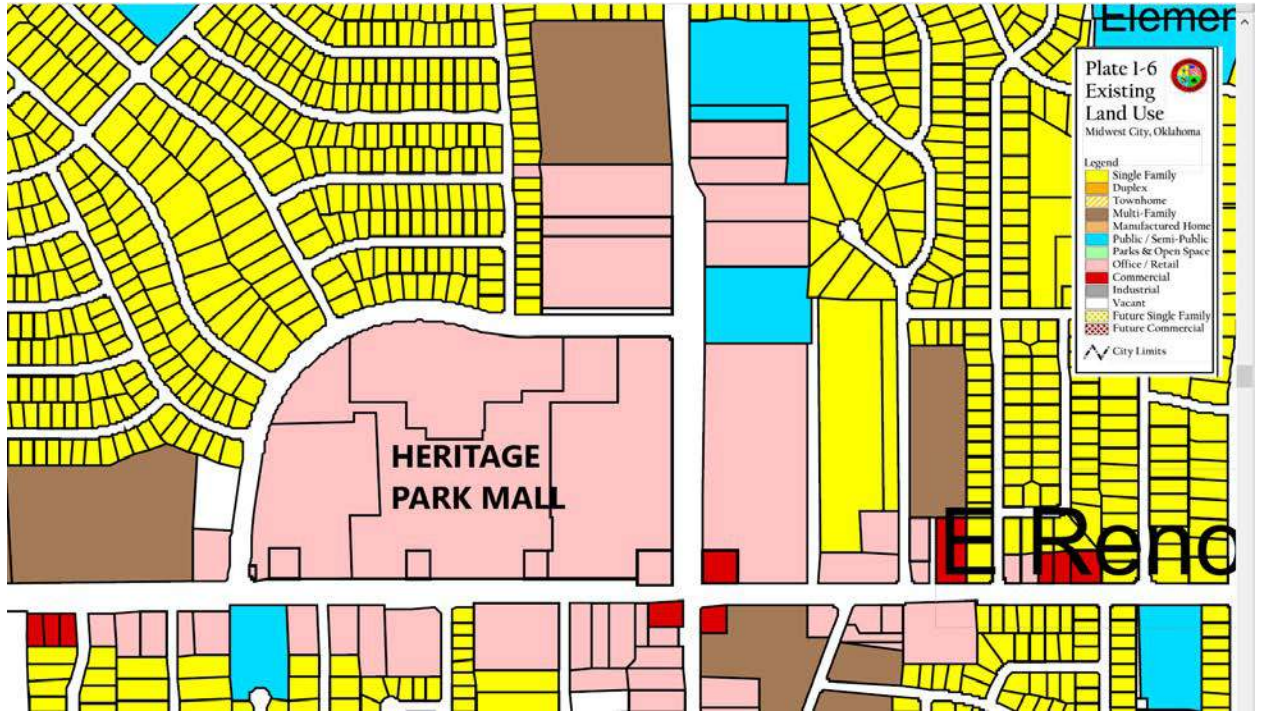
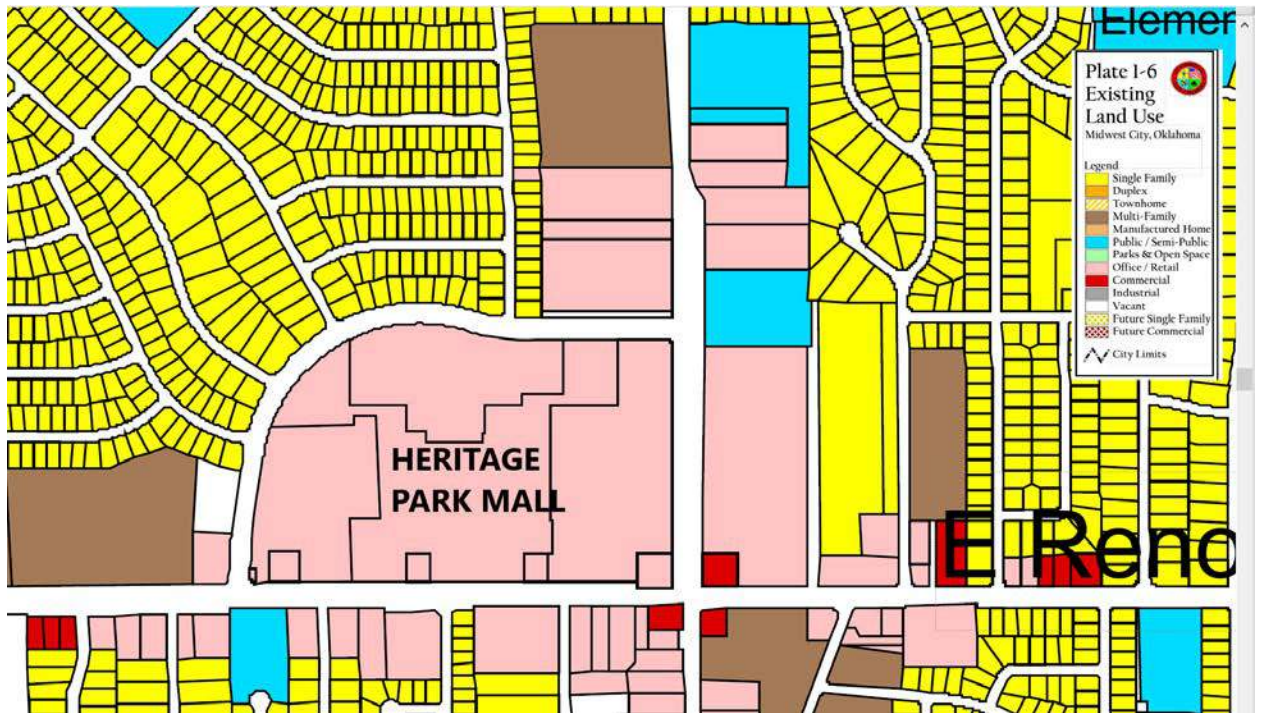
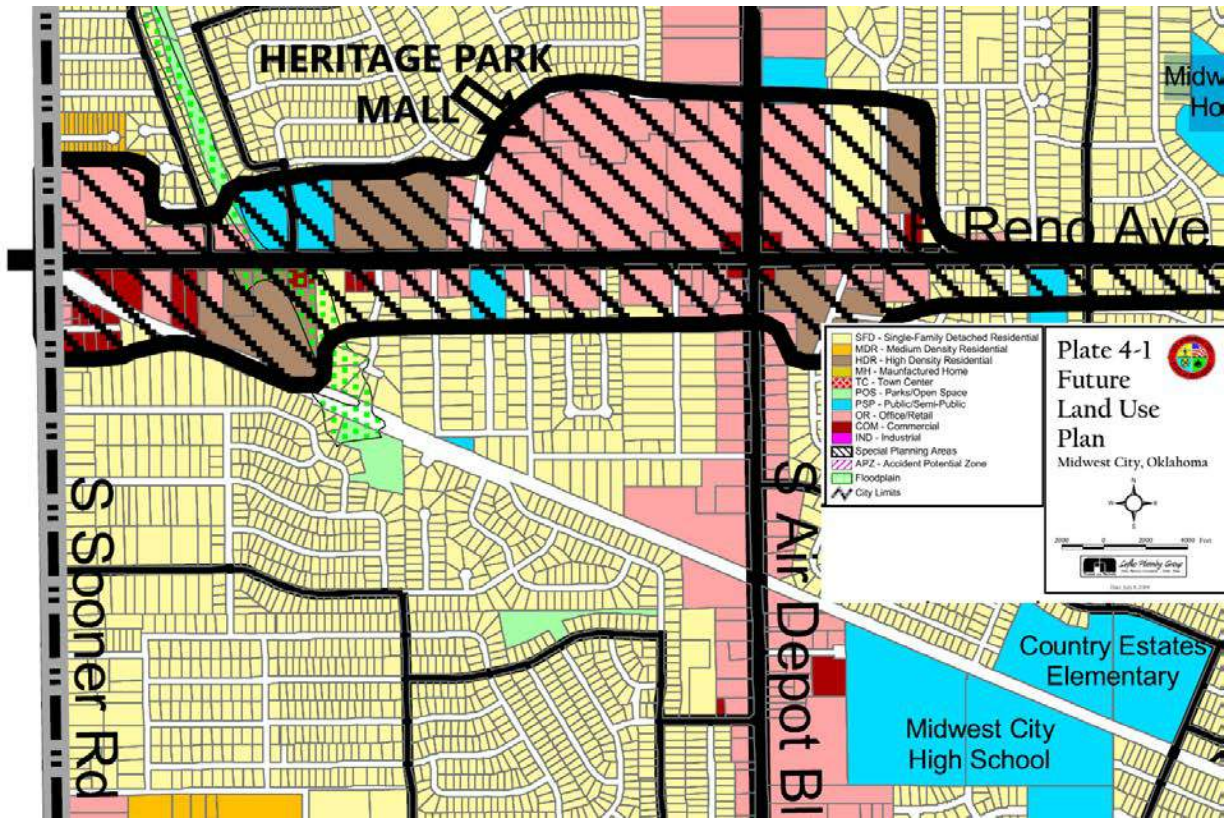


EXHIBIT 5

Land Use Plan





Specific land uses will be controlled by applicable zoning approved by the City. The Land Use Plan Maps are a general guide subject to specific adjustment and modification by the City without amendment to the Urban Renewal Plan.

**EXHIBIT 1
BLIGHTED AREA MAP**





NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PERSONS:

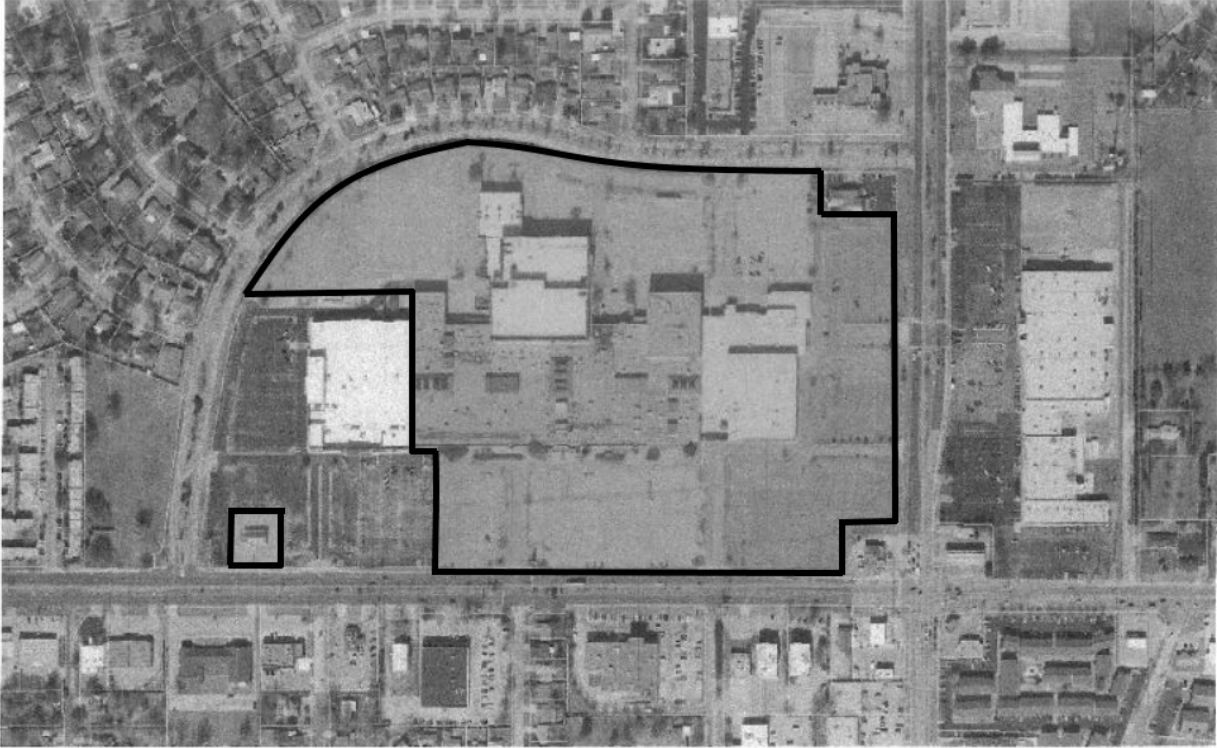
The City Council of The City of Midwest City Oklahoma, will hold two public hearings to consider approval of the proposed Heritage Park Mall Area Urban Renewal Plan, which is an urban renewal plan in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* The first hearing will be held during a regular meeting of City Council on the 28th day of March, 2023, at 6:00 p.m., or as soon after that time as the matter may be heard, for the purpose of providing information and answering questions. The meeting will be held at the City Council Chambers in Midwest City Hall, 100 N Midwest Boulevard, Midwest City, Oklahoma. Any person or organization or representative of any organization desiring to be heard will be afforded an opportunity to be heard.

The proposed Heritage Park Mall Area Urban Renewal Plan seeks to facilitate and promote the redevelopment of a distressed and blighted area in order to create economic development opportunities and contribute to the economic and community health of the area. The proposed Heritage Park Mall Area Urban Renewal Plan includes property acquisition and disposition authorizations. The urban renewal area is located on the northwest corner of Reno Avenue and N. Air Depot Boulevard, primarily consisting of the former Heritage Park Mall, in the City of Midwest, Oklahoma County, State of Oklahoma. The boundaries are depicted and more specifically described on Exhibit 1 below. The proposed Heritage Park Mall Area Urban Renewal Plan will be implemented by the Midwest City Urban Renewal Authority.

The proposed Heritage Park Mall Area Urban Renewal Plan, and supporting documentation can be found at <https://www.midwestcityok.org/citycouncil/page/council-actions-heritage-park-mall>. A link to the web page can be found in the banner of the main web page for the City of Midwest City at www.midwestcityok.org. The Plan and supporting documentation are also available for examination during normal business hours at the office of the City Clerk of the City of Midwest City in Midwest City Hall, 100 N Midwest Boulevard, Midwest City, Oklahoma.

EXHIBIT 1

Depiction and Legal Description of Urban Renewal Area



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. Together with Construction, Operation and Reciprocal Easement Agreement recorded August 1, 1977, in Book 4388, Page 784; and Amendment, Ratification and Adoption of Construction, Operation and Reciprocal Easement Agreement recorded November 14, 1977, in Book 4415, Page 935 together will all improvement thereon and the appurtenances thereunto belonging. (Former Sears building).

PLANNING COMMISSION RESOLUTION NO. 2023-01

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MIDWEST RECEIVING THE PROPOSED HERITAGE PARK MALL AREA URBAN RENEWAL PLAN, DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL AREA, DETERMINING THE HERITAGE PARK MALL AREA URBAN RENEWAL PLAN TO ASSIST IN AND CONFORM TO THE GENERAL PLAN OF THE CITY OF MIDWEST CITY, AND RECOMMENDING ITS APPROVAL TO THE CITY COUNCIL OF THE CITY OF MIDWEST CITY

WHEREAS, on August 23, 2022, the City of Midwest City adopted Resolution 2022-23, declaring blighted the area located on the northwest corner of Reno Avenue and N. Air Depot Boulevard (“Urban Renewal Area”), within the meaning of the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.* (“Act”); and

WHEREAS, the City’s declaration of the Urban Renewal Area as a blighted area within the meaning of the Act was made based upon the Blight Report attached to and referenced in City Resolution 2022-23; and

WHEREAS, consistent with City Resolution 2022-23, a proposed urban renewal plan for the Urban Renewal Area has been prepared consistent with the Act; and

WHEREAS, such proposed urban renewal plan is entitled the Heritage Park Mall Area Urban Renewal Plan (“Urban Renewal Plan”); and

WHEREAS, the Act provides the procedure for adopting an urban renewal plan; and

WHEREAS, in accordance with the adoption procedure of the Act, the Board of Commissioners of the Midwest City Urban Renewal Authority, by Resolution No. 2022-01, has determined the proposed Urban Renewal Plan to be desirable, has presented the proposed Urban Renewal Plan to the Planning Commission for its consideration, findings, and recommendation, and has recommended approval of the proposed Urban Renewal Plan to City Council; and

WHEREAS, the Planning Commission has reviewed the proposed Urban Renewal Plan; and

WHEREAS, in accordance with the adoption procedure of the Act, the Planning Commission finds it appropriate and desirable to: (1) receive the proposed Urban Renewal Plan; (2) designate the proposed Urban Renewal Area as appropriate for an urban renewal area as defined under the Act; (3) determine the proposed Urban Renewal Plan to conform to and assist in the execution of the general plan of the City; and (4) recommend approval of the Urban Renewal Plan to the City Council of the City of Midwest City.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Midwest City that:

1. The proposed Urban Renewal Plan presented to the Planning Commission is hereby received by the Planning Commission.
2. The proposed Urban Renewal Plan is hereby determined to be desirable.
3. The proposed Urban Renewal Area is hereby designated as appropriate for an urban renewal area as defined by the Act.
4. The proposed Urban Renewal Plan conforms to and assists in the execution of the general plan of the City.
5. The Planning Commission hereby recommends to the City Council of the City of Midwest City the approval of the proposed Urban Renewal Plan.

ADOPTED and APPROVED by the Planning Commission of the City of Midwest City this 7th day of February, 2022.



Chairperson

ATTEST

Secretary

RESOLUTION NO. URA 2022-01

A RESOLUTION OF THE MIDWEST CITY URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF THE HERITAGE PARK MALL AREA URBAN RENEWAL PLAN TO THE CITY OF MIDWEST CITY

WHEREAS, the Midwest City Urban Renewal Authority (“Authority”) is a public body corporate created pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”), and authorized by City Council of the City of Midwest City (“City”) to exercise its powers; and

WHEREAS, plans for redevelopment, rehabilitation, and conservation may be recommended by the Authority to the City for undertaking projects in accordance with the Act; and

WHEREAS, a proposed urban renewal plan has been prepared for a specified area located on the northwest corner of Reno Avenue and N. Air Depot Boulevard, declared by the City in Resolution 2022-23, dated August 23, 2022, to be a blighted area within the meaning of the Act; and

WHEREAS, such proposed urban renewal plan is entitled the Heritage Park Mall Area Urban Renewal Plan; and

WHEREAS, the Act provides the procedure for adopting an urban renewal plan; and

WHEREAS, the Heritage Park Mall Area Urban Renewal Plan has been reviewed by the Authority; and

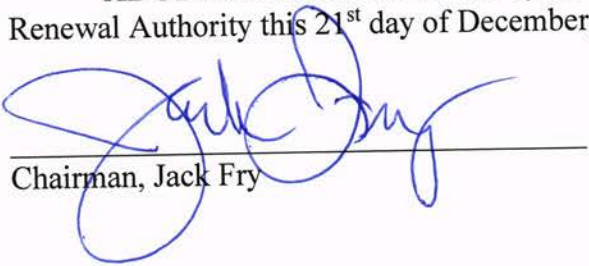
WHEREAS, in accordance with the adoption procedure of the Act, the Board of Commissioners of the Authority finds it appropriate and desirable to determine that the proposed Heritage Park Mall Area Urban Renewal Plan is desirable in order to accomplish redevelopment of the blighted area, and to recommend that the City approve the Heritage Park Mall Area Urban Renewal Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Midwest City Urban Renewal Authority that:

1. The Heritage Park Mall Area Urban Renewal Plan is hereby determined to be desirable, is approved for submission to the City in accordance with the Act and applicable law, and is recommended for approval by the City.
2. The Heritage Park Mall Area Urban Renewal Plan complies with the laws of the State of Oklahoma.

3. The Secretary of the Authority is hereby directed to file a certified copy of the Meritage Park Mall Area Urban Renewal Plan with the minutes of the meeting at which this resolution is approved.
4. The Executive Director of the Authority is directed to submit the Heritage Park Mall Area Urban Renewal Plan to the Planning Commission of the City for its consideration, review, and findings as required by law, and is further directed to file the Heritage Park Mall Area Urban Renewal Plan with the City Clerk of the City.

ADOPTED and APPROVED by the Board of Commissioners of the Midwest City Urban Renewal Authority this 21st day of December, 2022.



Chairman, Jack Fry

I, Sara Hancock, Secretary of the Board of Commissioners for the Midwest City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a meeting of the Board of Commissioners of the Midwest City Urban Renewal Authority, held in City Hall at 100 N. Midwest Boulevard, Midwest City, Oklahoma, on the **21st day of December, 2022**; that said meeting was held in accordance with the Bylaws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the resolution was duly adopted by a legally sufficient number of the Commissioners.





SECRETARY

RESOLUTION 2022- 23

**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 23 day of August, 2022.






MATTHEW D. DUKES, II
MAYOR

ATTEST



SARA HANCOCK,
CITY CLERK

Approved as to form and legality:



DONALD D. MAISCH,
CITY ATTORNEY

EXHIBIT A

**EXHIBIT A
BLIGHTED AREA MAP**

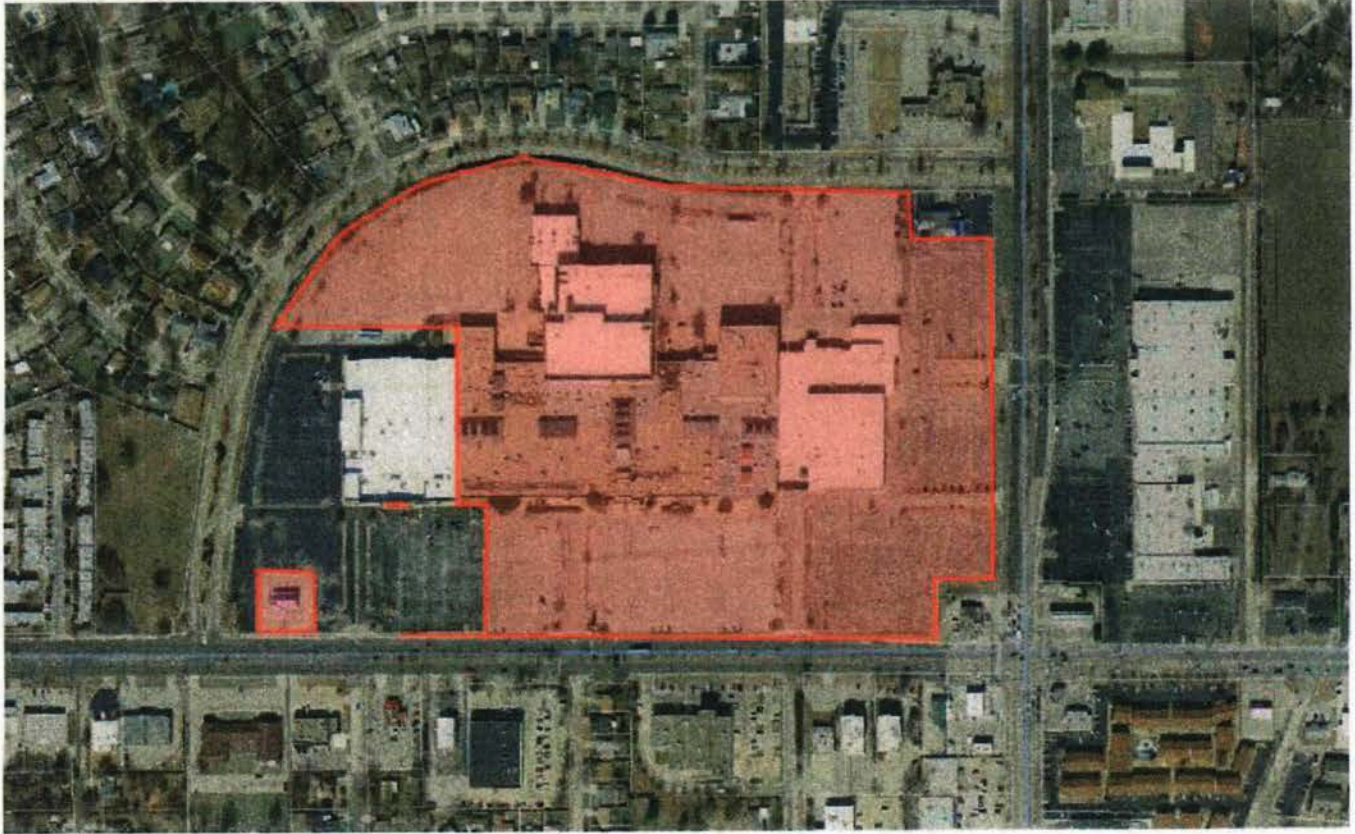


EXHIBIT B

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-
The Etkins
Diamond, OK
Peter I















KIDZ BOP

1088



















6707 E. RENO Ave
(6801)



Jul 14, 2022 at 10:4

6707 E. RENO AVE.
(6801) Cityworks



Jul 14, 2022 at 10:4

6707 E. RENO
(6801) in Edgeworks



5

Jul 14, 2022 at 10:4

6777 E. RENO AVE -



RENO AVE.



6777 E.

EXHIBIT 3

PHOTOS OF FORMER MONTGOMERY WARD



















performance

performance







yards







EXHIBIT 4
PHOTOS OF FORMER SEARS









15





















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.

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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. Helmlberger".

Duane Helmlberger
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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dhelmberger@midwestcityok.org Office: 405-739-1355
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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 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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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 Helmberger
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 combustibles 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.

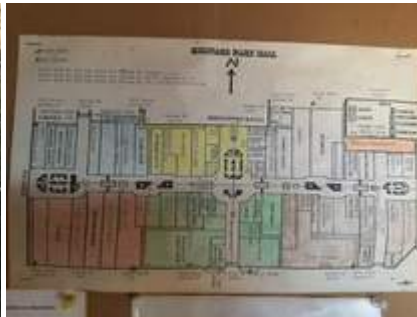


Fire Protection and Utility Equipment Signage - Section 509 IFC (2015)

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)

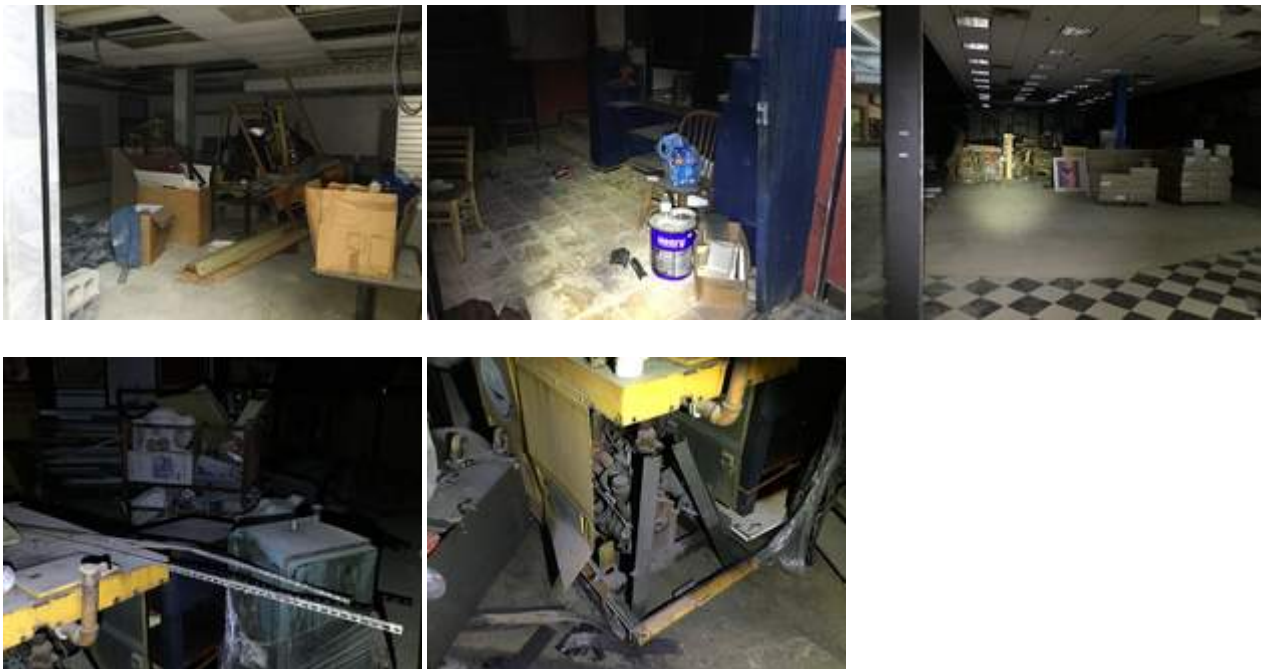
Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

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

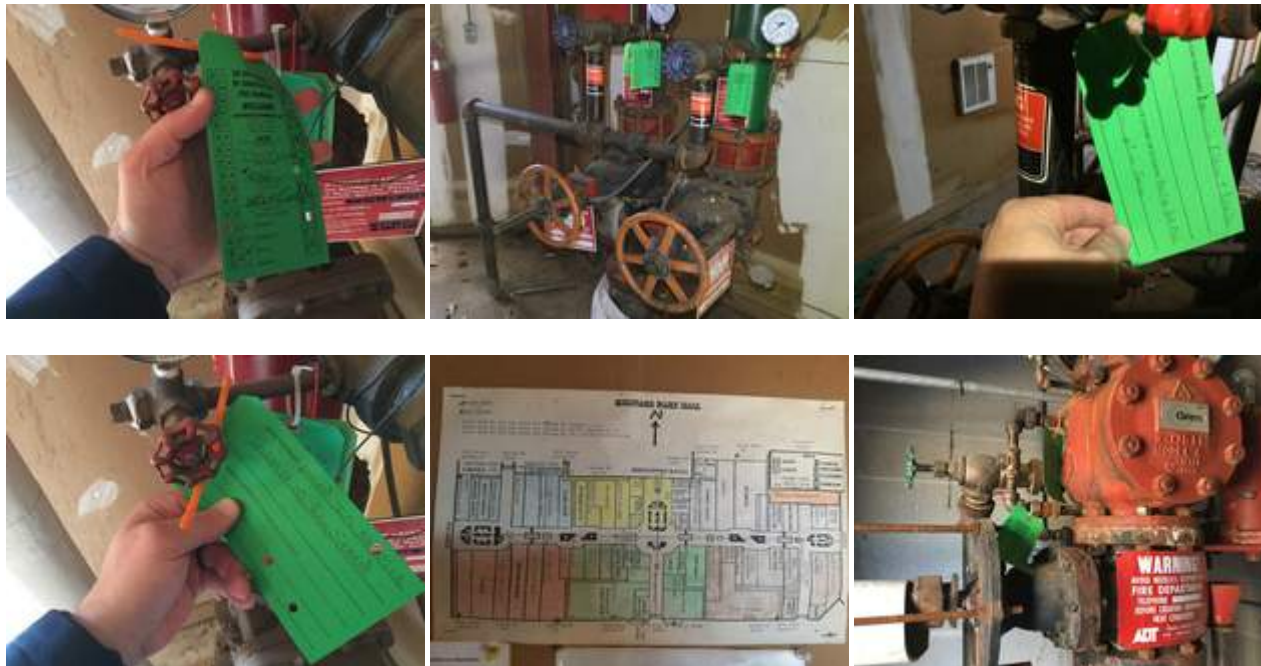
Sprinkler System - Section 5.1.1.2 (NFPA 25, 2014)

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.

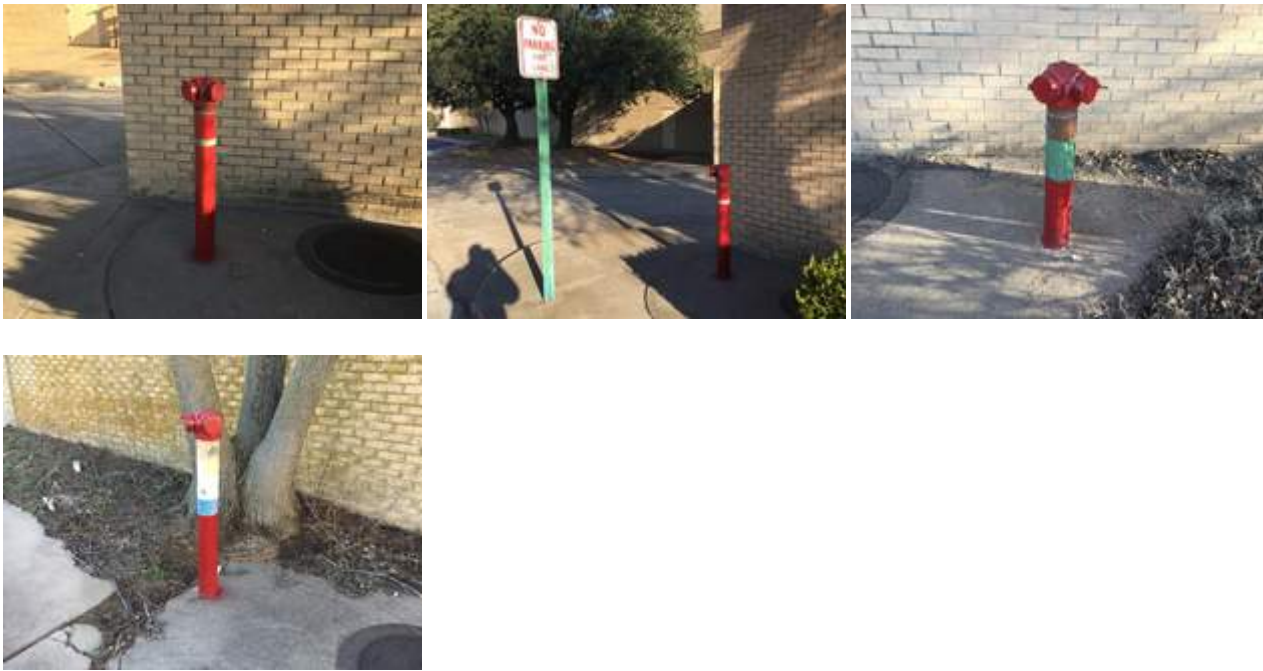


Fire Department Connections - Section 13.7 (NFPA 25, 2014)

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
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)

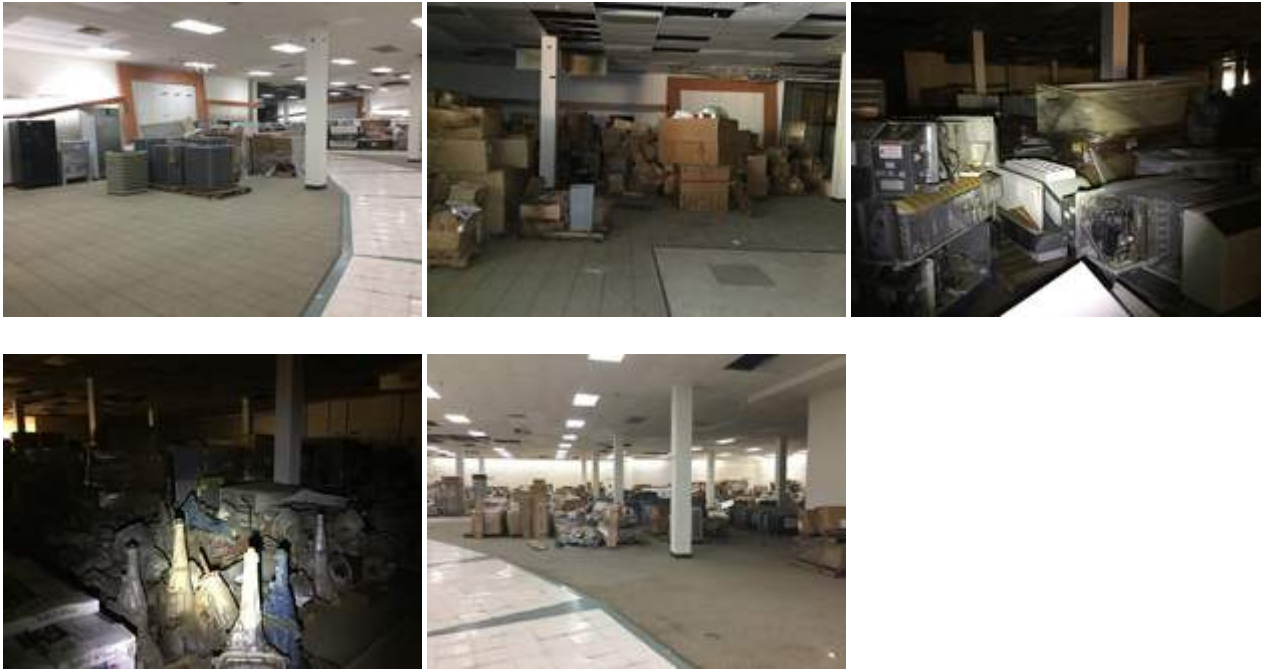
Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

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

Representative Signature:

Signature

Date

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/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: 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
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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.

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: **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

Representative Signature:

<hr/>	<hr/>
<i>Signature</i>	<i>Date</i>



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 MWC 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 - ✓ _____ 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 Parking surface - Pavement
Size of lot: _____ wide _____ depth
Area of lot: _____ sq ft. % of lot coverage - 13AC

General Contractor: Name - AHMAD BAHRENI/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
	GENTL AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE
<input checked="" type="checkbox"/> POLICY	<input type="checkbox"/> PROJECT		<input type="checkbox"/> LOC				PRODUCTS - COMPIOP 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				BODILY INJURY (Per accident)	\$
	HIRED AUTOS	<input type="checkbox"/>	NON-OWNED AUTOS				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 STATUTORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	Y / N -				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				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 CITY OF MIDWEST CITY	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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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**

By: **Helmberger, Duane C (F-267)**

Time In: **08:30**

Time Out: **09:15**

Authorized Date: **05/26/2021**

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 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: 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/IFCA 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
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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

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.

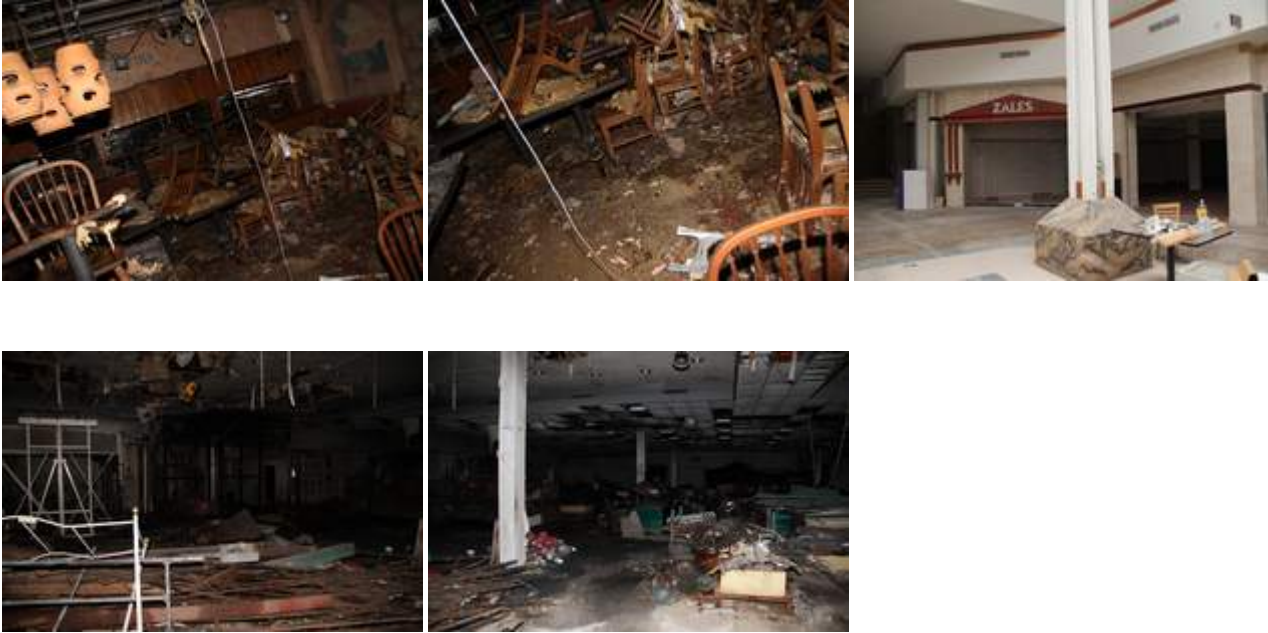


Premises: Waste accumulation prohibited - Section 304.1 IFC (2015)

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:

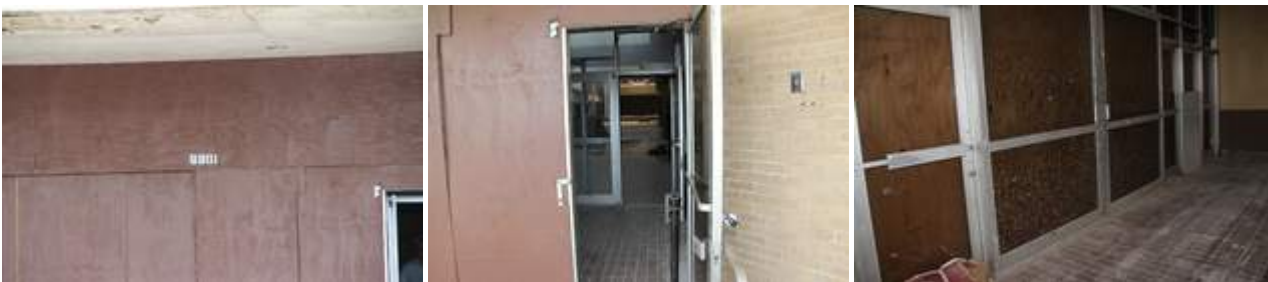
Maintenance of Exitways

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
----------	-------------------	-----------------

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	
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

78009	6707 E RENO AVE	PM - Accessory Structures	2018/5/3	-	2018/5/4	-	2018/7/12	Jeff Crutcher	31	closed	view letter
79925	6707 E RENO AVE	Tall Grass & Weeds	2018/7/5	-	2018/7/6	-	2018/7/17	Melissa Manos	31	closed	view letter
79929	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
82943	6707 E RENO AVE	Rubbish	2018/10/16	-	2018/10/17	-	2018/11/14	Jeff Crutcher	31	closed	view letter
84927	6707 E RENO AVE	PM - Accessory Structures	2019/2/20	-	2019/2/21	-	2019/4/3	Jeff Crutcher	31	closed	view letter
84962	6707 E RENO AVE	Trash and Debris	2019/2/21	-	2019/2/22	-	2019/4/16	Jeff Crutcher	31	closed	view letter
86043	6707 E RENO AVE	Tall Grass & Weeds	2019/4/16	-	2019/4/17	-	2019/5/14	Jeff Crutcher	31	closed	view letter
89474	6707 E RENO AVE	Graffiti	2019/8/8	-	2019/8/9	-	2019/8/22	Jeff Crutcher	31	closed	view letter
89574	6707 E RENO AVE	Trash and Debris	2019/8/12	-	-	2019/8/12	-	Jeff Crutcher	31	open	
89576	6707 E RENO AVE	PM - Accessory Structures	2019/8/12	-	2019/8/13	-	-	Jeff Crutcher	31	open	view letter
89577	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	

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Case Search

Search found 1 results

<u>#</u>	<u>address</u>	<u>violation</u>	<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</u>	<u>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

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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

COUNTY OF OKLAHOMA CITY OF MIDWEST CITY C535171

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) 0900 AM at or near (location) 6801 E Reno Avenue

Name (last, first, middle) Bahreini, Ahmad Address 14501 N Western Ave City EDMOND OK 73013-1828

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements

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: 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 20 day of 2020

Name and Title My Commission 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 GUILT, 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

Officer's Remarks: See report dated 1/14/2020

AREA HIGHWAY TYPE: business industrial school residential rural construction zone 3 lane 4 or more undivided 4 or more divided on/off ramp

COUNTY OF OKLAHOMA CITY OF MIDWEST CITY C535170

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) 0900 AM at or near (location) 6801 E Reno Avenue

Name (last, first, middle) Bahreini, Ahmad Address 14501 N Western Avenue City EDMOND OK 73013-1828

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements

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: 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 20 day of 2020

Name and Title My Commission 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 GUILT, 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

Officer's Remarks: See report dated 1/14/2020

AREA HIGHWAY TYPE: business industrial school residential rural construction zone 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:

On or about (date) 01/14/2020 at (24 hour time) 0900 AM at (location) 6801 E

Name (last, first, middle) Bahreini, Ahmad Address 14501 N Western Ave City EDMOND OK

Birthdate (mo., day, yr.) Height Weight Race

Employer

Vehicle Make Year Body Style-Color Tag

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT:

and did then and there commit the following offense: SPEEDING MPH in MPH zone

Other Violation: IFC Section 105.3.2 Occupancy prohibited before

Contrary to Statute/Ordinance MWC ord 1

I, the undersigned issuing officer, hereby certify and swear that I and know the facts and contents thereof and that the facts sup therein are true.

Signature of Officer D. N. Date 1/14/2020 Badg

Sworn to and subscribed before me this 20 day of 2020

Name and Title My Cor Expires

Court Appearance: 26 day of February 2020

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 GUILT, I promise to appear in said court

SIGNATURE: (CHECK ONLY ONE BOX) Signed Personal Recognizance Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks: See inspection dated

AREA HIGHWAY TYPE: business industrial school residential rural construction zone 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

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 my 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: _____

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.

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: _____ Date: 2-26-20

Amount: \$ _____

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. _____

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: _____ Date: 2-26-20

Amount: \$ _____

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

OKLAHOMA UNIFORM VIOLATIONS COMPLAINT

State of Oklahoma, County of Oklahoma, City of Oklahoma, Complaint - Information, 1/14/2020, 1000 AM, 6777 E Reno Avenue, 55, 55, OK, 73015-1828

Name (last, first, middle): Mehini, Ahmad; Phone Number: 73015-1828; State: OK; Zip Code: 73015-1828

Birthdate (mo., day, yr.): [blank]; Height: [blank]; Weight: [blank]; Race: [blank]; Sex: [blank]; Class: [blank]; Endorsements: [blank]; Drivers License Number: [blank]; Month/Year: [blank]; State: [blank]

Employer: [blank]; Did Unlawfully: [blank]; Operate: [blank]; Park: [blank]; Vehicle Make: [blank]; Year: [blank]; Body Style-Color: [blank]; Tag Number: [blank]; Year: [blank]; State: [blank]

Commercial Motor Vehicle: [blank]; Haz. Mat. Placard: [blank]; ACCIDENT: [blank] PD [blank] PI [blank] FATALITY; and did then and there commit the following offense:

Violations: IFC Section: 105.3.3 Occupancy; Other 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.: 267; Dist.: [blank]

Sworn to and subscribed before me this 26 day of February 2020, at 3p M (DPS USE)

Name and Title: [blank]; My Commission Expires: [blank]; Court Appearance: 26 day of February 2020, at 3p 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.

Signature: [blank]; (CHECK ONLY ONE BOX) Signed Personal Recognizance, Bond Attached, Magistrate, Jail, Other; JUVENILE Name of Parent or Guardian, Address; Officer's Remarks: see report dated 1/14/2020

AREA HIGHWAY TYPE: [blank] construction zone, [blank] business, [blank] industrial, [blank] school, [blank] residential, [blank] rural, [blank] 1 lane, [blank] 2 lane, [blank] 3 lane, [blank] 4 or more undivided, [blank] 4 or more divided, [blank] on/off ramp

State of Oklahoma, County of Oklahoma, City of Oklahoma, Complaint - Information, 1/14/2020, 0900 AM, 6501 E Reno Ave, 55, 55, OK, 73013-1828

Name (last, first, middle): Bahreini, Ahmad; Phone Number: 73013-1828; State: OK; Zip Code: 73013-1828

Birthdate (mo., day, yr.): [blank]; Height: [blank]; Weight: [blank]; Race: [blank]; Sex: [blank]; Class: [blank]; Endorsements: [blank]; Drivers License Number: [blank]; Month/Year: [blank]; State: [blank]

Employer: [blank]; Did Unlawfully: [blank]; Operate: [blank]; Park: [blank]; Vehicle Make: [blank]; Year: [blank]; Body Style-Color: [blank]; Tag Number: [blank]; Year: [blank]; State: [blank]

Commercial Motor Vehicle: [blank]; Haz. Mat. Placard: [blank]; ACCIDENT: [blank] PD [blank] PI [blank] FATALITY; and did then and there commit the following offense:

Violations: IFC Section 903.4 - failure to electronically supervise; Other Violation: IFC 901.4 - failure to fire sprinkler suppression; Contrary to Statute/Ordinance MWC Ord 15-55

Signature of Officer: [Signature]; Date: 1/14/2020; Badge No.: 267; Dist.: [blank]

Sworn to and subscribed before me this 26 day of February 2020, at 3p M (DPS USE)

Name and Title: [blank]; My Commission Expires: [blank]; Court Appearance: 26 day of February 2020, at 3p 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.

Signature: [blank]; (CHECK ONLY ONE BOX) Signed Personal Recognizance, Bond Attached, Magistrate, Jail, Other; JUVENILE Name of Parent or Guardian, Address; Officer's Remarks: see report dated 1/14/2020

AREA HIGHWAY TYPE: [blank] construction zone, [blank] business, [blank] industrial, [blank] school, [blank] residential, [blank] rural, [blank] 1 lane, [blank] 2 lane, [blank] 3 lane, [blank] 4 or more undivided, [blank] 4 or more divided, [blank] on/off ramp

SCANNED

State of Oklahoma, County of Oklahoma, City of Oklahoma, Complaint - Information, 1/14/2020, 0900 AM, 6501 E, 55, 55, OK, 73013-1828

Name (last, first, middle): Bahreini, Ahmad; Phone Number: 73013-1828; State: OK; Zip Code: 73013-1828

Birthdate (mo., day, yr.): [blank]; Height: [blank]; Weight: [blank]; Race: [blank]; Sex: [blank]; Class: [blank]; Endorsements: [blank]; Drivers License Number: [blank]; Month/Year: [blank]; State: [blank]

Employer: [blank]; Did Unlawfully: [blank]; Operate: [blank]; Park: [blank]; Vehicle Make: [blank]; Year: [blank]; Body Style-Color: [blank]; Tag Number: [blank]; Year: [blank]; State: [blank]

Commercial Motor Vehicle: [blank]; Haz. Mat. Placard: [blank]; ACCIDENT: [blank] PD [blank] PI [blank] FATALITY; and did then and there commit the following offense:

Violations: IFC 901.4 - failure to fire sprinkler suppression; Other Violation: IFC 901.4 - failure to fire sprinkler suppression; Contrary to Statute/Ordinance MWC Ord 15-55

Signature of Officer: [Signature]; Date: 1/14/2020; Badge No.: [blank]; Dist.: [blank]

Sworn to and subscribed before me this 26 day of February 2020, at 3p M (DPS USE)

Name and Title: [blank]; My Commission Expires: [blank]; Court Appearance: 26 day of February 2020, at 3p 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.

Signature: [blank]; (CHECK ONLY ONE BOX) Signed Personal Recognizance, Bond Attached, Magistrate, Jail, Other; JUVENILE Name of Parent or Guardian, Address; Officer's Remarks: see report dated 1/14/2020

AREA HIGHWAY TYPE: [blank] construction zone, [blank] business, [blank] industrial, [blank] school, [blank] residential, [blank] rural, [blank] 1 lane, [blank] 2 lane, [blank] 3 lane, [blank] 4 or more undivided, [blank] 4 or more divided, [blank] on/off ramp

COURT RECORD

Case No. _____ Docket 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.

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

COURT ORDERS

On (Date): _____

- Non Conviction Based Upon: Court Dismissal No Fine/Costs, Court Dismissal With Fine/Costs

- Conviction Based Upon: Plea of Guilty, Court (Jury) Conviction

Conviction Date 4-1-21, Fines \$ 111.00, Costs \$ 2.00

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.

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

COURT ORDERS

On (Date): _____

- Non Conviction Based Upon: Court (Jury) Acquittal, Court Dismissal No Fine/Costs, Court Dismissal With Fine/Costs

- Conviction Based Upon: Bond Forfeiture, Plea of Guilty, Plea of Nolo Contendere, Court (Jury) Conviction

Conviction Date 4-1-21, Fines \$ 2.00, Costs \$ 111.00

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.

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

COURT ORDERS

On (Date): _____

- Non Conviction Based Upon: Court (Jury) Acquittal, Court Dismissal No Fine/Costs, Court Dismissal With Fine/Costs

- Conviction Based Upon: Bond Forfeiture, Plea of Guilty, Plea of Nolo Contendere, Court (Jury) Conviction

Conviction Date 4-1-21, Fines \$ 2.00, Costs \$ 111.00

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:
 on or about (date) at (24 hour time) at or near (location)
 1/14/2020 1000 AM 6777 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 EDMOND, OK Zip Code 73013-1828

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements
 Drivers 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:

SPPEEDING MPH in MPH zone Pace Radar Plane Other
 Other Violation: IFC Section 903.4 - Failure to electronically supervise suppression system
 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.
 Sworn to and subscribed before me this ___ day of ___ 20__

Name and Title My Commission Expires
 on or before Court Appearance: 26 day of February 20 20 at 3P 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: see report dated 1/14/2020

AREA HIGHWAY TYPE: construction zone 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

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 1000 AM 6777 E Reno Avenue
 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 Edmond OK 73013-1828
 City 14501 N Western Avenue Zip Code OK

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements
 Drivers 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:

SPPEEDING MPH in MPH zone Pace Radar Plane Other
 Other Violation: IFC Section 901.4 - Failure to maintain the fire sprinkler suppression system
 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: [Signature] Date: 1/14/2020 Badge No. F267 Dist.
 Sworn to and subscribed before me this ___ day of ___ 20__

Name and Title My Commission Expires
 on or before Court Appearance: 26 day of February 20 20 at 3P 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: see report dated 1/14/2020

AREA HIGHWAY TYPE: construction zone 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

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 1000 AM 6881 E
 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 Edmond OK

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements
 Drivers 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:

SPPEEDING MPH in MPH zone Pace Radar Plane Other
 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.
 Signature of Officer: [Signature] Date: 1/14/2020 Badge No.
 Sworn to and subscribed before me this ___ day of ___ 20__

Name and Title My Commission Expires
 on or before Court Appearance: 26 day of February 20 20 at 3P 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: see report dated 1/14/2020

AREA HIGHWAY TYPE: construction zone 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off ramp

COURT RECORD

Case No. _____ Docket No. _____ Page No. _____

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

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: \$ _____

Jailed: _____ days in _____

School _____ days; Probation _____ days; Defendant notified of his rights _____

Appeal Bond of \$ _____ filed _____

Appeal to _____ Court

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.

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

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

Court (Jury) Acquittal

Deferred to Date _____

Court Dismissal No Fine/Costs

Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

Bond Forfeiture

Plea of Nolo Contendere

Plea of Guilty

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.

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

COURT ORDERS

On (Date): _____

Charge Amended to _____

Non Conviction Based Upon:

Court (Jury) Acquittal

Deferred to Date _____

Court Dismissal No Fine/Costs

Court Dismissal With Fine/Costs

Date of Order _____

Conviction Based Upon:

Bond Forfeiture

Plea of Nolo Contendere

Plea of Guilty

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

The undersigned, being duly sworn, upon his oath deposes and says that:
 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

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 170 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 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.

Tank Gantt 1-20-20 Badge No. 480 Dist.
 Signature of Officer Date
 Sworn to and subscribed before me this 20 day of JAN 20 20
Derek Colquhoun My Commission Expires

on or before 26 day of FEB 20 20 at 2 P M (DPS USE)
 Court Appearance:

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 ARE 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

The undersigned, being duly sworn, upon his oath deposes and says that:
 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

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 170 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 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.

Tank Gantt 1-20-20 Badge No. 480 Dist.
 Signature of Officer Date
 Sworn to and subscribed before me this 20 day of JAN 20 20
Derek Colquhoun My Commission Expires

on or before 26 day of FEB 20 20 at 2 P M (DPS USE)
 Court Appearance:

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.

- 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: _____

Signature (Prosecuting Attorney: Victor 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.

- 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: _____

Signature (Prosecuting Attorney: Victor 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

COUNTY OF OKLAHOMA
CITY OF MIDWEST CITY

C553504

COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:

on or about (date) 1-19-2020 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 73015
Birthdate (mo., day, yr.) 5-9-59 Height 57 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. 490 Dist.
Sworn to and subscribed before me this 20 day of JAN 20 20
Name and Title DEREK COLQUHOUN 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 Recognizance 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

COUNTY OF OKLAHOMA
CITY OF MIDWEST CITY

C553503

COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:

on or about (date) 1-19-2020 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 73015
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. 490 Dist.
Sworn to and subscribed before me this 20 day of JAN 20 20
Name and Title DEREK COLQUHOUN 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 Recognizance Bond Attached Magistrate Jail Other
 JUVENILE Name of Parent or Guardian Address

Officer's Remarks: EGRESS DOORS SHALL BE READILY AVAILABLE

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

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: _____

Wicki 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 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: _____

Wicki 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 Deputy Clerk

State of Oklahoma
 COUNTY OF OKLAHOMA
 CITY OF MIDWEST CITY
 COMPLAINT - INFORMATION
 C553506

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) 6901 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 5'9" Weight 178 Race _____ Sex 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. 490 Dist. _____
 Sworn to and subscribed before me this 20 day of JAN 20 20
DEREK COLANIT My Commission Expires _____
 Name and Title _____

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 Recognizance 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
 COUNTY OF OKLAHOMA
 CITY OF MIDWEST CITY
 COMPLAINT - INFORMATION
 C553505

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) 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 Phone Number _____
 Address 14501 N WESTERN AVE
 City EDMOND State OK Zip Code 73013

Birthdate (mo., day, yr.) 5-9-59 Height 5'9" Weight 178 Race _____ Sex 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 INTERLUR 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. 490 Dist. _____
 Sworn to and subscribed before me this 20 day of JAN 20 20
DEREK COLANIT My Commission Expires _____
 Name and Title _____

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 Recognizance 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

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.

- 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: _____

Signature (Prosecuting Attorney): [Signature] D.A. () A.D.A. () Date: 2/28/20

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 No Contest
- Court (Jury) Conviction

Conviction Date: 4-1-21

The Court, therefore, enters the following order:

Fines \$ 200.00 Costs \$ 11.00

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: _____

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Amount: \$ _____ Date: 2-26-20

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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: [Signature]
 Judge Clerk Deputy Clerk

on or about (date) 1-14-2020 at (24 hour time) 0930 at or near (location) 6901 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 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 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.

Jack Coy 1-20-20 Date Signature of Officer Badge No. 480 Dist.

Sworn to and subscribed before me this 20 day of JAN 20 20

DEBBE COLEMAN My Commission Expires

on or before 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 Recognizance 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

on or about (date) 1-14-2020 at (24 hour time) 0930 at or near (location) 6901 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

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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.

Jack Coy 1-20-20 Date Signature of Officer Badge No. 480 Dist.

Sworn to and subscribed before me this 20 day of JAN 20 20

DEBBE COLEMAN My Commission Expires

on or before 26 day of FEB 20 20 at 2P M (DPS USE)

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X SIGNATURE: (CHECK ONLY ONE BOX)

Signed Personal Recognizance 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. _____

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Signature of Defendant: _____

Amount: \$ _____ Date: 2-26-20

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Signature (Prosecuting Attorney: D.A. A.D.A.) Date _____

COURT ORDERS

On (Date): _____

Charge Amended to _____

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- Court (Jury) Acquittal
- Court Dismissal No Fine/Costs
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- 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

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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. _____

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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 - Fire wall 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 - 589

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 NW 16 #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: [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 _____



MBK
 ARCHITECTURAL PLANNERS
 508 S. Air Depot,
 Midwest City, Oklahoma 73110
 (405) 436-2336
 FAX: (405) 436-2004

CONSULTANTS

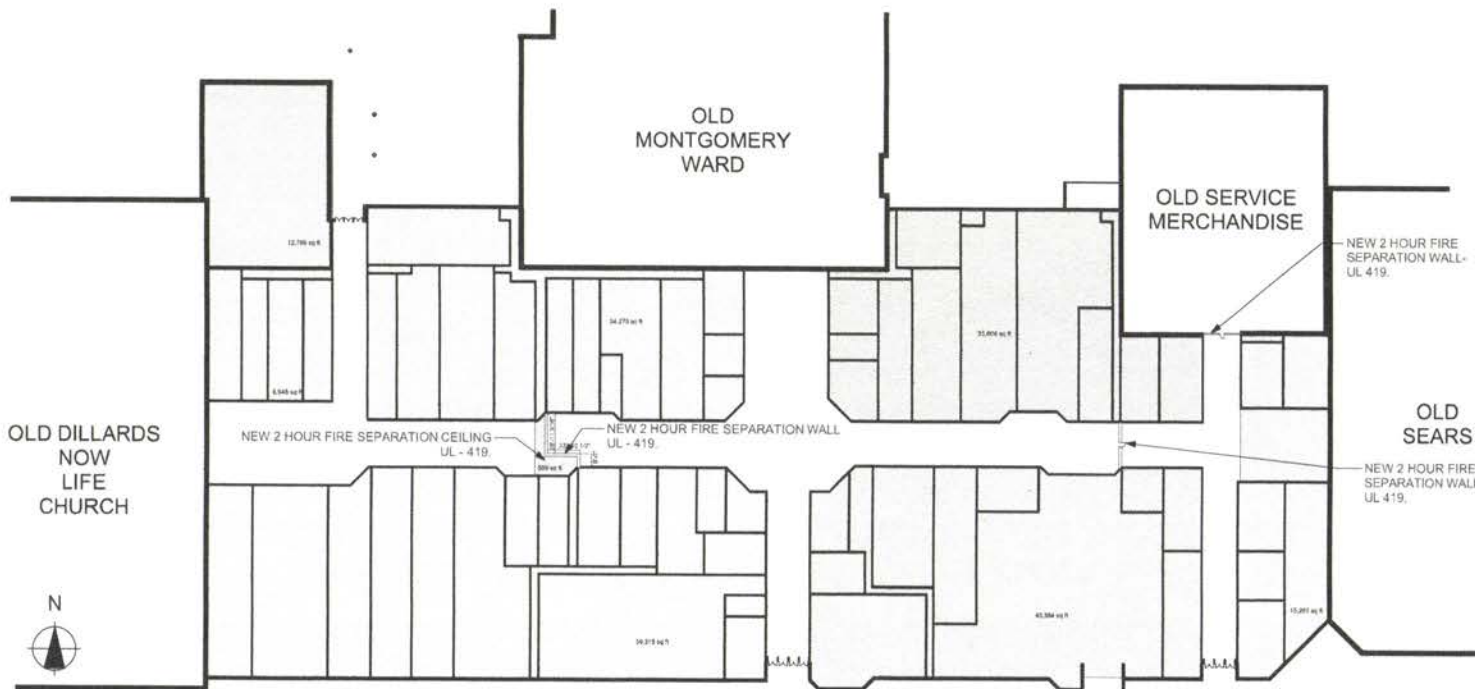
HERITAGE PARK MALL

PROJECT NO. Project No.
 MODEL FILE
 Heritage Park Mall-fire separation plan 2020.rvt
 DRAWN BY: CAD Technician Full Name
 COPYRIGHT:

SHEET TITLE
 HERITAGE PARK MALL
 FLOOR PLAN-11102021

SD1

SHEET 3 OF 48



1
 SD1
 PROPOSED SEPARATION AREA PLAN
 SCALE: 1" = 40'



ASSEMBLY OPTIONS:

- GYPSUM BOARD: TWO LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE UL 677)
- STEEL STUDS: 3/4" STEEL STUDS (E225 UL 518), SPACED 24" O.C.
- INSULATION: 1/2" GLASS FIBER BATT INSULATION IN CAVITY
- GYPSUM BOARD: TWO LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE UL 677)

UL 419 - 2 HOUR FIRE SEPARATION WALL

SCALE: 1" = 10'

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.

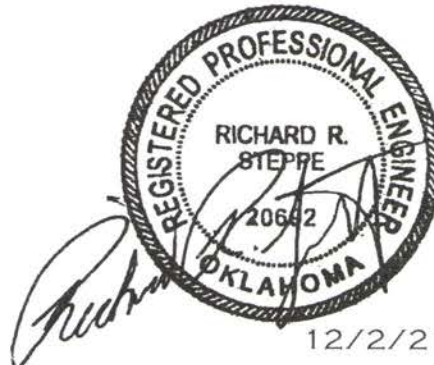
MOST OF THE STRUCTURE WAS ACCESSIBLE FOR VISUAL, NON-DESTRUCTIVE
OBSERVATION. IT IS MY PROFESSIONAL OPINION, THAT THE VAST MAJORITY OF
THE EXISTING STRUCTURE IS STRUCTURALLY ACCEPTABLE FOR CONTINUED USE
UNDER THE CURRENT 2015 IBC. THERE WERE SOME AREAS THAT HAD SOME
WATER DAMAGE DURING THE PAST 10 YEARS 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)
<p>Narrative Title: n/a</p> <p>Narrative Author: Russell, Aaron</p> <p>Narrative Date:</p> <p>Narrative Apparatus ID: n/a</p> <p>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.</p> <p>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.</p> <p>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 ,</p>

Member Making Report (PR Matt Koivisto): _____

Incident Reviewer (MAJ Aaron Mathew Russell): _____



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 a 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 scene. 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)

Narrative Title: n/a

Narrative Author:

Narrative Date:

Narrative Apparatus ID: n/a

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 upstair 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.

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.

Member Making Report (FF Nate C Rogers): _____

Incident Reviewer (MAJ Jerimy W Meek): _____

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 MIDWEST CITY OKLAHOMA 73110
Case #	15-03591		
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 MIDWEST CITY OKLAHOMA 73110
Case #	16-05829		
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
Case #	17-02770		MIDWEST CITY OKLAHOMA 73110
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,			Phone	405-641-9798
Address	6801 E RENO MG OFC MIDWEST CITY, OK 73130				
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 MIDWEST CITY OKLAHOMA 73110
Case #	18-03557		
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		Loss Value	\$300.00
Drug Type		Rec Value	
		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		Loss Value	\$250.00
Drug Type		Rec Value	
		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
Case #	18-06921		MIDWEST CITY OKLAHOMA 73110
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
Case #	20-01888		MIDWEST CITY OKLAHOMA 73110
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 Method	FORCE	

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				
Plate No	Redacted	State	OK	Colors	Redacted
Impound	Y			Year	Redacted
				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
Height	5'08"	Weight	175	DOB	5/9/1959 (61)
S.S.N.	***_**_****	DL.& St.	*****	Hair	BRO
Type of Victim	INDIVIDUAL	Victim Of	NONE	JRN#	9060756
				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							
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 MIDWEST CITY OKLAHOMA 73110
Case #	20-06230		
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				DOB	Redacted
Height		Weight		Hair	Eyes
S.S.N.	__-__-__	DL.& St.		JRN#	
Type of Victim	INDIVIDUAL	Victim Of	NONE	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
Case #	20-07275		MIDWEST CITY OKLAHOMA 73110
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
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				

VICTIM(S)

Name	WOODPECKER TREE SERVICE,		
Address	11316 DOVE RIDGE DR HANNIBAL, MO 63401		Phone
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	Loss Value \$600.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	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	Loss Value \$1,000.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	Drug UOM

Property Category	TOOLS	Loss Type	STOLEN
Description	P3-CHAINSAW		
Notes			
Make	STIHL	Model MS250	Style CHAINSAW
Serial No / VIN			Color ORANGE,GRAY
Vehicle Year		Plate No/ State/ Type	
Loss Date	11/13/2020	Loss Quantity 1	Loss Value \$450.00
Rec Date		Rec Quantity	Rec Value
Drug Type		Drug Quantity	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

Entered By TAYLOR, A

Officer TAYLOR, A

Supervisor DOLES, J

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
Case #	21-01145		MIDWEST CITY OKLAHOMA 73110
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	N
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		Rec Value	
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	Weight	Redacted	Hair	Redacted
Height	Redacted	JRN	21-0000106	SID	
Eyes	Redacted	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	Arrested Before	N
Arrest Disp	REFERRED TO D.A.	Arrest Officer	L COLE		
Supervisor		Miranda Officer	L COLE		
Arrest Condition	SOBER				
Armed With	UNARMED				

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						
Race	W	Ethnic	N	Sex	M	DOB	5/9/1959 (62)
Height	5'08"	Weight	175	Hair	BRO	Eyes	BRO
S.S.N.	***_**_****	DL & St.	*****	JRN#	9060756		

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							

Name	BAHREINI, AHMAD				Phone	405-235-4328	
Address	14501 N WESTERN AVENUE EDMOND, OK 73073						
Race	W	Ethnic	N	Sex	M	DOB	5/9/1959 (62)
Height	5'08"	Weight	175	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				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	21-00787	Citation #	C566675		
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	21-00788	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
Weapons				
Criminal Activity				
Bias Type				
Bias Motivation				

VICTIM(S)

Name	SOCIETY/PUBLIC,			Phone	___-___-____
Address				DOB	
Race	Ethnic	Sex	DOB	Eyes	
Height	Weight	Hair			
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						
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,			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	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						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	Phone	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	DOB	Redacted
S.S.N.	__-__-__	DL & St.		JRN#		Eyes	Redacted
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	N
Weapons			
Criminal Activity			
Bias Type			
Bias Motivation			

VICTIM(S)

Name	CITY OF MIDWEST CITY,			
Address	100 N MIDWEST BLVD MIDWEST CITY, OK 73110		Phone	___-___-____
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						
Address	Redacted						
Race	Redacted	Ethnic	Redacted	Sex	Redacted	Phone	Redacted
Height	Redacted	Weight	Redacted	Hair	Redacted	DOB	Redacted
S.S.N.	***-**-****	DL & St.	*****	JRN#	9034570	Eyes	Redacted
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
Reporting Officer	DIXON, J	Initial Rep. Date	04/21/2022 18:24

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.

To: Honorable Mayor and Council
From: Billy Harless, Community Development Director
Date: March 28, 2023

Subject: (PC-2137) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District to C-3, Community Commercial District and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to COM, Commercial, for the property described as part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Block 003, Lots 001 and 002, also addressed as 1226 and 1224 Jet Drive, Midwest City, OK 73130.

Executive Summary: Applicant is requesting to rezone the subject property from SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District to C-3, Community Commercial District and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to COM, Commercial. The subject lots are currently vacant, and the applicant, Altar Group (representing Take 5) is proposing to construct an oil change facility. The proposed facility is best categorized under 4.4.10. *Automotive Equipment Light*, which is permitted within the C-3, Community Commercial District. Their site plan fulfills the development regulation standards outlined in the City's C-3, Community Commercial District. The applicant's architecture has been working with our Solid Waste Manager, Jerry Summers, to determine the best placement of the dumpster for the applicant and sanitation department. Mr. Summers has suggested the placement be on the southeast corner of Jet, which would eliminate sanitation having to enter the parking lot. If the rezone is approved by City Council, the applicant will then submit an Amending Plat application to the Community Development Director to combine the existing lots. The applicant's real estate manager, Mr. Richards, was present at Planning Commission. One member of the public addressed Planning Commission asking to see a street view of the subject property, but had no objections. Planning Commission recommended approval of this item. At the time of this writing, staff has received no opposition from the public to the proposed rezone. Action is at the discretion of the Council.

Dates of Hearing:
Planning Commission- March 7, 2023

City Council- March 28, 2023



Date of Pre-Development Meeting:
November 18, 2022

Council Ward: Ward 1, Susan Eads

Owner: Rhone Bird

Applicant: John Linton, Altar Group

Proposed Use: Take 5 Oil Change

Size: The subject property has a frontage of 160 feet along SE 15th Street and depth of 115 feet along Jet Drive, and contains an area of 0.42 acres, more or less.

Development Proposed by Comprehensive Plan:

North- Office/Retail

South- Single Family Detached Residential

East- Commercial

West- Single Family Detached Residential

Zoning Districts:

North- C-3, Community Commercial District

South- R-6, Single-Family Detached Residential District

East- C-3, Community Commercial District

West- R-6, Single-Family Detached Residential District

Land Use:

North- Jimmy's Egg

South- Residential

East- Walgreens

West- Residential

Comprehensive Plan Citation:

The future zoning land use for the subject lots are SFD, Single-Family Detached Land Use.

4-15 Single-Family Detached (SFD) Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas designated for single-family detached residential land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential land use. The City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

The proposed use is not supported by the Comprehensive Plan, therefore an amendment to the Comprehensive Plan is needed if approved by Council.

Municipal Code Citation:

2.20. – C-3, Community Commercial District

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

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

Limited outdoor storage, as defined in 2.20.3., and limited open display, as defined in 2.20.3., shall be permitted.

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

History:

1. This property had been zoned residentially since it was platted in May of 1949.
2. August 5, 2008 the request to redistrict from R-1-D, Single Family Detached Residential to O-1, Restricted Office District was continued to the September 2, 2008 meeting due to applicant failing to attend Planning Commission. Discussion was held on this matter and many of the commissioners preferred to see this request as a SPUD. The applicant agreed to amend the request to a SPUD.
3. September 23, 2008 the rezone of SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District was approved.

Next Steps:

If Council approves this rezone, the applicant will then apply for an Amending Plat through the Community Development Department to combine the 2 (two) properties.

Section 38-22. Amending Plat

Sec. 38-22.1. Purpose

The purpose of an Amending Plat shall be to provide and expeditious means of making minor revisions to a recorded Plat. The Amending Plat allows these minor revisions without the need of filing a Plat Correction Certificate. Furthermore, the Amending Plat goes beyond the scope of a Plat Correction Certificate and provides a means to relocate any lot line or to combine lots. An Amending Plat does not allow for the creation of new lots and is designed only to modify existing recorded plats.

Sec. 38-22.2. Applicability

The procedures for an Amending Plat shall apply only if the sole purpose of the Amending Plat is to achieve one or more of the following purposes (item number three is applicable to PC-2136):

(A) Amending Plat Purposes

(3) Replatting (No Increase in the Number of Lots Allowed)

a. Combine one or more of existing lots if:

1. The owners of all those lots join in the Application for amending the Plat;
2. The amendment does not attempt to remove recorded covenants or restrictions; and
3. The amendment does not have a material adverse effect on the property rights of the other owners in the Plat.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There's public water mains bordering the proposed parcel, a twelve (12) inch line running along the south side of South East 15th Street and an eight (8) inch line running along the east side of Jet 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's a public sewer main bordering the proposed parcel, an eight (8) inch line running along the west side boundary. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from South East 15th Street and Jet Drive. South East 15th Street is classified as a secondary collector road in the 2008 Comprehensive Plan. Jet Drive is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

The initial site plan shows access to the site via two proposed drives located along Jet Drive. The two drives must meet minimum commercial standards for width, thickness, and radius and must meet horizontal separation requirements locating them away from S.E. 15th Street.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

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



1226 Jet Drive



1224 Jet Drive

Fire Marshal's Comments:

PC-02137 is requesting a rezoning for a commercial occupancy (Take 5 Oil Change) facility located at 1224 Jet Drive, Midwest City, OK 72150. There are no fire code violations currently noted for the address listed.

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

Planning Division:

Staff met with the applicant and their team via Zoom on November 18, 2022 for a Pre-Development meeting.

- Line Maintenance Supervisor noted that the manhole in the driveway must meet H-20 loading requirements and that the existing water service to be relocated if in driveway.

- The confirmed Building Codes at the time of the meeting were: IBC (International Building Code) 2015; NEC (National Electric Code) 2005; IFC (International Fire Code) 2008.
- Solid Waste Manager initially suggested an entrance off 15th Street for sanitation access, but he and applicant have now agreed upon a solution of the dumpster and its enclosure to be located at the southeast portion of the property off Jet Drive.

If this application is approved, the applicant will then apply for an Amending Plat to combine 1226 and 1224 Jet Drive through Community Development. After that, they can proceed with the submission of the appropriate building permits and then for a Certificate of Occupancy through the Engineering and Construction Services office.

Action is at the discretion of the Council.

Action Required:

Approve or reject the ordinance to redistrict to C-3, Community Commercial District and amend the Comprehensive Plan to COM, Commercial for the property noted herein, subject to staff comments as found in the March 28, 2023 agenda packet and made part of PC-2137 file.



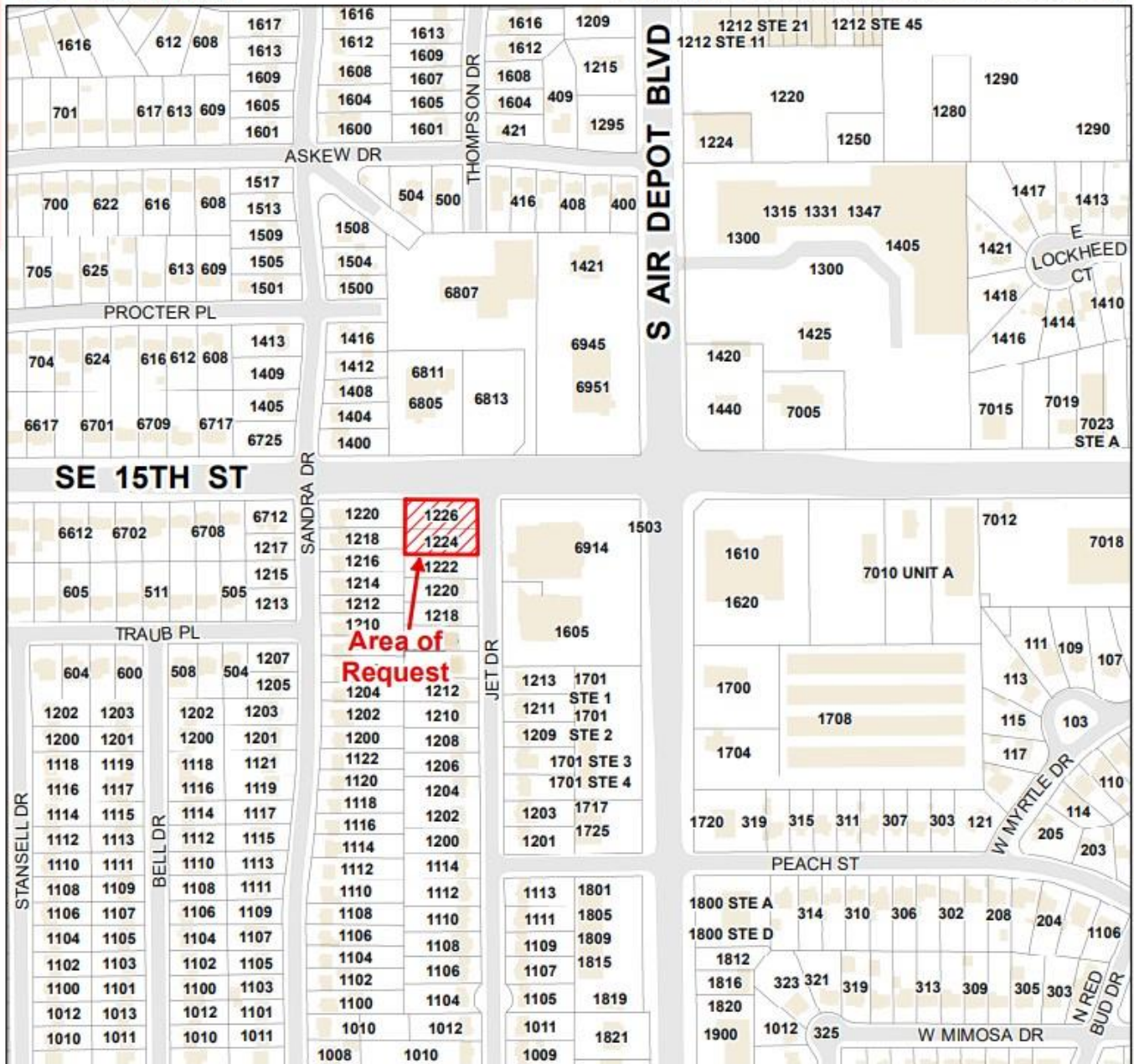
Billy Harless

Community Development Director

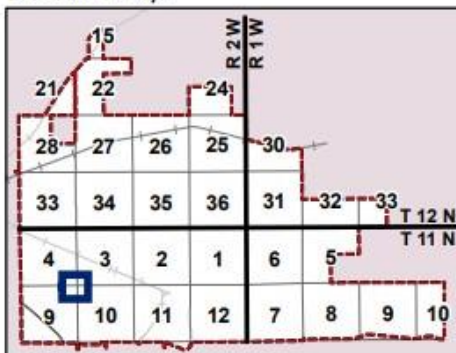
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Community Development / Information Technology



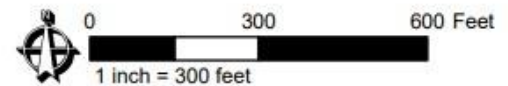
Locator Map



General Map Legend

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

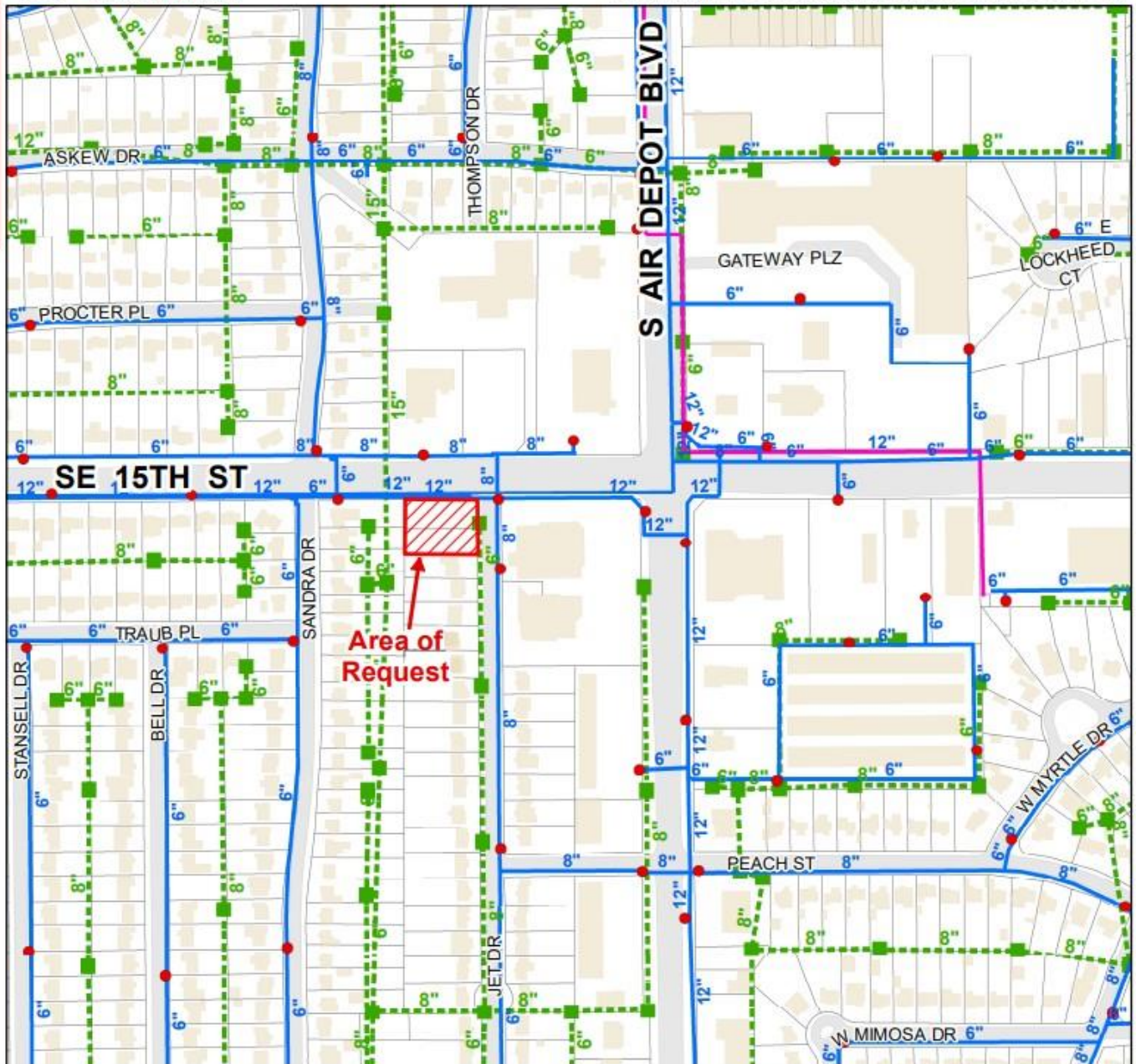
**GENERAL MAP FOR
PC-2137
(NE/4, Sec. 9, T11N, R2W)**



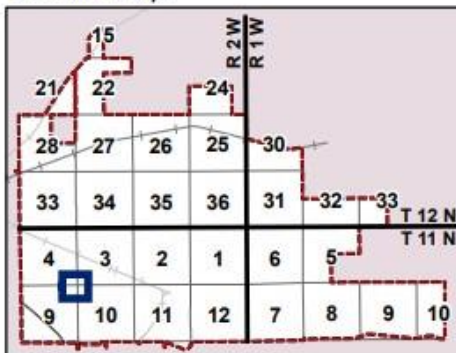
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Locator Map



Water/Sewer Legend

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

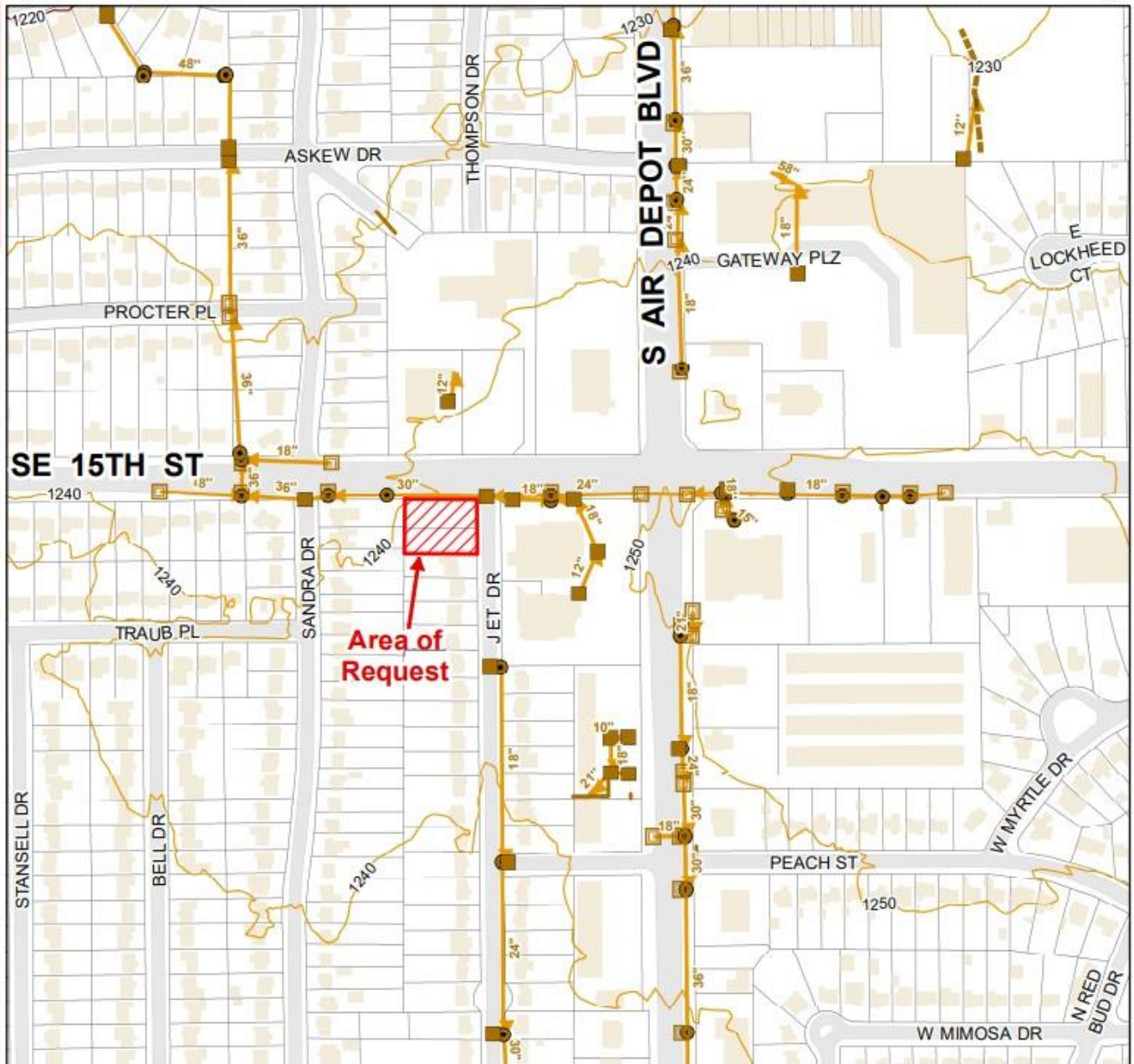
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2137
(NE/4, Sec. 9, T11N, R2W)**

1 inch = 300 feet

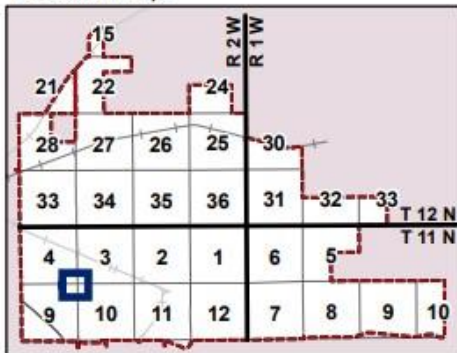
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Community Development / Information Technology



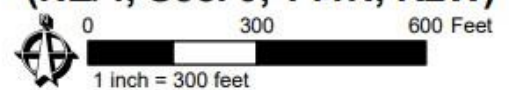
Locator Map



- 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

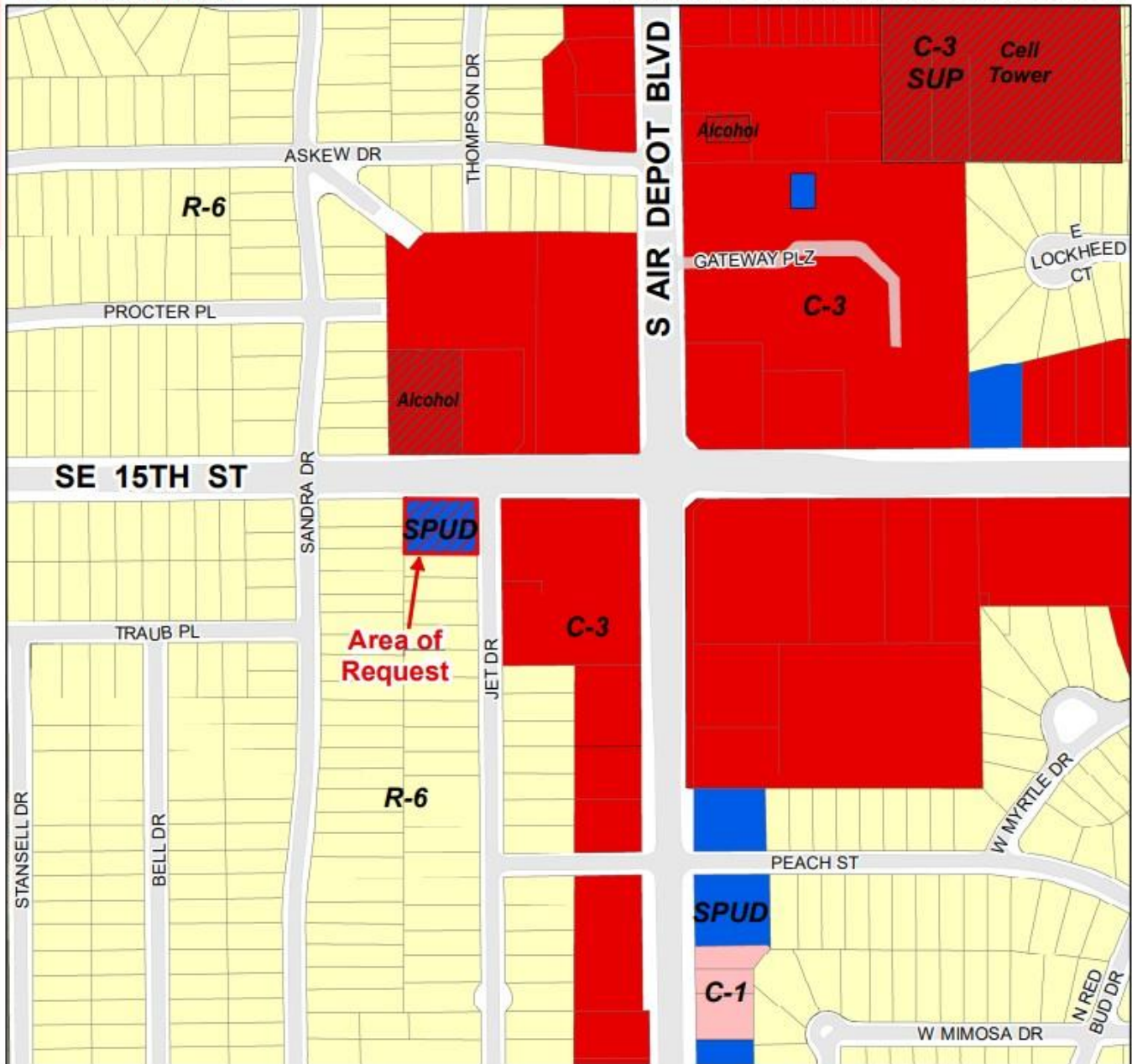
DRAINAGE LOCATION MAP FOR PC-2137 (NE/4, Sec. 9, T11N, R2W)



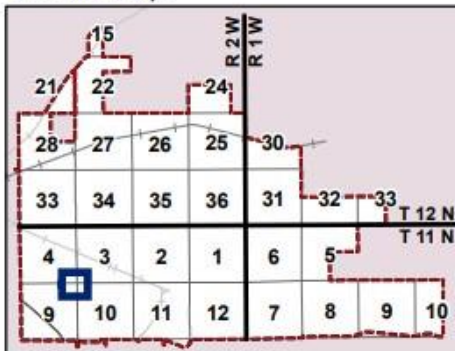
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Community Development / Information Technology



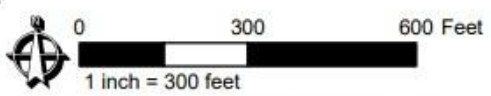
Locator Map



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

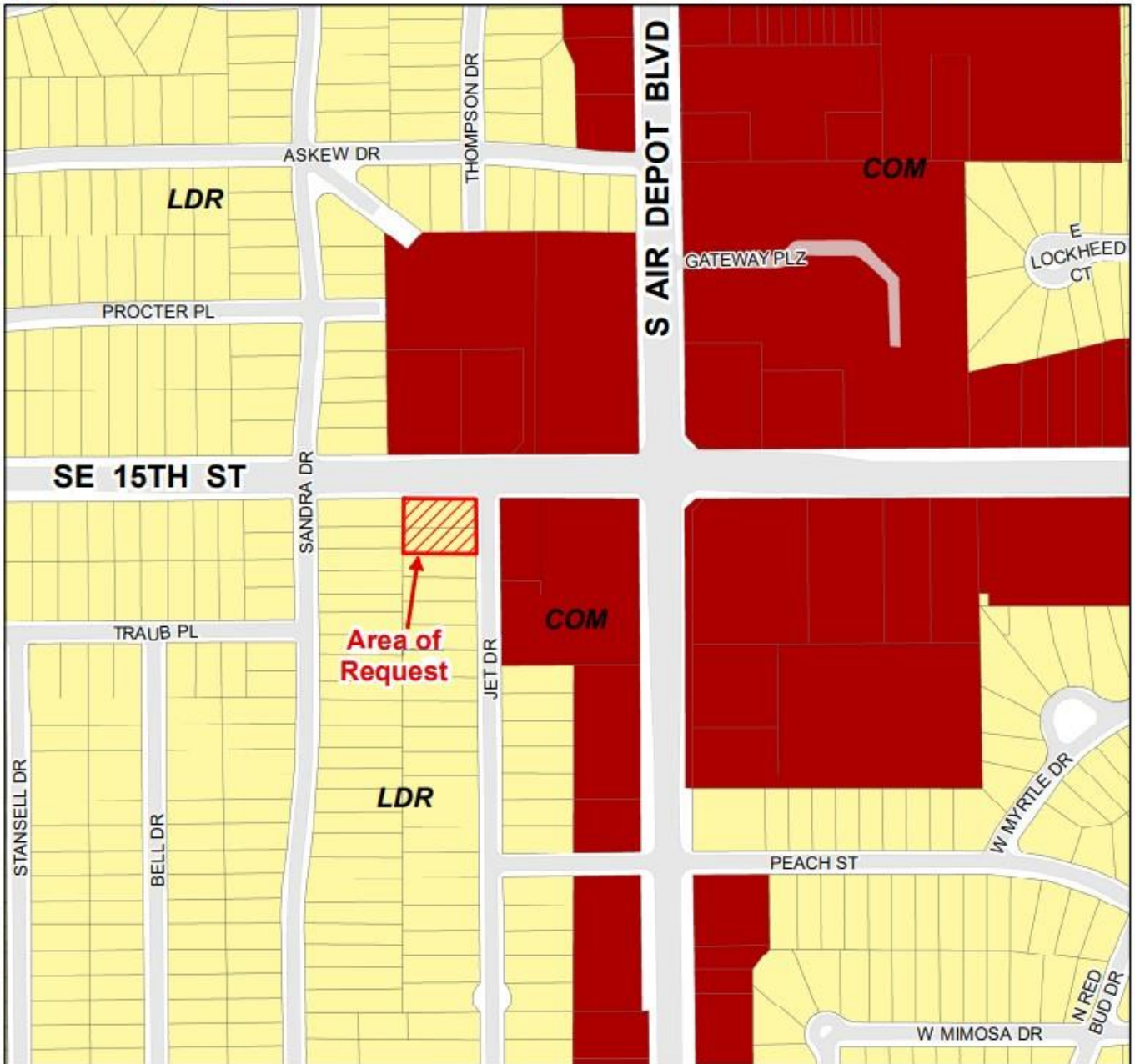
**ZONING MAP FOR
PC-2137
(NE/4, Sec. 9, T11N, R2W)**



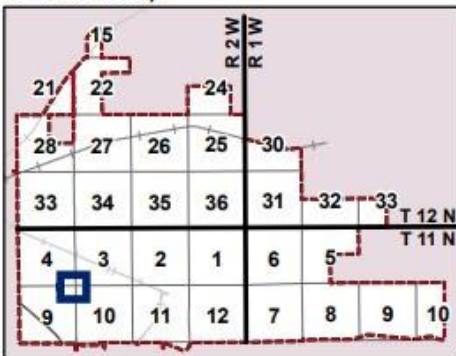
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Community Development / Information Technology



Locator Map



Future Land Use Legend

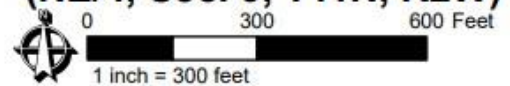
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

FUTURE LAND USE

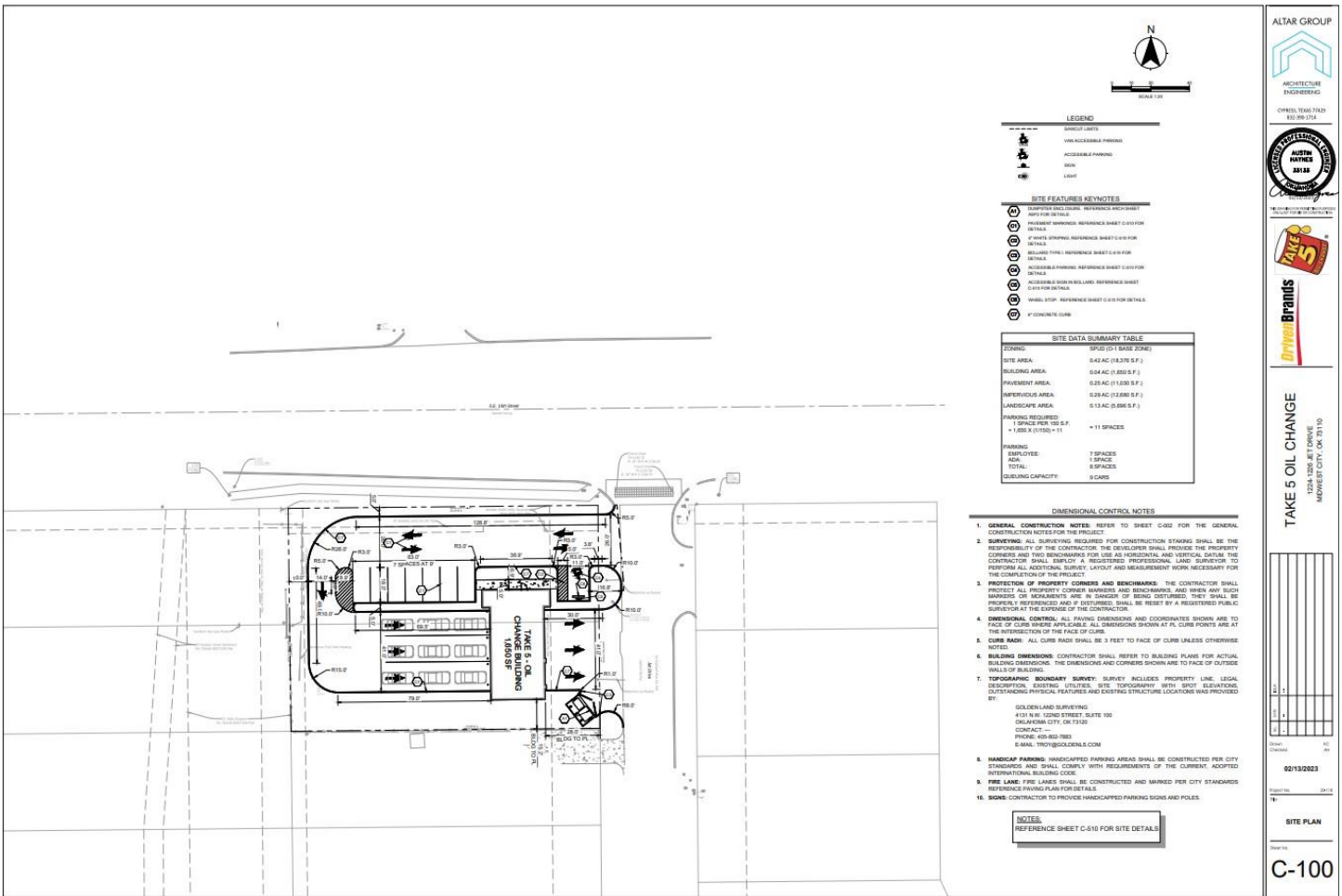
MAP FOR

PC-2137

(NE/4, Sec. 9, T11N, R2W)



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TAKE 5 OIL CHANGE
1004 JOSE BET DOWNE
MOWEE CITY, OK 73110

NO.	DATE	DESCRIPTION
1	02/13/2023	

02/13/2023
SITE PLAN
C-100



SITE INFORMATION

ADDRESS: 1224 1226 JET DRIVE
MIDWEST CITY, OK 73110

PARCEL SIZE: 18,378 S.F. (0.42 AC)

JURISDICTION: MIDWEST CITY

ZONING: SPUD (D-1 BASE ZONE)

EXISTING USE: VACANT LOT

PROPOSED USE: TAKE 5 OIL CHANGE

SETBACK: FRONT: 25'
SIDE: 10'
REAR: 10'

FLOOD ZONE: ZONE X
MAP 40100C03104
DATED 12/18/2009

PARKING:

REQUIRED: 1 SPACES PER 150 GFA
(5 SPACES MIN.)
11 REQUIRED SPACES

PROVIDED: 7 REGULAR SPACES
1 ADA SPACE
3 TOWEL SPACES

QUEUEING LENGTH: 9 VEHICLES

BUILDING SIZE: BUILDING (1,650 S.F.)

ALL UTILITIES PRESENT: YES NO

ENCROACHMENTS: YES NO



TAKE 5 OIL CHANGE
1224 1226 JET DRIVE
MIDWEST CITY, OK 73110

NO.	DATE	DESCRIPTION

01/23/2022
SITE - AERIAL



**PLEASE FIND ATTACHED THE SURVEY
FOR THE FOLLOWING SITE**

BV Project #: 160918.22R000-001.389 [Version 1]

Site Name: Take 5 Oil Change - Midwest City, OK

Site Address: 1224-1226 Jet Drive

City/State: Midwest City/OK

In order to ensure that all comments are addressed properly, please send them to **Teddi Welborn** at teddi.welborn@bureauveritas.com. Also, please place the BV Project # in the subject line for reference.

If you have any questions regarding this project, please contact **Cliff Stout** at Cliff.Stout@bureauveritas.com.

 <i>First American Title</i>	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Commitment	

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

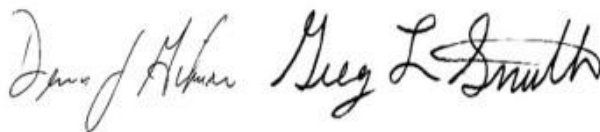
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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1 **PC-2137**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE FROM SIMPLIFIED PLANNED UNIT DEVELOPMENT GOVERNED BY RESTRICTED OFFICE DISTRICT TO COMMUNITY**
5 **COMMERCIAL DISTRICT, AND DIRECTING AMENDMENT OF THE OFFICIAL**
6 **ZONING DISTRICT MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY'S ZONING DISTRICT; AND PROVIDING FOR REPEALER AND SEVERABILITY**
7 **ITY**

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 from SPUD, Simplified Planned Unit Development governed by O-1, to C-3, Community Commercial, subject to the conditions contained in the PC-2137 file, and that the official Zoning District Map shall be amended to reflect the reclassification of the property's zoning district as specified in this ordinance:
12
13

14 Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range
15 Two (2) West of the Indian Meridian, Block 003, Lots 001 and 002, also addressed as
16 1226 and 1224 Jet Drive, Midwest City, OK 73130.

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

19 **SECTION 3. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is
20 for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

21 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
22 on the _____ day of _____, 2023.

23 THE CITY OF MIDWEST CITY, OKLAHOMA

24
25 _____
26 MATTHEW D. DUKES II, Mayor

27 ATTEST:

28 _____
29 SARA HANCOCK, City Clerk

30 APPROVED as to form and legality this _____ day of _____, 2023.

31
32 _____
33 DONALD MAISCH, City Attorney
34
35
36

1 PC-2137

2 RESOLUTION NO. _____

3 A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICA-
4 TION FROM LDR, LOW DENSITY RESIDENTIAL TO COM, COMMERCIAL FOR
5 THE PROPERTY DESCRIBED IN THE RESOLUTION WITHIN THE CITY OF MID-
6 WEST CITY, OKLAHOMA.

7 WHEREAS, currently the Comprehensive Plan Map of Midwest City, Oklahoma shows the fol-
8 lowing described property identified, for future planning purposes, as LDR, Low Density Resi-
9 dential:

10 Part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North,
11 Range Two (2) West of the Indian Meridian, Block 003, Lots 001 and 002, also ad-
12 dressed as 1226 and 1224 Jet Drive, Midwest City, OK 73130

13 WHEREAS, it is the desire of the applicant to amend the future planning classification of the
14 above referenced property from LDR, Low Density Residential to COM, Commercial.

15 WHEREAS, with the applicant's request the change in future planning classification complies
16 with the City's Comprehensive Plan.

17 WHEREAS, the applicant has met both state and local notification requirements.

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

20 That the classification of above described property located in Midwest City, Oklahoma is hereby
21 changed from LDR, Low Density Residential to COM, Commercial on the Comprehensive Plan
22 Map.

23 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Okla-
24 homa, on the _____ day of _____, 2023.

25 THE CITY OF MIDWEST CITY, OKLAHOMA

26 _____
27 MATTHEW D. DUKES II, Mayor

28 ATTEST:

29 _____
30 SARA HANCOCK, City Clerk

31 APPROVED as to form and legality this _____ day of _____, 2023.

32 _____
33 DONALD MAISCH, City Attorney



Animal Welfare
8485 E Reno Ave
Midwest City, OK 73110
animalwelfare@midwestcityok.org
Office: 405-739-1400
www.midwestcityok.org

MEMORANDUM

To: Honorable Mayor and Council

From: Vaughn Sullivan, Assistant City Manager

Date: March 28, 2023

Subject: Discussion, consideration, and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 8, Animals and Fowl; Article II, Impoundment of Livestock; Section 8-22, Disposition of Impounded Animals; and Providing for Repealer and Severability.

Due to the rising impoundment of animals and the costs associated with them, we are asking the Council to consider amending Chapter 8-22 (a) to “Any animal taken into custody and impounded shall not be disposed of until after the expiration of three (3) days (instead of five (5) days) from the time of impounding.”

At the Wednesday February 22, 2023 meeting of the Ordinance Oversight Council Committee, this ordinance was reviewed and recommended for approval.

Vaughn K. Sullivan

37 PASSED AND APPROVED by the Mayor and the Council of the City of Midwest City,
38 Oklahoma, this _____ day of _____, 2023.

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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 _____, 2023.

DONALD D. MAISCH, City Attorney



Animal Welfare
8485 E Reno Ave
Midwest City, OK 73110
animalwelfare@midwestcityok.org
Office: 405-739-1400
www.midwestcityok.org

MEMORANDUM

To: Honorable Mayor and Council

From: Vaughn Sullivan, Assistant City Manager

Date: March 28, 2023

Subject: Discussion, consideration, and possible action of approving an ordinance amending the Midwest City Municipal Code, Chapter 8, Animals and Fowl; Article VIII, Animal Welfare Shelter Operation; Section 8-162 Fees; and Providing for Repealer and Severability.

Due to the rising costs in supplies and Veterinary care for the animals, we are asking the Council to consider amending Chapter 8-162 to “A schedule of fees to be established by the City Manager or his designee for the operation and maintenance of the Animal Shelter and services provided to the animals in our care.”

At the Wednesday February 22, 2023 meeting of the Ordinance Oversight Council Committee, this ordinance was reviewed and recommended for approval.

Vaughn K. Sullivan

1 PASSED AND APPROVED by the Mayor and the Council of the City of Midwest City,
2 Oklahoma, this _____ day of _____, 2023.

3

4 **THE CITY OF MIDWEST CITY, OKLAHOMA**

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MATTHEW D. DUKES, II, Mayor

9

10 ATTEST:

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14 _____
SARA HANCOCK, City Clerk

15

16

17 Approved as to form and legality this _____ day of _____, 2023.

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19

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21 _____
DONALD D. MAISCH, City Attorney



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

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : March 28, 2023

SUBJECT : An Ordinance Amending Midwest City Code, Chapter 9, Buildings And Building Regulations, Article I, Section 9-4, Incorporated By Reference; Article III, Section 9-31, Code Adopted; Section 9-35, International Residential Code Adopted; Section 9-37, Manufactured Homes; Section 9-39, Existing Structures Code; Section 9-41 Roofing Registration Code; Article V, Section 9-196 Reserved; Section 9-197 Reserved; Section 9-198 Reserved; Section 9-199 Reserved; Section 9-201 Code Adopted; Section 9-205, Separate Permits; Section 9-236 Code Amended; Article Vi Section 9-301, Code Adopted; 9-371 Code Amended; And Providing For Repealer And Severability

Summary

The proposed amendments are related to the City of Midwest City municipal code changing from the 2015 to the 2018 International Building Code (IBC) and the International Residential Code (IRC) both published August 31, 2017.

Building Code governs all our building codes and the IBC updates the code generally every 3 years. The 2015 code was adopted in July 11, 2017 and needs updated to follow current construction practices and align with the State and other metro cities. Area entities that have now adopted the 2018 IBC:

Entity	Adopted	Reference	Switching
State of Oklahoma	2018	748:20-2-1	
City of Oklahoma City	2015	12-16	2018
City of Edmond	2015	16.04.010	2018
City of Moore	2015	5-201	2018
City of Norman	2015	5-201	2018
City of Choctaw	2015	A-2	2018

At the regular meeting January 18, 2023 of the City of Midwest City Builder’s Advisory Board, this ordinance was reviewed and recommended adoption by the City with a unanimous vote. Referring to ordinance 9-21, the Builder’s Advisory Board “shall act in an advisory capacity to the mayor and city council as regards building codes, construction, development requirements - and related matters of interest to the city.”

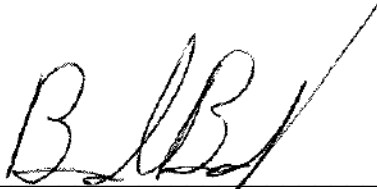
At the regular meeting January 20, 2023 of the City of Midwest City Plumbing, Gas, and Mechanical Board, the plumbing and mechanical portion of this ordinance was reviewed and recommended adoption by the City with a unanimous vote. Referring to ordinance 9-195, the Plumbing, Gas, and Mechanical Board “shall have the duty to advise the city council as to any changes, regulations, and rules relating to, or governing the provisions and requirements of this article”.

At the Wednesday February 22, 2023 meeting of the Ordinance Oversight Council Committee, this ordinance was reviewed and recommended for approval.

Summary of the changes:

- 9-4 – Incorporated by Reference: Previously a reserved ordinance, will provide for the published year which subsequent ordinance will reference.
- 9-31 - Code adopted: The governing ordinance throughout the Chapter 9, Building and Building Regulations. The changes here are changing to reference Sec 9-4. Last update 7/11/2017 as Ordinance No. 3310.
- 9-35 - International Residential Code adopted: The governing ordinance for all residential construction. The changes here are changing to reference Sec 9-4. Last update 7/11/2017 as Ordinance No. 3309.
- 9-37 - Manufactured Homes: will now be regulated by the International Residential Code appendix E and the City of Midwest City code Chapter 23, Manufactured Homes, Trailers, Manufactured Home Parks, ETC.
- 9-39 - Existing Structures Code: Ordinance references the structural components of a building. Changed language to reference the adopted year of the IBC in Section 9-4. This is in hopes to clean up future building code updates and to eliminate confusion. Last update 7/11/2017 as Ordinance No. 3314.
- 9-41 - Roofing Registration Code: Found reference to outdated 2009 IRC code for owners doing roofing work on their own dwelling in which they reside. Language changed to reference the adopted year of the IRC in Section 9-4. This is in hopes to clean up future building code updates and to eliminate confusion. Last update 7/11/2017 as Ordinance No. 3313.
- 9-196 – Fuel Code adopted: Ordinance references the Fuel Gas components of a building. Separated the Fuel Gas Code from the Mechanical code.
- 9-197 - Separate Permits: Previous reserved, moved the same language up from Sec 9-205 to align with the fuel code
- 9-198 - Fees: Previous reserved, added for fuel code but referenced 9-206 for consistency.
- 9-199 - Fuel Code amended: Previous reserved, to match the Oklahoma Uniformed Building Code for fuel code.

- 9-201 - Mechanical Code adopted: Ordinance references the mechanical components of a building. Changed language to reference the adopted year of the IBC in Section 9-4. This is in hopes to clean up future building code updates and to eliminate confusion. Last update 7/11/2017 as Ordinance No. 3311.
- 9-205- Separate permits: Reference moved to Sec 9-197
- 9-236- Mechanical Code amended: To match the Oklahoma Uniformed Building Code.
- 9-301 - Plumbing Code adopted: Ordinance references the plumbing components of a building. Changed language to reference the adopted year of the IBC in Section 9-4. This is in hopes to clean up future building code updates and to eliminate confusion. Last update 7/11/2017 as Ordinance No. 3312.
- 9-371 - Code amended: Item (g) had reference to a specific sewer saddle which no longer aligns with requirements of Chapter 43, Water, Sewer.... Deleted specific language and pointed to relevant chapter to better align with current City Code. Item (k) had reference to outdated 2006 plumbing code for backwater valves on sewer services and deleted. This is in hopes to clean up future building code updates and to eliminate confusion. Last update 3/24/2009 as Ordinance No. 3080.



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

Attachments

1 There is hereby adopted by the city for the purpose of establishing rules and regulations for the
2 construction of buildings and structures, including permits and penalties, that certain building
3 code known as the International Residential Code, recommended by the International Code
4 Council, Inc., ~~being described particularly as the 2015 edition of the International Residential~~
5 ~~Code, deleting Section R 322.1.9 Manufactured Homes, being adopted and incorporating by refer-~~
6 ~~ence referenced in Sec. 9-4, Incorporated by Reference~~, save and except such portions as are
7 now or may be hereinafter deleted, modified or amended. Not less than one (1) copy is declared
8 the office file copy by the city clerk of this city and said copy is available at city hall for public
9 review. The same is hereby adopted and incorporated as fully as if set forth at length herein, and
10 the provisions thereof shall be controlling in the construction of all building and other subjects
11 therein contained within the corporate limits of the city.

12 SECTION 4. That Midwest City Code, Chapter 9, Buildings And Building Regulations, Article
13 III, Section 9-37, is hereby amended and placed in reserve:

14 **Sec. 9-37. – Manufactured homes Reserved.**

15 (a)~~General. Manufactured homes as defined in Section 201.0 of the CABO One and Two family~~
16 ~~Dwelling Code shall be designed, constructed and maintained to be transported from one loca-~~
17 ~~tion to another and not mounted on a permanent foundation. A manufactured home placed on a~~
18 ~~permanent foundation or on foundation piers shall be designed and constructed to comply with~~
19 ~~all of the requirements of the CABO One and Two family Dwelling Code for on-site and pre-~~
20 ~~fabricated construction.~~

21 (b)~~Construction. Residential manufactured homes shall be of an approved design and constructed~~
22 ~~in accordance with this chapter. All other manufactured homes on a permanent foundation shall~~
23 ~~be evaluated, inspected and labeled in plant in accordance with Section 115.2.3 of the CABO~~
24 ~~One and Two family Dwelling Code.~~

25 (c)~~Location. Manufactured homes shall be located in spaces approved for such use. The provi-~~
26 ~~sions of the CABO One and Two family Dwelling Code shall not be construed to repeal, mod-~~
27 ~~ify or constitute an alternative to any lawful zoning regulations.~~

28 (d)~~Anchorage and tie downs. Every parking space for manufactured homes shall be provided~~
29 ~~with devices for anchoring the unit to prevent overturning or uplift. The owner of the parking~~
30 ~~space shall anchor or cause to be anchored manufactured homes located on the parking space.~~
31 ~~Where concrete platforms are provided for the parking of the units, anchorage may be by eyelets~~
32 ~~embedded in the concrete with adequate anchor plates or hooks or other suitable means. Based~~
33 ~~upon the size and weight of the homes, the anchorage shall be adequate to withstand wind forces~~
34 ~~and uplift and meet the anchorage requirements, described in article III for buildings and struc-~~
35 ~~tures.~~

36 SECTION 5. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
III, Section 9-39, is hereby amended and to read as follows:

Sec. 9-39. - Existing Structures Code.

There is hereby adopted by the city for the purpose of establishing rules and regulations for the
construction of buildings and structures, including permits and penalties, that certain building
code known as the International Building Code, recommended by the International Code Coun-
cil, Inc., being described particularly as the 2015 edition of the International Existing Structures
Code, adopting and incorporating by reference the following International Codes: International
Existing Structures Code published by the International Code Council, Inc. referenced in Sec. 9-
4, Incorporated by Reference save and except such portions as are now or may be hereinafter de-
leted, modified or amended. Not less than one (1) copy is declared the office file copy by the city
clerk of this city and said copy is available at city hall for public review. The same is hereby
adopted and incorporated as fully as if set forth at length herein, and the provisions thereof shall
be controlling in the construction of all building and other subjects therein contained within the
corporate limits of the city.

1 SECTION 6. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
2 III, Section 9-41, is hereby amended and to read as follows:

3 **Sec. 9-41. - Roofing Registration Code.**

4 (a) Roofing contractors.

- 5 (1) Registration. Any person or company wishing to engage in the practice of roofing resi-
6 dential and commercial building in the city of Midwest City must first register with the
7 city and comply with all regulations set forth in Title 158, Construction Industries
8 Board, Chapter 85, Roofing Contractor Registration Regulation.
9 (2) Insurance. Provide the city of Midwest City with verification of business general liabil-
10 ity in the amount of five hundred thousand dollars (\$500,000.00) for residential con-
11 struction and one million dollars (\$1,000,000.00) commercial general liability for all
12 commercial construction. Proof of workman's comp insurance must also be provided.
13 (3) Permits. Permits are required for all existing buildings in Midwest City. The permit
14 card must be displayed so that it is visible from a public street.
15 (4) Failure to provide. Any person or firm who violates any part of 9-41 of the Midwest
16 City Code or Title 158, Chapter 85 Roofing Contractor Registration Act of the state
17 statutes will be fined an amount not exceeding five hundred dollars (\$500.00) as per
18 this section.

13 Exception: The actual owner of residential or farm property who physically performs roofing
14 services including construction, installation, renovation, repair, maintenance, alteration, water-
15 proofing, or removal of materials on his or her own dwelling in which they reside, without the
16 assistance of any registered roofing contractor, will be exempt from the roofing registration
17 act. The owner is still required to obtain a roofing permit from the community development de-
18 partment.

17 (b) Construction requirements.

- 18 (1) ~~The city of Midwest City adopted the 2009 International Residential Code on June 10,~~
19 ~~2008, Ordinance No. 3058. The owner will be required to follow current adopted code~~
20 ~~during construction, installation, renovation, repair, maintenance, alteration, water-~~
21 ~~proofing, or removal of a roof.~~
22 (2) ~~Roof coverings shall be installed as per Section R 905 as written in this section (includ-~~
23 ~~ing manufacturer's installation instructions).~~
24 (3) ~~Roof sheathing shall comply with Section R 803 for lumber sheathing and wood struc-~~
25 ~~tural panel sheathing.~~
26 (4) ~~Reroof shall comply with Section 907.~~
27 (5) ~~Section 907.2 Structural and construction loads, states the structural roof components~~
28 ~~shall be capable of supporting the roof covering system and the material and equipment~~
29 ~~loads that will be encountered during installation of the roof covering system. Roof~~
30 ~~decking that sags from the weight of the present roof covering is not capable of meeting~~
31 ~~the requirements of Section 907.2 and must be replaced with material that will comply~~
32 ~~with Section 907.2 of the 2009 IRC as adopted by the city of Midwest City.~~
33 (6) ~~A solid sheathed roof, whether lumber sheathing or structural panel sheathing, is one~~
34 ~~(1) that is structurally sound, free of damage and meets the gap requirements of manu-~~
35 ~~facturers installation instructions.~~

28 (c) Fees.

- 29 (1) Registration fees.
30 a. New registration—One hundred fifty dollars (\$150.00).
31 b. Renewal fee—Seventy-five dollars (\$75.00).
32 All registrations will run from July 1 to June 30 of each year. Registrations will not
33 be prorated. Registrations not renewed by August 15 will be charged the new regis-
34 tration fee.
35 (2) Permit fees. A permit fee of twenty-five dollars (\$25.00) will be collected for all exist-
36 ing structures requiring new roofs or repairs.

34 SECTION 7. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
35 V, Section 9-196 to 9-199, are hereby brought out of reserve and to read as follows:

35 **Sec. 9-196 – Reserved Fuel Code adopted.**

1
2 There is hereby adopting and incorporating by reference the following International Codes:
3 International Fuel Gas Code of the year edition published by the International Code Council,
4 Inc. referenced in Sec. 9-4, Incorporated by Reference save and except such portions as are now
5 or may be hereinafter deleted, modified or amended. Not less than one (1) copy is declared the
6 office file copy by the city clerk of this city and said copy is available at city hall for public re-
7 view. The same is hereby adopted and incorporated as fully as if set forth at length herein, and
8 the pro-visions thereof shall be controlling in the construction of all building and other subjects
9 therein contained within the corporate limits of the city.

10 **Sec. 9-197 – ~~Reserved~~ Separate permits.**

11 There shall be a separate permit for each building, except in the case of the gas piping of an out-
12 building or garage which is a part of the gas system of a dwelling, apartment house or motel.

13 **Sec. 9-198 – ~~Reserved~~ Fees.**

14 See section 9-206

15 **Sec. 9-199 – ~~Reserved~~ Fuel code amended.**

16 (A) None of the appendices of the IFGC, have been adopted.

17 Chapter 2 of the adopted IFGC is adopted with the following modifications:

18 (1) The definition of a DISPENSING AREA has been added to clarify multiple references in the
19 code with regard to fuel dispensing. This definition has been added to read: DISPENSING AR-
20 EA. The appropriate hazardous (classified) locations for the fuel being dispensed in accordance
21 with the National Electrical Code® – NFPA® 70.

22 (2) The definition of a MAIN RAILROAD TRACK has been added to provide clarity to building
23 code officials. This definition has been added to read: MAIN RAILROAD TRACK. That part of
24 the railway, exclusive of switch tracks, branches, yards, and terminals upon which trains are oper-
25 ated by timetable or train order or both.

26 Chapter 3 of the adopted IFGC is adopted with the following modifications:

27 (1) Section 306.5 Equipment and appliances on roofs or elevated structures. This section has been
28 modified to correlate and add language related to parapet walls that exists in the International
29 Mechanical Code® and add a second exception for when the section would not apply. This section
30 has been modified to read: 306.5 Equipment and appliances on roofs or elevated structures. Where
31 equipment requiring access or appliances are located on an elevated structure or the roof of a
32 building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to
33 access such equipment or appliances, an interior or exterior means of access shall be provided.
34 Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in height
35 or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent
36 slope). Such access shall not require the use of portable ladders. Where access involves climbing
over parapet walls, the height shall be measured to the top of the parapet wall.

(A) Permanent ladders installed to provide the required access shall comply with the following
minimum design criteria:

(i) The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm).

(ii) Ladders shall have rung spacing not to exceed 14 inches (356 mm) on center. The upper-most
rung shall be not more than 24 inches (610 mm) below the upper edge of the roof hatch, roof or
parapet, as applicable.

(iii) Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.

(iv) There shall be not less than 18 inches (457 mm) between rails.

1 (v) Rungs shall have a diameter not less than 0.75-inch (19 mm) and be capable of withstanding a
2 300-pound (136.1 kg) load.

3 (vi) Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings
4 capable of withstanding 100 pounds per square foot (488.2 kg divided by meters squared).
5 Landing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the
6 ladder served. A guard rail shall be provided on all open sides of the landing.

7 (vii) Climbing clearance. The distance from the centerline of rungs to the nearest permanent object
8 on the climbing side of the ladder shall be not less than 30 inches (762 mm) measured perpendic-
9 ular to the rungs. This distance shall be maintained from the point of ladder access to the bottom
10 of the roof hatch. A minimum clear width of 15 inches (381 mm) shall be provided on both sides
11 of the ladder measured from the midpoint of and parallel with the rungs, except where cages or
12 wells are installed.

13 (viii) Landing required. The ladder shall be provided with a clear and unobstructed bottom landing
14 area having a minimum dimension of 30 inches (762 mm) by 30 inches (762 mm) centered in front
15 of the ladder.

16 (ix) Ladders shall be protected against corrosion by approved means.

17 (x) Access to ladders shall be provided at all times.

18 (B) Catwalks installed to provide the required access shall be not less than 24 inches (610 mm)
19 wide and shall have railings as required for service platforms.

20 Exceptions:

21 (i) This section shall not apply to Group R-3 occupancies.

22 (ii) This section shall not apply to appliance replacement.

23 (2) Section 306.6 Guards. This section has been modified to clarify the circumstances under which
24 guards shall be provided and to modify the exception to require the authority having juris-diction
25 approve the use of a fall-restraint system instead of guards. This section has been modified to read:
26 306.6 Guards. Guards shall be provided where various components that require service are located
27 on a roof or elevated structure and have a condition as set forth in Sections 306.6.1 through 306.6.3.
28 The top of the guard shall be located not less than 42 inches (1067 mm) above the elevated surface
29 adjacent to the guard. The guard shall be constructed so as to prevent the passage of a 21-inch
30 diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in
31 the International Building Code®. Guards shall be provide at new components when added or
32 replaced on existing roof or elevated structure and have a condition as set forth in Sections 306.6.1
33 through 306.6.3. Exception: When approved by the authority having jurisdiction, guards are not
34 required where permanent fall arrest-restraint anchorage connector devices that comply with
35 ANSI/ASSE Z 359.1 are affixed for use during the entire roof covering lifetime. The devices shall
36 be reevaluated for possible replacement when the entire roof covering is replaced. The devices
shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed
not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces.

(3) Section 306.6.1 Roof edge. This section has been added to clarify the circumstances required
to exist for the installation of guards at the roof edge when the components needing service are
within a specific distance of the roof edge. This section has been added to read: 306.6.1 Roof edge.
Guards complying with 306.1 shall be provided when components are located within 10 feet (3048
mm) of a roof edge or open side of a walking surface or elevated structure and such edge or open
side is located more than 30 inches (762 mm) above the floor, roof, or grade below. The guard
shall extend not less than 30 inches (762 mm) beyond each end of the component that requires
service.

(4) Section 306.6.2 Skylights. This section has been added to clarify the circumstances for the
installation of guards around components near skylights and to provide exceptions to the require-
ment. This section has been added to read: 306.6.2 Skylights. Guards complying with Section
306.6 shall be provided when a skylight is within 10 feet (3048 mm) of the component that requires
service. The guard shall extend 30 inches (762 mm) beyond the edge of the skylight.

1 Exceptions:

2 (A) Guards are not required when the skylight is located at least 42 inches (1067 mm) above the
3 highest point of the walking surface adjacent to the skylight or component.

4 (B) Guards are not required if some other provision for skylight fall-thru protection is provided and
5 approved by the authority having jurisdiction.

6 (5) Section 306.6.3 Roof hatch. This section has been added to clarify the circumstances for the
7 installation of guards around components installed within a specific distance from the roof hatch.
8 This section has been added to read: 306.6.3 Roof hatch. Guards complying with Section 306.6
9 shall be provided when a roof hatch is within 10 feet (3048 mm) of the component that requires
10 service. The guard shall extend 30 inches (762 mm) beyond the edge of the roof hatch. If the
11 component is within 10 feet (3048 mm) of the ladder access side of the roof hatch, the guard shall
12 incorporate a self-closing, self-latching gate. The gate shall have a top edge of not less than 42
13 inches (1067 mm) above the elevated surface adjacent to the gate and shall not allow the pas-sage
14 of a 21 inch (533 mm) sphere. If a roof hatch exists within 10 feet of a roof edge that is located
15 more than 30 inches (762 mm) above the floor, roof or grade below and a new component that
16 requires service on that existing roof or elevated structure, then a guard complying with Section
17 306.6 shall be added between the existing roof hatch and the roof edge.

18 (6) Section 307.2.1 Condensate drains. This section has been added to require condensate drains
19 to be protected from freezing. This section shall read: 307.2.1 Condensate drains. Where condens-
20 ing appliances are in locations subject to freezing conditions, the condensate drain line shall be
21 protected from freezing in an approved manner and in accordance with manufacturer's installation
22 instructions.

23 Chapter 4 of the adopted IFGC is adopted with the following modifications:

24 (1) Section 404.12 Minimum burial depth. This section has been modified to change the mini-
25 imum burial depth from 12 inches (305 mm) to 18 inches (457 mm) and to allow for an exception
26 when there is no ability to meet that minimum depth. This section has been modified to read:
27 404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth
28 of 18 inches (457 mm) below grade, except as provided for in Section 404.12.1. Exception: Where
29 a minimum depth of cover cannot be provided, the pipe shall be installed in conduit or bridged
30 (shielded).

31 (2) Section 412.5 Attendants. This section has been modified to provide an exception to the re-
32 quirement of an attendant when the dispensing equipment meets the guidelines of NFPA® 58 for
33 a "Low emission transfer." This section has been modified to read: 412.5 Attendants. Motor fuel-
34 dispensing operations shall be conducted by qualified attendants or in accordance with Section
35 412.9 by persons trained in the proper handling of LP-gas. Exception: When the dispensing equip-
36 ment meets the guidelines of NFPA® 58 for "Low emission transfer" an attendant is not required.

(3) Section 412.6.1 Low emission transfer. This section has been added to clarify when the dis-
pensing equipment meets the guidelines of NFPA® 58, Section 6.30.5 for "Low emission transfer"
then the transfer distance shall be reduced by one-half. This section has been modified to read:
412.6.1 Low emission transfer. When the dispensing equipment is installed in accordance with
Section 6.30.5 of NFPA® 58 for "Low emission transfer," the transfer distance requirements in
Table 6.7.2.1 and Section 6.27.4.3 of NFPA® 58 shall be reduced by one-half.

(4) Section 412.9 Public fueling of motor vehicles. This section has been modified to provide an
exception to the owner's requirement to train users when the dispensing equipment meets the
guidelines of NFPA® 58 for a "Low emission transfer." This section has been modified to read:
412.9 Public fueling of motor vehicles.

(A) Self-service LP-gas dispensing systems, including key, code and card lock dispensing sys-
tems, shall be limited to the filling of permanently mounted containers providing fuel to the LP-
gas-powered vehicle.

(B) The requirements for self-service LP-gas dispensing systems shall be in accordance with the
following:

1
2 (i) The arrangement and operation of the transfer of product into a vehicle shall be in accordance with this section and Chapter 61 of the International Fire Code®.

3
4 (ii) The system shall be provided with an emergency shut-off switch located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from dispensers.

5
6 (iii) The owner of the LP-gas motor fuel-dispensing facility or the owner's designee shall provide for the safe operation of the system and the training of users. Exception: If the LP-gas motor fuel-dispensing facility meets the requirements of a low emission transfer station per NFPA® 58, then training of the users is not the responsibility of the facility.

7
8 (iv) The dispenser and hose-end valve shall release not more than 4 cubic centimeters of liquid to the atmosphere upon breaking the connection with the fill valve on the vehicle.

9
10 (v) Fire extinguishers shall be provided in accordance with Section 2305.5 of the International Fire Code®.

11
12 (vi) Warning signs shall be provided in accordance with Section 2305.6 of the International Fire Code®.

13
14 (vii) The area around the dispenser shall be maintained in accordance with Section 2305.7 of the International Fire Code®.

15 (5) Section 413.3.2 Warning signs. This section has been added to require warning signs be posted on Compressed Natural Gas (CNG) dispensing devices. This section has been added to read: 413.3.2 Warning signs. Warning signs complying with Section 310 of the International Fire Code® shall be posted as follows:

16
17
18 (A) Warning sign(s) shall be conspicuously posted within sight of each dispenser in the fuel dispensing area and shall state the following:

19 (i) No smoking

20 (ii) Shut off motor

21 (iii) Flammable Gas

22
23 (iv) Natural gas vehicle fuel cylinders shall be inspected at intervals not exceeding 3 years or 36,000 miles to ensure safe operation of the vehicle

24
25 (v) Natural gas fuel cylinders past their end-of-life date shall not be refueled and shall be re-moved from service.

26 (B) A warning sign with the words "NO SMOKING, FLAMMABLE GAS" shall be posted in all compressor and storage areas.

27
28 (C) The lettering on the sign shall be legible and large enough to be visible from each point of transfer.

29
30 (D) The service pressure of each dispenser shall be posted in view of the operator.

31 (6) Section 413.5 Private fueling of motor vehicles. This section has been modified to allow for the industry practice of utilizing CNG trailers that are not permanently attached to CNG powered vehicles and delete the requirement for the owner to ensure the user of a CNG powered vehicle be properly trained on the vehicle's filling procedures. This section has been modified to read: 413.5 private fueling of motor vehicles.

32
33
34 (A) Self-service CNG-dispensing systems, including key, code and card lock dispensing systems, shall be limited to the filling of approved, permanently mounted fuel containers.

35
36

1 (B) In addition to the requirements in the International Fire Code, the owner of a self-service CNG-
2 dispensing facility shall ensure the safe operation of the system.

3 (7) Section 413.8 Emergency shutdown devices. This section has been modified to change the
4 word "control" to "devices" in the section heading, clarify the requirements of the emergency shut-
5 down device and provide an exception to those requirements for time-fill applications. This section
6 has been modified to read: 413.8 Emergency shutdown devices. A remote and local emergency
7 manual shutdown device shall be provided. Upon activation, the emergency shut-down system
8 shall automatically close valves between the main gas supply and the compressor and between the
9 storage containers and dispensers, and automatically shut off the power supply to the compressor
10 and the following associated devices: dispensing enclosures; remote pumps; power, control, and
11 signal circuits; and electrical equipment in the hazardous (classified) locations surrounding the
12 fuel dispensing enclosures. All labeled emergency shutdown devices shall be interconnected,
13 whether required or not. Resetting from an emergency shutoff condition shall re-quire manual
14 intervention and the manner of resetting shall be approved by the Authority Having Jurisdiction.
15 Exception: In time-fill applications, in lieu of a defined remote and local emergency manual shut-
16 down device, an emergency manual shutdown device shall be provided within 50 feet (15 240
17 mm) of each fixed point of dispensing hose attachment and located inside and out-side the com-
18 pressor area within 10 feet (3048 mm) of the main access to the compressor area.

19 (8) Section 413.8.1 Remote emergency shutdown device. This section has been added to clarify
20 the distance requirements for remote emergency shutdown device placement and provide an ex-
21 ception to the maximum distance required when located within line of sight of the dispensing
22 enclosures and approved by the Authority Having Jurisdiction. This section has been added to
23 read: 413.8.1 Remote emergency shutdown device. A remote emergency manual shutdown de-
24 vice shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from all
25 dispensing enclosures and shall be provided inside and outside the compressor area within 10 feet
26 (3048 mm) of the main access to the compressor area. Exception: A remote emergency manual
27 shutdown device may be located greater than 100 feet (30 480 mm) from one or more dispensing
28 enclosures when within line of sight of the dispensing enclosures and approved by the City of
29 Midwest City.

30 (9) Section 413.8.2 Local emergency shutdown device. This section has been added to require a
31 local emergency shutdown device be provided within 15 feet (4572 mm) of each dispensing en-
32 closure. This section has been added to read: 413.8.2 Local emergency shutdown device. A local
33 emergency manual shutdown device shall be located within 15 feet (4572 mm) of each dispensing
34 enclosure.

35 Chapter 8 of the adopted IFGC® 2018 is adopted with the following modifications:

36 (1) The reference to the International Building Code® has been modified to include after the title
the words "as adopted and modified by the City of Midwest City. This section has been modified
to read: IBC®-International Building Code® as adopted and modified by the City of Mid-west
City.

(2) The reference to the International Fire Code® has been modified to include after the title the
words "as adopted and modified by the State of Oklahoma through the OUBCC." This section has
been modified to read: IFC®- International Fire Code® as adopted and modified by the City of
Midwest City.

(3) The reference to the International Mechanical Code® has been modified to include after the
title the words "as adopted and modified by the City of Midwest City. This section has been mod-
ified to read: IMC®- International Mechanical Code® as adopted and modified by the City of
Midwest City.

(4) The reference to the International Plumbing Code® has been modified to include after the title
the words "as adopted and modified by the City of Midwest City. This section has been modified
to read: IPC®-International Plumbing Code® as adopted and modified by the City of Midwest
City.

(5) The referenced standard for NFPA 70® National Electrical Code® has been modified to

1 include after the title the words "as adopted and modified by the City of Midwest City This section
2 has been modified to read: 70-17 National Electrical Code® as adopted and modified by the City
3 of Midwest City.

4 SECTION 8. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
5 V, Section 9-201, is hereby amended and to read as follows:

6 **Sec. 9-201. – Mechanical Code adopted.**

7 There is hereby ~~adopted by the city for the purpose of establishing rules and regulations for the~~
8 ~~construction of buildings and structures, including permits and penalties, that certain building~~
9 ~~code known as the International Mechanical Code and International Fuel Gas Code, recom-~~
10 ~~mended by the International Code Council, Inc., being described particularly as the 2015 edition~~
11 ~~of the International Mechanical Code and International Fuel Gas Code, adopting and incorporat-~~
12 ~~ing by reference the following International Codes: International Mechanical Code published by~~
13 ~~the International Code Council, Inc. referenced in Sec. 9-4, Incorporated by Reference~~
14 save and except such portions as are now or may be hereinafter deleted, modified or amended.
15 Not less than one (1) copy is declared the office file copy by the city clerk of this city and said
16 copy is available at city hall for public review. The same is hereby adopted and incorporated as
17 fully as if set forth at length herein, and the provisions thereof shall be controlling in the con-
18 struction of all building and other subjects therein contained within the corporate limits of the
19 city.

20 SECTION 9. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
21 V, Section 9-205, is hereby amended and to read as follows:

22 **Sec. 9-205. – Separate permits.**

23 ~~There shall be a separate permit for each building, except in the case of the gas piping of an out-~~
24 ~~building or garage which is a part of the gas system of a dwelling, apartment house or motel.~~
25 ~~See section 9-197.~~

26 SECTION 10. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
27 V, Section 9-236, is hereby amended and to read as follows:

28 **Sec. 9-236 Mechanical Code amended**

29 The mechanical code adopted in section 9-201 is amended and modified in the following
30 respects:

- 31 M-114.3 Fee Schedule is hereby deleted.
32 M-122.1 Application for appeal is hereby deleted.
33 M-122.2 through M-122.8 are hereby deleted.

- 34 (a) None of the appendices of the IMC® have been adopted

35 Chapter 3 of the adopted IMC® is adopted with the following modifications:

36 (1) Section 301.15 Wind resistance. This section has been modified to allow design and installa-
tion of equipment and appliances that are exposed to wind to be built in accordance with
SMACNA HVAC Duct Construction Standards – Metal and Flexible and other approved meth-
ods. This section has been modified to read: 301.15 Wind resistance. Mechanical equipment, ap-
pliances and supports that are exposed to wind shall be designed and installed to resist the wind
pressures determined in accordance with the International Building Code®, SMACNA HVAC
Duct Construction Standards - Metal and Flexible, and other approved methods.

(2) Section [BE] 304.11 Guards. This section has been modified to clarify the circumstances un-
der which guards shall be provided around components and to modify the exception to require
the authority having jurisdiction approve the use of a fall/restraint system instead of guards. This
section has been modified to read: [BE] 304.11 Guards. Guards shall be provided where various
components that require service located on a roof or elevated structure and have a condition as

1 set forth in Sections 304.11.1 through 304.11.3. The top of the guard shall be located not less
2 than 42 inches (1067 mm) above the elevated surface adjacent to the guard. The guard shall be
3 constructed so as to prevent the passage of a 21-inch diameter (533 mm) sphere and shall comply
4 with the loading requirements for guards as specified in the International Building Code®.

5 Guards shall be provided at new components when added or replaced on an existing roof or ele-
6 vated structure and have a condition as set forth in Sections 304.11.1 through 304.11.3. Excep-
7 tion: When approved by the authority having jurisdiction, guards are not required where perma-
8 nent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are
9 affixed for use during the entire roof covering lifetime. The devices shall be reevaluated for pos-
10 sible replacement when the entire roof covering is replaced. The devices shall be placed not more
11 than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048
12 mm) from roof edges and the open sides of walking surfaces.

13 (3) Section 304.11.1 Roof edge. This section has been added to clarify the circumstances re-
14 quired to exist for the installation of guards at the roof edge when the components needed service
15 are within a specific distance of the roof edge. This section has been added to read: 304.11.1
16 Roof edge. Guards complying with 304.11 shall be provided when components are located
17 within 10 feet (3048 mm) of a roof edge or open side of a walking surface or elevated structure
18 and such edge or open side is located more than 30 inches (762 mm) above the floor, roof, or
19 grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of the
20 component that requires service.

21 (4) Section 304.11.2 Skylights. This section has been added to clarify the circumstances for the
22 installation of guards around components near skylights and to provide exceptions to the require-
23 ment. This section has been added to read: 304.11.2 Skylights. Guards complying with Section
24 304.11 shall be provided when a skylight is within 10 feet (3048 mm) of the component that re-
25 quires service. The guard shall extend 30 inches (762 mm) beyond the edge of the skylight. Ex-
26 ceptions:

27 (A) Guards are not required when the skylight is located at least 42 inches (1067 mm) above the
28 highest point of the walking surface adjacent to the skylight or component.

29 (B) Guards are not required if some other provision for skylight fall-through protection is pro-
30 vided and approved by the authority having jurisdiction.

31 (5) Section 304.11.3 Roof hatch. This section has been added to clarify the circumstances for the
32 installation of guards around components installed within a specific distance from the roof hatch.
33 This section has been added to read: 304.11.3 Roof hatch. Guards complying with Section
34 304.11 shall be provided when a roof hatch is within 10 feet (3048 mm) of the component that
35 requires service. The guard shall extend 30 inches (762 mm) beyond the edge of the roof hatch.
36 If the component is within 10 feet (3048 mm) of the ladder access side of the roof hatch, the
guard shall incorporate a self-closing, self-latching gate. The gate shall have a top edge of not
less than 42 inches (1067 mm) above the elevated surface adjacent to the gate and shall not allow
the passage of a 21 inch (533 mm) sphere. If a roof hatch exists within 10 feet of a roof edge that
is located more than 30 inches (762 mm) above the floor, roof or grade below and a new compo-
nent that requires service on that existing roof or elevated structure, then a guard complying with
Section 304.11 shall be added between the existing roof hatch and the roof edge.

(6) Section 305.5.1 Location and protection of refrigerant piping. This section has been added to
provide protection for refrigerant piping installed within 1 1/2 inches (38 mm) of the underside
of roof decks. This section shall read: 305.5.1 Location and protection of refrigerant piping. Re-
frigerant piping installed within 1 1/2 inches (38 mm) of the underside of roof decks shall be pro-
tected from damage caused by nails and other fasteners.

(7) Section 306.5 Equipment and appliances on roofs or elevated structures. This section has
been modified to add a second exception for when the section would not apply. This section has
been modified to read: 306.5 Equipment and appliances on roofs or elevated structures: Where
equipment requiring access or appliances are located on an elevated structure or the roof of a
building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to ac-
cess such equipment or appliances, an interior or exterior means of access shall be provided.
Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in
height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-

1 percent slope). Such access shall not require the use of portable ladders. Where access involves
2 climbing over parapet walls, the height shall be measured to the top of the parapet wall.

3 (A) Permanent ladders installed to provide the required access shall comply with the following
4 minimum design criteria:

5 (i) The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm).

6 (ii) Ladders shall have rung spacing not to exceed 14 inches (356 mm) on center. The upper-
7 most rung shall be not more than 24 inches (610 mm) below the upper edge of the roof hatch,
8 roof or parapet, as applicable.

9 (iii) Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.

10 (iv) There shall be not less than 18 inches (457 mm) between rails.

11 (v) Rungs shall have a diameter not less than 0.75-inch (19 mm) and be capable of withstanding
12 a 300-pound (136.1 kg) load.

13 (vi) Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings
14 capable of withstanding 100 pounds per square foot (488.2 kg divided by meters squared). Land-
15 ing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the lad-
16 der served. A guard rail shall be provided on all open sides of the landing.

17 (vii) Climbing clearance. The distance from the centerline of rungs to the nearest permanent ob-
18 ject on the climbing side of the ladder shall be not less than 30 inches (762 mm) measured per-
19 pendicular to the rungs. This distance shall be maintained from the point of ladder access to the
20 bottom of the roof hatch. A minimum clear width of 15 inches (381 mm) shall be provided on
21 both sides of the ladder measured from the midpoint of and parallel with the rungs except where
22 cages or wells are installed.

23 (viii) Landing required. The ladder shall be provided with a clear and unobstructed bottom land-
24 ing area having a minimum dimension of 30 inches (762 mm) by 30 inches (762 mm) centered in
25 front of the ladder.

26 (ix) Ladders shall be protected against corrosion by approved means.

27 (x) Access to ladders shall be provided at all times.

28 (B) Catwalks installed to provide the required access shall be not less than 24 inches (610 mm)
29 wide and shall have railings as required for service platforms. Exceptions:

30 (i) This section shall not apply to Group R-3 occupancies.

31 (ii) This section shall not apply to appliance replacement.

32 (8) Section 307.2.1 Condensate disposal. This section has been modified to allow condensate
33 drains to terminate to a pit or French drain when approved by the code official. This section has
34 been modified to read: 307.2.1 Condensate disposal. Condensate from all cooling coils and evap-
35 orators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping
36 shall maintain a minimum horizontal slope in the direction of discharge of not less than one-
37 eighth unit vertical in 12 units horizontal (1-percent slope). Condensate drains shall be allowed
38 to terminate to an approved pit or French drain consisting of a minimum of 24 inches by 24
39 inches by 24 inches (610 mm by 610 mm by 610 mm), or equivalent; of 1 inch (25 mm) washed
40 rock. Such pits or French drains shall be located 30 inches (762 mm) minimum from outer edge
41 of foundation to nearest edge of pit or French drain. Condensate shall not discharge into a street,
42 alley or other areas so as to cause a nuisance.

43 (9) Section 307.2.3.1 Water-level monitoring devices. This section has been modified to add an
44 exception for when the section shall not apply. This section has been modified to read: 307.2.3.1

1 Water-level monitoring devices. On down-flow units and all other coils that do not have a sec-
2 ondary drain or provisions to install a secondary or auxiliary drain pan, a water-level monitoring
3 device shall be installed inside the primary drain pan. This device shall shut off the equipment
4 served in the event that the primary drain becomes restricted. Devices installed in the drain line
5 shall not be permitted. Exception: This section shall not apply to appliances installed in areas
6 outside on the ground or elevated structure where condensate overflow will not damage building
7 components or contents.

8 Chapter 5 of the adopted IMC has been adopted with the following modifications:

9 (1) Section 502.15 Repair garages. This section has been modified to require compliance with
10 Section 2311.4.3 of the International Fire Code® when designing basement or pit ventilation.
11 This section has been modified to read: 502.15 Repair garages. Where Class I liquids or LP-gas
12 are stored or used within a building having a basement or pit wherein flammable vapors could
13 accumulate, the basement or pit shall be provided with ventilation designed in accordance with
14 Section 2311.4.3 of the International Fire Code® to prevent the accumulation of flammable va-
15 pors therein.

16 (2) Section 506.3.1.1 Grease duct materials. This section has been added to clarify the language
17 between the code and NFPA® 96 regarding the type of steel to be utilized. This section has been
18 modified to read: 506.3.1.1 Grease duct materials. Grease ducts serving Type I hoods shall be
19 constructed of non-galvanized carbon steel having a minimum thickness of 0.0575 inch (1.463
20 mm) (No. 16 gage) or stainless steel not less than 0.0450 inch (1.14 mm) (No. 18 gage) in thick-
21 ness. Exception: Factory-built commercial kitchen grease ducts listed and labeled in accordance
22 with UL 1978 and installed in accordance with Section 304.1.

23 (3) Section 507.2. Type I hoods. This section has been modified to add an additional exception
24 for installation of Type II hoods when specific conditions are met. This section has been modi-
25 fied to read: 507.2 Type I hoods. Type I hoods shall be installed where cooking appliances pro-
26 duce grease or smoke as a result of the cooking process. Type I hoods shall be installed over me-
27 diu-duty, heavy-duty, and extra-heavy-duty cooking appliances.

28 Exceptions:

29 (A) A Type I hood shall not be required for an electric cooking appliance where an approved
30 testing agency provides documentation that the appliance effluent contains 5 mg per cubic meter
31 when tested at an exhaust flow rate of 500 cfm (0.236 cubic meters per second) in accordance
32 with UL 710B.

33 (B) Where approved, a Type II hood equipped with a suppression system listed in accordance
34 with UL 300A, or meeting the requirements of ICC-ES LC 1031, shall be permitted in new con-
35 struction and renovation of adult day care facilities or child day care facilities having an occu-
36 phant load of 16 or less, with a single domestic Medium Duty Cooking Appliance, utilized for
warming food only.

Chapter 6 of the adopted IMC has been adopted with the following modification:

Section 604.1 General. This section has been modified to add a requirement to duct insulation to
conform to SMACNA HVAC Duct Construction Standards – Metal and Flexible. This section
has been modified to read: 604.1 General. Duct insulation shall conform to the requirements of
Sections 604.2 through 604.13, the International Energy Conservation Code® and SMACNA
HVAC Duct Construction Standards – Metal and Flexible.

Chapter 8 of the Oklahoma adopted IMC® has been adopted with the following modifications:

(1) Section 805.3 Factory-built fireplaces. The originally published Section 805.3 entitled "Fac-
tory-built chimney offsets" has been moved to Section 805.4 and a new section 805.3 entitled
"Factory-built fireplaces" has been added to address errata published by the ICC®. The modifi-
cation adds a requirement for chimneys used with factory-built fireplaces to comply with UL
127. This section has been added to read: 805.3 Factory-built fireplaces. Chimneys for use with
factory-built fireplaces shall comply with the requirements of UL 127.

1 (2) Section 805.4 Factory-built chimney offsets. The originally published Section 805.4 entitled
2 "Support" has been moved to Section 805.5 and the previously published Section 805.3 entitled
3 "Factory-built chimney offsets" has been moved to Section 805.4. No other modifications have
4 been made to the section. This section has been modified to read: 805.4 Factory-built chimney
5 offsets. Where a factory-built chimney assembly incorporates offsets, no part of the chimney
6 shall be at an angle of more than 30 degrees (.52 rad) from vertical at any point in the assembly
7 and the chimney assembly shall not include more than four elbows.

8 (3) Section 805.5 Support. The originally published Section 805.5 entitled "Medium-heat appli-
9 ances" has been moved to Section 805.6 and the previously published Section 805.4 entitled
10 "Support" has been moved to Section 805.5. No other modifications have been made. This sec-
11 tion has been modified to read: 805.5 Support. Where factory-built chimneys are supported by
12 structural members, such as joists and rafters, such members shall be designed to support the ad-
13 ditional load.

14 (4) Section 805.6 Medium-heat appliances. The originally published Section 805.6 entitled "Dec-
15 orative shrouds" has been moved to Section 805.7 and the previously published Section 805.5
16 entitled "Medium-heat appliances" has been moved to Section 805.6. No other modifications
17 have been made. This section has been modified to read: 805.6 Medium-heat appliances. Fac-
18 tory-built chimneys for medium-heat appliances producing flue gases having a temperature
19 above 1,000 degrees Fahrenheit (538 degrees Celsius) measured at the entrance to the chimney
20 shall comply with UL 959.

21 (5) Section 805.7 Decorative shrouds. The originally published Section 805.7 entitled "Insulation
22 shield" has been moved to Section 805.8 and the previously published section "805.6 entitled
23 "Decorative shrouds" has been moved to Section 805.7. No other modifications have been made.
24 This section has been modified to read: 805.7 Decorative shrouds. Decorative shrouds shall not
25 be installed at the termination of factory-built chimneys except where such shrouds are listed and
26 labeled for use with the specific factory-built chimney system and are installed in accordance
27 with Section 304.1.

28 (6) Section 805.8 Insulation shield. The originally published Section 805.7 entitled "Insulation
29 shield" has been moved to Section 805.8. No other modifications have been made. This section
30 has been modified to read: 805.8 Insulation shield. Where factory-built chimneys pass through
31 insulated assemblies, an insulation shield constructed of steel having a thickness of not less than
32 0.0187 inch (0.4712 millimeter) (No.26 gage) shall be installed to provide clearance between the
33 chimney and the insulation material. The clearance shall be not less than the clearance to com-
34 busibles specified by the chimney manufacturer's installation instructions. Where chimneys pass
35 through attic space, the shield shall terminate not less than 2 inches (51 millimeter) above the in-
36 insulation materials and shall be secured in place to prevent displacement. Insulation shields pro-
vided as part of a listed chimney system shall be installed in accordance with the manufacturer's
instructions.

Chapter 14 of the adopted IMC has been adopted with the following modification:

Section 1402.8.3 Piping has been modified to correct errata published by the ICC®. The modifi-
cation changes a specified chapter from "10" to "12." This section has been modified to read:

1402.8.3 Piping.

Potable piping shall be installed in accordance with the International Plumbing Code®. Hy-
drone piping shall be installed in accordance with Chapter 12 of this code. Mechanical system
piping shall be supported in accordance with Section 305.

SECTION 11. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
VI, Section 9-301, is hereby amended and to read as follows:

Sec. 9-301. – Plumbing Code adopted.

There is hereby adopted by the city for the purpose of establishing rules and regulations for the
construction of buildings and structures, including permits and penalties, that certain building

1 code known as the International Plumbing Code, recommended by the International Code Council, Inc., being described particularly as the 2015 edition of the International Plumbing Code,
2 adopting and incorporating by reference the following International Codes: International Plumbing
3 Code published by the International Code Council, Inc. referenced in Sec. 9-4, Incorporated
4 by Reference save and except such portions as are now or may be hereinafter deleted, modified
5 or amended. Not less than one (1) copy is declared the office file copy by the city clerk of this
6 city and said copy is available at city hall for public review. The same is hereby adopted and in-
7 corporated as fully as if set forth at length herein, and the provisions thereof shall be controlling
8 in the construction of all building and other subjects therein contained within the corporate limits
9 of the city.

10 SECTION 12. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
11 VI, Section 9-371, is hereby amended and to read as follows:

12 **Sec. 9-371. - Plumbing Code amended.**

13 The plumbing code adopted in section 9-301 is amended and modified in the following respects:

- 14 (a) Title. These regulations shall be known as the Plumbing Code of Midwest City hereinafter
15 referred to as "this code".
- 16 (b) Fee schedule. The permit fees for all plumbing work shall be as indicated in the Code of
17 Midwest City, section 9-308.
- 18 (c) Service discontinued. Any gas service which has been inactive for a period of one (1) year
19 or has been disconnected for cause shall be inspected by the development services depart-
20 ment before service is reestablished.
- 21 (d) Application for appeal. An appeal of the plumbing official's decision shall be made upon
22 application in writing for the city council's consideration.
- 23 (e) Penalties. Any person who violates a provision of this code or shall fail to comply with any
24 requirements thereof or who shall install plumbing work in violation of an approved plan or
25 directive of the plumbing official, or of a permit or certificate issued under the provisions
26 of this code, shall be guilty of a misdemeanor, punishable as set out in section 1-8 of the
27 Midwest City Code. Each day that a violation continues shall be deemed a separate offense.
- 28 (f) Unlawful continuance. Any person who shall continue any plumbing work in or about the
29 structures after having been served with a stop work order, except such work as that person
30 is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of
31 not more than one hundred dollars (\$100.00) including court costs. Each day that this viola-
32 tion continues shall be deemed a separate offense.
- 33 (g) Sewer saddles and risers. All sewer saddles to be installed on the mains. ~~be "sealtite" man-~~
34 ~~ufactured by General Engineering Company of Frederick, MD, or an equivalent approved~~
35 ~~by the administrative authority. It shall be a four inch minimum size. The riser shall also be~~
36 ~~four inch minimum size. are considered private infrastructure and shall comply with the re-~~
quirements outlined in chapter 43 of the City Code of Midwest City.
- (h) Public systems available. A public water main or public sewer system shall be considered
available to a building as outlined in chapter 43 of the City Code of Midwest City.
- (i) Freezing. Water service piping and sewers shall be installed below recorded frost penetra-
tion but not less than one (1) foot, six (6) inches below grade of water piping and one (1)
foot zero inches below grade for sewers. In climates with freezing temperatures, plumbing
piping in exterior building walls or areas subjected to freezing temperatures shall be ade-
quately protected against freezing by insulation or heat or both.
- (j) Sewer depth. Building sewers that connect to private sewage disposal systems shall be a
minimum of twelve (12) inches below finished grade at the point of septic tank connection.
Building sewers shall be a minimum of twelve (12) inches below grade.
- (k) Backwater valves. A backwater valve shall be installed on all new and replacement sewer
lines that are connected to the Midwest City Sanitary Sewer System, including any sewer
line outside the city limits of Midwest City that is connected to the Midwest City Sanitary
Sewer System. ~~In addition, any sewer line repair requiring a permit and inspection under~~
~~the City Code or otherwise exempted under Section 106.2 of the 2006 International Plumb-~~
~~ing Code, shall also require installation of a backwater valve at the time of repair on the ex-~~
~~isting sewer line connected to the Midwest City Sanitary Sewer System.~~
- (l) Location of backwater valves. Backwater valves shall be installed on the building drain be-
tween the building and the cleanout. The cleanout shall be installed within five (5) feet of

1 the building. The backwater valve shall be installed so that access is provided to the work-
2 ing parts for service and repair. Two (2) cleanouts shall be required, one (1) of which shall
3 be directed toward the mainline and the other cleanout shall be directed toward the struc-
4 ture. The owner of the structure is responsible for maintaining the backwater valve and
5 cleanouts.

6 SECTION 13. REPEALER. All ordinances or parts of ordinances in conflict herewith are
7 hereby repealed.

8 SECTION 14. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
9 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
10 tions of the ordinance.

11 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
12 on the _____ day of _____, 2023.

13 THE CITY OF MIDWEST CITY, OKLAHOMA

14 _____
15 MATTHEW D. DUKES II, Mayor

16 ATTEST:

17 _____
18 SARA HANCOCK, City Clerk

19 APPROVED as to form and legality this _____ day of _____, 2023.

20 _____
21 DONALD MAISCH, City Attorney

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1 Council, Inc., being adopted and incorporating by reference referenced in Sec. 9-4, Incorporated
2 by Reference, save and except such portions as are now or may be hereinafter deleted, modified
3 or amended. Not less than one (1) copy is declared the office file copy by the city clerk of this
4 city and said copy is available at city hall for public review. The same is hereby adopted and in-
5 corporated as fully as if set forth at length herein, and the provisions thereof shall be control-ling
6 in the construction of all building and other subjects therein contained within the corporate limits
7 of the city.

8 SECTION 4. That Midwest City Code, Chapter 9, Buildings And Building Regulations, Article
9 III, Section 9-37, is hereby amended and placed in reserve:

10 **Sec. 9-37. —Reserved.**

11 SECTION 5. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
12 III, Section 9-39, is hereby amended and to read as follows:

13 **Sec. 9-39. - Existing Structures Code.**

14 There is hereby adopting and incorporating by reference the following International Codes: Inter-
15 national Existing Structures Code published by the International Code Council, Inc. referenced in
16 Sec. 9-4, Incorporated by Reference, save and except such portions as are now or may be herein-
17 after deleted, modified or amended. Not less than one (1) copy is declared the office file copy by
18 the city clerk of this city and said copy is available at city hall for public review. The same is
19 hereby adopted and incorporated as fully as if set forth at length herein, and the provisions
20 thereof shall be controlling in the construction of all building and other subjects therein con-
21 tained within the corporate limits of the city.

22 SECTION 6. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
23 III, Section 9-41, is hereby amended and to read as follows:

24 **Sec. 9-41. - Roofing Registration Code.**

25 (a) Roofing contractors.

- 26 (1) Registration. Any person or company wishing to engage in the practice of roofing resi-
27 dential and commercial building in the city of Midwest City must first register with the
28 city and comply with all regulations set forth in Title 158, Construction Industries
29 Board, Chapter 85, Roofing Contractor Registration Regulation.
30 (2) Insurance. Provide the city of Midwest City with verification of business general liabil-
31 ity in the amount of five hundred thousand dollars (\$500,000.00) for residential con-
32 struction and one million dollars (\$1,000,000.00) commercial general liability for all
33 commercial construction. Proof of workman's comp insurance must also be provided.
34 (3) Permits. Permits are required for all existing buildings in Midwest City. The permit
35 card must be displayed so that it is visible from a public street.
36 (4) Failure to provide. Any person or firm who violates any part of 9-41 of the Midwest
City Code or Title 158, Chapter 85 Roofing Contractor Registration Act of the state
statutes will be fined an amount not exceeding five hundred dollars (\$500.00) as per
this section.

Exception: The actual owner of residential or farm property who physically performs roofing
services including construction, installation, renovation, repair, maintenance, alteration, water-
proofing, or removal of materials on his or her own dwelling in which they reside, without the
assistance of any registered roofing contractor, will be exempt from the roofing registration
act. The owner is still required to obtain a roofing permit from the community development de-
partment.

(b) Construction requirements.

The owner will be required to follow current adopted code during construction, installa-
tion, renovation, repair, maintenance, alteration, waterproofing, or removal of a roof.

(c) Fees.

- (1) Registration fees.
a. New registration - One hundred fifty dollars (\$150.00).

1 b. Renewal fee - Seventy-five dollars (\$75.00).

2 All registrations will run from July 1 to June 30 of each year. Registrations will not
3 be prorated. Registrations not renewed by August 15 will be charged the new regis-
4 tration fee.

5 (2) Permit fees. A permit fee of twenty-five dollars (\$25.00) will be collected for all exist-
6 ing structures requiring new roofs or repairs.

7 **SECTION 7.** That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
8 V, Section 9-196 to 9-199, are hereby brought out of reserve and to read as follows:

9 **Sec. 9-196 – Fuel Code adopted.**

10 There is hereby adopting and incorporating by reference the following International Codes:
11 International Fuel Gas Code of the year edition published by the International Code Council, Inc.
12 referenced in Sec. 9-4, Incorporated by Reference save and except such portions as are now or
13 may be hereinafter deleted, modified or amended. Not less than one (1) copy is declared the of-
14 fice file copy by the city clerk of this city and said copy is available at city hall for public review.
15 The same is hereby adopted and incorporated as fully as if set forth at length herein, and the pro-
16 visions thereof shall be controlling in the construction of all building and other subjects therein
17 contained within the corporate limits of the city.

18 **Sec. 9-197 – Separate permits.**

19 There shall be a separate permit for each building, except in the case of the gas piping of an out-
20 building or garage which is a part of the gas system of a dwelling, apartment house or motel.

21 **Sec. 9-198 – Fees.**

22 See section 9-206

23 **Sec. 9-199 – Fuel code amended.**

24 (A) None of the appendices of the IFGC, have been adopted.

25 Chapter 2 of the adopted IFGC is adopted with the following modifications:

26 (1) The definition of a DISPENSING AREA has been added to clarify multiple references in the
27 code with regard to fuel dispensing. This definition has been added to read: DISPENSING AR-
28 EA. The appropriate hazardous (classified) locations for the fuel being dispensed in accordance
29 with the National Electrical Code® – NFPA® 70.

30 (2) The definition of a MAIN RAILROAD TRACK has been added to provide clarity to building
31 code officials. This definition has been added to read: MAIN RAILROAD TRACK. That part of
32 the railway, exclusive of switch tracks, branches, yards, and terminals upon which trains are oper-
33 ated by timetable or train order or both.

34 Chapter 3 of the adopted IFGC is adopted with the following modifications:

35 (1) Section 306.5 Equipment and appliances on roofs or elevated structures. This section has been
36 modified to correlate and add language related to parapet walls that exists in the International
37 Mechanical Code® and add a second exception for when the section would not apply. This section
38 has been modified to read: 306.5 Equipment and appliances on roofs or elevated structures. Where
39 equipment requiring access or appliances are located on an elevated structure or the roof of a
40 building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to
41 access such equipment or appliances, an interior or exterior means of access shall be provided.
42 Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in height
43 or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent
44 slope). Such access shall not require the use of portable ladders. Where access involves climbing
45 over parapet walls, the height shall be measured to the top of the parapet wall.

46 (A) Permanent ladders installed to provide the required access shall comply with the following
47 minimum design criteria:

- 1
2 (i) The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm).
3 (ii) Ladders shall have rung spacing not to exceed 14 inches (356 mm) on center. The upper-most
4 rung shall be not more than 24 inches (610 mm) below the upper edge of the roof hatch, roof or
5 parapet, as applicable.
6 (iii) Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.
7 (iv) There shall be not less than 18 inches (457 mm) between rails.
8 (v) Rungs shall have a diameter not less than 0.75-inch (19 mm) and be capable of withstanding a
9 300-pound (136.1 kg) load.
10 (vi) Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings
11 capable of withstanding 100 pounds per square foot (488.2 kg divided by meters squared).
12 Landing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the
13 ladder served. A guard rail shall be provided on all open sides of the landing.
14 (vii) Climbing clearance. The distance from the centerline of rungs to the nearest permanent object
15 on the climbing side of the ladder shall be not less than 30 inches (762 mm) measured perpendic-
16 ular to the rungs. This distance shall be maintained from the point of ladder access to the bottom
17 of the roof hatch. A minimum clear width of 15 inches (381 mm) shall be provided on both sides
18 of the ladder measured from the midpoint of and parallel with the rungs, except where cages or
19 wells are installed.
20 (viii) Landing required. The ladder shall be provided with a clear and unobstructed bottom landing
21 area having a minimum dimension of 30 inches (762 mm) by 30 inches (762 mm) centered in front
22 of the ladder.
23 (ix) Ladders shall be protected against corrosion by approved means.
24 (x) Access to ladders shall be provided at all times.

25 (B) Catwalks installed to provide the required access shall be not less than 24 inches (610 mm)
26 wide and shall have railings as required for service platforms.

27 Exceptions:

- 28 (i) This section shall not apply to Group R-3 occupancies.
29 (ii) This section shall not apply to appliance replacement.

30 (2) Section 306.6 Guards. This section has been modified to clarify the circumstances under which
31 guards shall be provided and to modify the exception to require the authority having juris-diction
32 approve the use of a fall-restraint system instead of guards. This section has been modified to read:
33 306.6 Guards. Guards shall be provided where various components that require service are located
34 on a roof or elevated structure and have a condition as set forth in Sections 306.6.1 through 306.6.3.
35 The top of the guard shall be located not less than 42 inches (1067 mm) above the elevated surface
36 adjacent to the guard. The guard shall be constructed so as to prevent the passage of a 21-inch
diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in
the International Building Code®. Guards shall be provide at new components when added or
replaced on existing roof or elevated structure and have a condition as set forth in Sections 306.6.1
through 306.6.3. Exception: When approved by the authority having jurisdiction, guards are not
required where permanent fall arrest-restraint anchorage connector devices that comply with
ANSI/ASSE Z 359.1 are affixed for use during the entire roof covering lifetime. The devices shall
be reevaluated for possible replacement when the entire roof covering is replaced. The devices
shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed
not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces.

(3) Section 306.6.1 Roof edge. This section has been added to clarify the circumstances required
to exist for the installation of guards at the roof edge when the components needing service are

1 within a specific distance of the roof edge. This section has been added to read: 306.6.1 Roof edge.
2 Guards complying with 306.1 shall be provided when components are located within 10 feet (3048
3 mm) of a roof edge or open side of a walking surface or elevated structure and such edge or open
4 side is located more than 30 inches (762 mm) above the floor, roof, or grade below. The guard
shall extend not less than 30 inches (762 mm) beyond each end of the component that requires
service.

5 (4) Section 306.6.2 Skylights. This section has been added to clarify the circumstances for the
6 installation of guards around components near skylights and to provide exceptions to the require-
7 ment. This section has been added to read: 306.6.2 Skylights. Guards complying with Section
8 306.6 shall be provided when a skylight is within 10 feet (3048 mm) of the component that requires
9 service. The guard shall extend 30 inches (762 mm) beyond the edge of the skylight.

10 Exceptions:

11 (A) Guards are not required when the skylight is located at least 42 inches (1067 mm) above the
12 highest point of the walking surface adjacent to the skylight or component.

13 (B) Guards are not required if some other provision for skylight fall-thru protection is provided
14 and approved by the authority having jurisdiction.

15 (5) Section 306.6.3 Roof hatch. This section has been added to clarify the circumstances for the
16 installation of guards around components installed within a specific distance from the roof hatch.
17 This section has been added to read: 306.6.3 Roof hatch. Guards complying with Section 306.6
18 shall be provided when a roof hatch is within 10 feet (3048 mm) of the component that requires
19 service. The guard shall extend 30 inches (762 mm) beyond the edge of the roof hatch. If the
20 component is within 10 feet (3048 mm) of the ladder access side of the roof hatch, the guard shall
21 incorporate a self-closing, self-latching gate. The gate shall have a top edge of not less than 42
22 inches (1067 mm) above the elevated surface adjacent to the gate and shall not allow the pas-sage
23 of a 21 inch (533 mm) sphere. If a roof hatch exists within 10 feet of a roof edge that is located
24 more than 30 inches (762 mm) above the floor, roof or grade below and a new component that
25 requires service on that existing roof or elevated structure, then a guard complying with Section
26 306.6 shall be added between the existing roof hatch and the roof edge.

27 (6) Section 307.2.1 Condensate drains. This section has been added to require condensate drains
28 to be protected from freezing. This section shall read: 307.2.1 Condensate drains. Where condens-
29 ing appliances are in locations subject to freezing conditions, the condensate drain line shall be
30 protected from freezing in an approved manner and in accordance with manufacturer's installation
31 instructions.

32 Chapter 4 of the adopted IFGC is adopted with the following modifications:

33 (1) Section 404.12 Minimum burial depth. This section has been modified to change the mini-
34 mum burial depth from 12 inches (305 mm) to 18 inches (457 mm) and to allow for an exception
35 when there is no ability to meet that minimum depth. This section has been modified to read:
36 404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth
of 18 inches (457 mm) below grade, except as provided for in Section 404.12.1. Exception: Where
a minimum depth of cover cannot be provided, the pipe shall be installed in conduit or bridged
(shielded).

(2) Section 412.5 Attendants. This section has been modified to provide an exception to the re-
quirement of an attendant when the dispensing equipment meets the guidelines of NFPA® 58 for
a "Low emission transfer." This section has been modified to read: 412.5 Attendants. Motor fuel-
dispensing operations shall be conducted by qualified attendants or in accordance with Section
412.9 by persons trained in the proper handling of LP-gas. Exception: When the dispensing equip-
ment meets the guidelines of NFPA® 58 for "Low emission transfer" an attendant is not required.

(3) Section 412.6.1 Low emission transfer. This section has been added to clarify when the dis-
pensing equipment meets the guidelines of NFPA® 58, Section 6.30.5 for "Low emission transfer"
then the transfer distance shall be reduced by one-half. This section has been modified to read:
412.6.1 Low emission transfer. When the dispensing equipment is installed in accordance with
Section 6.30.5 of NFPA® 58 for "Low emission transfer," the transfer distance requirements in

1 Table 6.7.2.1 and Section 6.27.4.3 of NFPA® 58 shall be reduced by one-half.

2 (4) Section 412.9 Public fueling of motor vehicles. This section has been modified to provide an
3 exception to the owner's requirement to train users when the dispensing equipment meets the
4 guidelines of NFPA® 58 for a "Low emission transfer." This section has been modified to read:
412.9 Public fueling of motor vehicles.

5 (A) Self-service LP-gas dispensing systems, including key, code and card lock dispensing systems,
6 shall be limited to the filling of permanently mounted containers providing fuel to the LP-gas-
powered vehicle.

7 (B) The requirements for self-service LP-gas dispensing systems shall be in accordance with the
8 following:

9 (i) The arrangement and operation of the transfer of product into a vehicle shall be in accordance
10 with this section and Chapter 61 of the International Fire Code®.

11 (ii) The system shall be provided with an emergency shut-off switch located within 100 feet (30
12 480 mm) of, but not less than 20 feet (6096 mm) from dispensers.

13 (iii) The owner of the LP-gas motor fuel-dispensing facility or the owner's designee shall provide
14 for the safe operation of the system and the training of users. Exception: If the LP-gas motor fuel-
dispensing facility meets the requirements of a low emission transfer station per NFPA® 58, then
training of the users is not the responsibility of the facility.

15 (iv) The dispenser and hose-end valve shall release not more than 4 cubic centimeters of liquid to
16 the atmosphere upon breaking the connection with the fill valve on the vehicle.

17 (v) Fire extinguishers shall be provided in accordance with Section 2305.5 of the International Fire
18 Code®.

19 (vi) Warning signs shall be provided in accordance with Section 2305.6 of the International Fire
20 Code®.

21 (vii) The area around the dispenser shall be maintained in accordance with Section 2305.7 of the
International Fire Code®.

22 (5) Section 413.3.2 Warning signs. This section has been added to require warning signs be posted
23 on Compressed Natural Gas (CNG) dispensing devices. This section has been added to read:
24 413.3.2 Warning signs. Warning signs complying with Section 310 of the International Fire Code®
shall be posted as follows:

25 (A) Warning sign(s) shall be conspicuously posted within sight of each dispenser in the fuel
26 dispensing area and shall state the following:

27 (i) No smoking

28 (ii) Shut off motor

29 (iii) Flammable Gas

30 (iv) Natural gas vehicle fuel cylinders shall be inspected at intervals not exceeding 3 years or
31 36,000 miles to ensure safe operation of the vehicle

32 (v) Natural gas fuel cylinders past their end-of-life date shall not be refueled and shall be re-moved
33 from service.

34 (B) A warning sign with the words "NO SMOKING, FLAMMABLE GAS" shall be posted in all
compressor and storage areas.

35 (C) The lettering on the sign shall be legible and large enough to be visible from each point of
36

1 transfer.

2 (D) The service pressure of each dispenser shall be posted in view of the operator.

3 (6) Section 413.5 Private fueling of motor vehicles. This section has been modified to allow for
4 the industry practice of utilizing CNG trailers that are not permanently attached to CNG powered
5 vehicles and delete the requirement for the owner to ensure the user of a CNG powered vehicle be
6 properly trained on the vehicle's filling procedures. This section has been modified to read: 413.5
private fueling of motor vehicles.

7 (A) Self-service CNG-dispensing systems, including key, code and card lock dispensing systems,
8 shall be limited to the filling of approved, permanently mounted fuel containers.

9 (B) In addition to the requirements in the International Fire Code, the owner of a self-service CNG-
dispensing facility shall ensure the safe operation of the system.

10 (7) Section 413.8 Emergency shutdown devices. This section has been modified to change the
11 word "control" to "devices" in the section heading, clarify the requirements of the emergency shut-
12 down device and provide an exception to those requirements for time-fill applications. This section
13 has been modified to read: 413.8 Emergency shutdown devices. A remote and local emergency
14 manual shutdown device shall be provided. Upon activation, the emergency shut-down system
15 shall automatically close valves between the main gas supply and the compressor and between the
16 storage containers and dispensers, and automatically shut off the power supply to the compressor
17 and the following associated devices: dispensing enclosures; remote pumps; power, control, and
18 signal circuits; and electrical equipment in the hazardous (classified) locations surrounding the
19 fuel dispensing enclosures. All labeled emergency shutdown devices shall be interconnected,
whether required or not. Resetting from an emergency shutoff condition shall require manual
intervention and the manner of resetting shall be approved by the Authority Having Jurisdiction.
Exception: In time-fill applications, in lieu of a defined remote and local emergency manual shut-
down device, an emergency manual shutdown device shall be provided within 50 feet (15 240
mm) of each fixed point of dispensing hose attachment and located inside and out-side the com-
pressor area within 10 feet (3048 mm) of the main access to the compressor area.

20 (8) Section 413.8.1 Remote emergency shutdown device. This section has been added to clarify
21 the distance requirements for remote emergency shutdown device placement and provide an ex-
22 ception to the maximum distance required when located within line of sight of the dispensing
23 enclosures and approved by the Authority Having Jurisdiction. This section has been added to
24 read: 413.8.1 Remote emergency shutdown device. A remote emergency manual shutdown de-
25 vice shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from all
26 dispensing enclosures and shall be provided inside and outside the compressor area within 10 feet
(3048 mm) of the main access to the compressor area. Exception: A remote emergency manual
shutdown device may be located greater than 100 feet (30 480 mm) from one or more dispensing
enclosures when within line of sight of the dispensing enclosures and approved by the City of
Midwest City.

27 (9) Section 413.8.2 Local emergency shutdown device. This section has been added to require a
28 local emergency shutdown device be provided within 15 feet (4572 mm) of each dispensing en-
29 closure. This section has been added to read: 413.8.2 Local emergency shutdown device. A local
emergency manual shutdown device shall be located within 15 feet (4572 mm) of each dispensing
enclosure.

30 Chapter 8 of the adopted IFGC® 2018 is adopted with the following modifications:

31 (1) The reference to the International Building Code® has been modified to include after the title
32 the words "as adopted and modified by the City of Midwest City. This section has been modified
33 to read: IBC®-International Building Code® as adopted and modified by the City of Mid-west
City.

34 (2) The reference to the International Fire Code® has been modified to include after the title the
35 words "as adopted and modified by the State of Oklahoma through the OUBCC." This section has
36 been modified to read: IFC®- International Fire Code® as adopted and modified by the City of

1 Midwest City.

2 (3) The reference to the International Mechanical Code® has been modified to include after the
3 title the words "as adopted and modified by the City of Midwest City. This section has been mod-
4 ified to read: IMC®- International Mechanical Code® as adopted and modified by the City of
5 Midwest City.

6 (4) The reference to the International Plumbing Code® has been modified to include after the title
7 the words "as adopted and modified by the City of Midwest City. This section has been modified
8 to read: IPC®-International Plumbing Code® as adopted and modified by the City of Midwest
9 City.

10 (5) The referenced standard for NFPA 70® National Electrical Code® has been modified to
11 include after the title the words "as adopted and modified by the City of Midwest City This section
12 has been modified to read: 70-17 National Electrical Code® as adopted and modified by the City
13 of Midwest City.

14 SECTION 8. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
15 V, Section 9-201, is hereby amended and to read as follows:

16 **Sec. 9-201. – Mechanical Code adopted.**

17 There is hereby adopting and incorporating by reference the following International Codes: Inter-
18 national Mechanical Code published by the International Code Council, Inc. referenced in Sec.
19 9-4, Incorporated by Reference, save and except such portions as are now or may be hereinafter
20 deleted, modified or amended. Not less than one (1) copy is declared the office file copy by the
21 city clerk of this city and said copy is available at city hall for public review. The same is hereby
22 adopted and incorporated as fully as if set forth at length herein, and the provisions thereof shall
23 be controlling in the construction of all building and other subjects therein contained within the
24 corporate limits of the city.

25 SECTION 9. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
26 V, Section 9-205, is hereby amended and to read as follows:

27 **Sec. 9-205. – Separate permits.**

28 See section 9-197.

29 SECTION 10. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
30 V, Section 9-236, is hereby amended and to read as follows:

31 **Sec. 9-236 Mechanical Code amended**

32 The mechanical code adopted in section 9-201 is amended and modified in the following
33 respects:

- 34 M-114.3 Fee Schedule is hereby deleted.
- 35 M-122.1 Application for appeal is hereby deleted.
- 36 M-122.2 through M-122.8 are hereby deleted.

- (a) None of the appendices of the IMC® have been adopted

Chapter 3 of the adopted IMC® is adopted with the following modifications:

- (1) Section 301.15 Wind resistance. This section has been modified to allow design and installa-
tion of equipment and appliances that are exposed to wind to be built in accordance with
SMACNA HVAC Duct Construction Standards – Metal and Flexible and other approved meth-
ods. This section has been modified to read: 301.15 Wind resistance. Mechanical equipment, ap-
pliances and supports that are exposed to wind shall be designed and installed to resist the wind
pressures determined in accordance with the International Building Code®, SMACNA HVAC
Duct Construction Standards - Metal and Flexible, and other approved methods.

1
2 (2) Section [BE] 304.11 Guards. This section has been modified to clarify the circumstances under which guards shall be provided around components and to modify the exception to require
3 the authority having jurisdiction approve the use of a fall/restraint system instead of guards. This
4 section has been modified to read: [BE] 304.11 Guards. Guards shall be provided where various
5 components that require service located on a roof or elevated structure and have a condition as
6 set forth in Sections 304.11.1 through 304.11.3. The top of the guard shall be located not less
7 than 42 inches (1067 mm) above the elevated surface adjacent to the guard. The guard shall be
8 constructed so as to prevent the passage of a 21-inch diameter (533 mm) sphere and shall comply
9 with the loading requirements for guards as specified in the International Building Code®.

10 Guards shall be provided at new components when added or replaced on an existing roof or ele-
11 vated structure and have a condition as set forth in Sections 304.11.1 through 304.11.3. Excep-
12 tion: When approved by the authority having jurisdiction, guards are not required where perma-
13 nent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are
14 affixed for use during the entire roof covering lifetime. The devices shall be reevaluated for pos-
15 sible replacement when the entire roof covering is replaced. The devices shall be placed not more
16 than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048
17 mm) from roof edges and the open sides of walking surfaces.

18 (3) Section 304.11.1 Roof edge. This section has been added to clarify the circumstances re-
19 quired to exist for the installation of guards at the roof edge when the components needed service
20 are within a specific distance of the roof edge. This section has been added to read: 304.11.1
21 Roof edge. Guards complying with 304.11 shall be provided when components are located
22 within 10 feet (3048 mm) of a roof edge or open side of a walking surface or elevated structure
23 and such edge or open side is located more than 30 inches (762 mm) above the floor, roof, or
24 grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of the
25 component that requires service.

26 (4) Section 304.11.2 Skylights. This section has been added to clarify the circumstances for the
27 installation of guards around components near skylights and to provide exceptions to the require-
28 ment. This section has been added to read: 304.11.2 Skylights. Guards complying with Section
29 304.11 shall be provided when a skylight is within 10 feet (3048 mm) of the component that re-
30 quires service. The guard shall extend 30 inches (762 mm) beyond the edge of the skylight. Ex-
31 ceptions:

32 (A) Guards are not required when the skylight is located at least 42 inches (1067 mm) above the
33 highest point of the walking surface adjacent to the skylight or component.

34 (B) Guards are not required if some other provision for skylight fall-through protection is pro-
35 vided and approved by the authority having jurisdiction.

36 (5) Section 304.11.3 Roof hatch. This section has been added to clarify the circumstances for the
installation of guards around components installed within a specific distance from the roof hatch.
This section has been added to read: 304.11.3 Roof hatch. Guards complying with Section
304.11 shall be provided when a roof hatch is within 10 feet (3048 mm) of the component that
requires service. The guard shall extend 30 inches (762 mm) beyond the edge of the roof hatch.
If the component is within 10 feet (3048 mm) of the ladder access side of the roof hatch, the
guard shall incorporate a self-closing, self-latching gate. The gate shall have a top edge of not
less than 42 inches (1067 mm) above the elevated surface adjacent to the gate and shall not allow
the passage of a 21 inch (533 mm) sphere. If a roof hatch exists within 10 feet of a roof edge that
is located more than 30 inches (762 mm) above the floor, roof or grade below and a new compo-
nent that requires service on that existing roof or elevated structure, then a guard complying with
Section 304.11 shall be added between the existing roof hatch and the roof edge.

(6) Section 305.5.1 Location and protection of refrigerant piping. This section has been added to
provide protection for refrigerant piping installed within 1 1/2 inches (38 mm) of the underside
of roof decks. This section shall read: 305.5.1 Location and protection of refrigerant piping. Re-
frigerant piping installed within 1 1/2 inches (38 mm) of the underside of roof decks shall be pro-
tected from damage caused by nails and other fasteners.

(7) Section 306.5 Equipment and appliances on roofs or elevated structures. This section has
been modified to add a second exception for when the section would not apply. This section has

1 been modified to read: 306.5 Equipment and appliances on roofs or elevated structures: Where
2 equipment requiring access or appliances are located on an elevated structure or the roof of a
3 building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to ac-
4 cess such equipment or appliances, an interior or exterior means of access shall be provided.
5 Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in
6 height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-
7 percent slope). Such access shall not require the use of portable ladders. Where access involves
8 climbing over parapet walls, the height shall be measured to the top of the parapet wall.

9 (A) Permanent ladders installed to provide the required access shall comply with the following
10 minimum design criteria:

11 (i) The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm).

12 (ii) Ladders shall have rung spacing not to exceed 14 inches (356 mm) on center. The upper-
13 most rung shall be not more than 24 inches (610 mm) below the upper edge of the roof hatch,
14 roof or parapet, as applicable.

15 (iii) Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.

16 (iv) There shall be not less than 18 inches (457 mm) between rails.

17 (v) Rungs shall have a diameter not less than 0.75-inch (19 mm) and be capable of withstanding
18 a 300-pound (136.1 kg) load.

19 (vi) Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings
20 capable of withstanding 100 pounds per square foot (488.2 kg divided by meters squared). Land-
21 ing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the lad-
22 der served. A guard rail shall be provided on all open sides of the landing.

23 (vii) Climbing clearance. The distance from the centerline of rungs to the nearest permanent ob-
24 ject on the climbing side of the ladder shall be not less than 30 inches (762 mm) measured per-
25 pendicular to the rungs. This distance shall be maintained from the point of ladder access to the
26 bottom of the roof hatch. A minimum clear width of 15 inches (381 mm) shall be provided on
27 both sides of the ladder measured from the midpoint of and parallel with the rungs except where
28 cages or wells are installed.

29 (viii) Landing required. The ladder shall be provided with a clear and unobstructed bottom land-
30 ing area having a minimum dimension of 30 inches (762 mm) by 30 inches (762 mm) centered in
31 front of the ladder.

32 (ix) Ladders shall be protected against corrosion by approved means.

33 (x) Access to ladders shall be provided at all times.

34 (B) Catwalks installed to provide the required access shall be not less than 24 inches (610 mm)
35 wide and shall have railings as required for service platforms. Exceptions:

36 (i) This section shall not apply to Group R-3 occupancies.

(ii) This section shall not apply to appliance replacement.

(8) Section 307.2.1 Condensate disposal. This section has been modified to allow condensate
drains to terminate to a pit or French drain when approved by the code official. This section has
been modified to read: 307.2.1 Condensate disposal. Condensate from all cooling coils and evap-
orators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping
shall maintain a minimum horizontal slope in the direction of discharge of not less than one-
eighth unit vertical in 12 units horizontal (1-percent slope). Condensate drains shall be allowed
to terminate to an approved pit or French drain consisting of a minimum of 24 inches by 24
inches by 24 inches (610 mm by 610 mm by 610 mm), or equivalent; of 1 inch (25 mm) washed
rock. Such pits or French drains shall be located 30 inches (762 mm) minimum from outer edge

1 of foundation to nearest edge of pit or French drain. Condensate shall not discharge into a street,
2 alley or other areas so as to cause a nuisance.

3 (9) Section 307.2.3.1 Water-level monitoring devices. This section has been modified to add an
4 exception for when the section shall not apply. This section has been modified to read: 307.2.3.1
5 Water-level monitoring devices. On down-flow units and all other coils that do not have a sec-
6 ondary drain or provisions to install a secondary or auxiliary drain pan, a water-level monitoring
7 device shall be installed inside the primary drain pan. This device shall shut off the equipment
8 served in the event that the primary drain becomes restricted. Devices installed in the drain line
9 shall not be permitted. Exception: This section shall not apply to appliances installed in areas
10 outside on the ground or elevated structure where condensate overflow will not damage building
11 components or contents.

12 Chapter 5 of the adopted IMC has been adopted with the following modifications:

13 (1) Section 502.15 Repair garages. This section has been modified to require compliance with
14 Section 2311.4.3 of the International Fire Code® when designing basement or pit ventilation.
15 This section has been modified to read: 502.15 Repair garages. Where Class I liquids or LP-gas
16 are stored or used within a building having a basement or pit wherein flammable vapors could
17 accumulate, the basement or pit shall be provided with ventilation designed in accordance with
18 Section 2311.4.3 of the International Fire Code® to prevent the accumulation of flammable va-
19 pors therein.

20 (2) Section 506.3.1.1 Grease duct materials. This section has been added to clarify the language
21 between the code and NFPA® 96 regarding the type of steel to be utilized. This section has been
22 modified to read: 506.3.1.1 Grease duct materials. Grease ducts serving Type I hoods shall be
23 constructed of non-galvanized carbon steel having a minimum thickness of 0.0575 inch (1.463
24 mm) (No. 16 gage) or stainless steel not less than 0.0450 inch (1.14 mm) (No. 18 gage) in thick-
25 ness. Exception: Factory-built commercial kitchen grease ducts listed and labeled in accordance
26 with UL 1978 and installed in accordance with Section 304.1.

27 (3) Section 507.2. Type I hoods. This section has been modified to add an additional exception
28 for installation of Type II hoods when specific conditions are met. This section has been modi-
29 fied to read: 507.2 Type I hoods. Type I hoods shall be installed where cooking appliances pro-
30 duce grease or smoke as a result of the cooking process. Type I hoods shall be installed over me-
31 dium-duty, heavy-duty, and extra-heavy-duty cooking appliances.

32 Exceptions:

33 (A) A Type I hood shall not be required for an electric cooking appliance where an approved
34 testing agency provides documentation that the appliance effluent contains 5 mg per cubic meter
35 when tested at an exhaust flow rate of 500 cfm (0.236 cubic meters per second) in accordance
36 with UL 710B.

(B) Where approved, a Type II hood equipped with a suppression system listed in accordance
with UL 300A, or meeting the requirements of ICC-ES LC 1031, shall be permitted in new con-
struction and renovation of adult day care facilities or child day care facilities having an occu-
pant load of 16 or less, with a single domestic Medium Duty Cooking Appliance, utilized for
warming food only.

Chapter 6 of the adopted IMC has been adopted with the following modification:

Section 604.1 General. This section has been modified to add a requirement to duct insulation to
conform to SMACNA HVAC Duct Construction Standards – Metal and Flexible. This section
has been modified to read: 604.1 General. Duct insulation shall conform to the requirements of
Sections 604.2 through 604.13, the International Energy Conservation Code® and SMACNA
HVAC Duct Construction Standards – Metal and Flexible.

Chapter 8 of the Oklahoma adopted IMC® has been adopted with the following modifications:

1 (1) Section 805.3 Factory-built fireplaces. The originally published Section 805.3 entitled "Fac-
2 tory-built chimney offsets" has been moved to Section 805.4 and a new section 805.3 entitled
3 "Factory-built fireplaces" has been added to address errata published by the ICC®. The modifi-
4 cation adds a requirement for chimneys used with factory-built fireplaces to comply with UL
5 127. This section has been added to read: 805.3 Factory-built fireplaces. Chimneys for use with
6 factory-built fireplaces shall comply with the requirements of UL 127.

7 (2) Section 805.4 Factory-built chimney offsets. The originally published Section 805.4 entitled
8 "Support" has been moved to Section 805.5 and the previously published Section 805.3 entitled
9 "Factory-built chimney offsets" has been moved to Section 805.4. No other modifications have
10 been made to the section. This section has been modified to read: 805.4 Factory-built chimney
11 offsets. Where a factory-built chimney assembly incorporates offsets, no part of the chimney
12 shall be at an angle of more than 30 degrees (.52 rad) from vertical at any point in the assembly
13 and the chimney assembly shall not include more than four elbows.

14 (3) Section 805.5 Support. The originally published Section 805.5 entitled "Medium-heat appli-
15 ances" has been moved to Section 805.6 and the previously published Section 805.4 entitled
16 "Support" has been moved to Section 805.5. No other modifications have been made. This sec-
17 tion has been modified to read: 805.5 Support. Where factory-built chimneys are supported by
18 structural members, such as joists and rafters, such members shall be designed to support the ad-
19 ditional load.

20 (4) Section 805.6 Medium-heat appliances. The originally published Section 805.6 entitled "Dec-
21 orative shrouds" has been moved to Section 805.7 and the previously published Section 805.5
22 entitled "Medium-heat appliances" has been moved to Section 805.6. No other modifications
23 have been made. This section has been modified to read: 805.6 Medium-heat appliances. Fac-
24 tory-built chimneys for medium-heat appliances producing flue gases having a temperature
25 above 1,000 degrees Fahrenheit (538 degrees Celsius) measured at the entrance to the chimney
26 shall comply with UL 959.

27 (5) Section 805.7 Decorative shrouds. The originally published Section 805.7 entitled "Insulation
28 shield" has been moved to Section 805.8 and the previously published section "805.6 entitled
29 "Decorative shrouds" has been moved to Section 805.7. No other modifications have been made.
30 This section has been modified to read: 805.7 Decorative shrouds. Decorative shrouds shall not
31 be installed at the termination of factory-built chimneys except where such shrouds are listed and
32 labeled for use with the specific factory-built chimney system and are installed in accordance
33 with Section 304.1.

34 (6) Section 805.8 Insulation shield. The originally published Section 805.7 entitled "Insulation
35 shield" has been moved to Section 805.8. No other modifications have been made. This section
36 has been modified to read: 805.8 Insulation shield. Where factory-built chimneys pass through
insulated assemblies, an insulation shield constructed of steel having a thickness of not less than
0.0187 inch (0.4712 millimeter) (No.26 gage) shall be installed to provide clearance between the
chimney and the insulation material. The clearance shall be not less than the clearance to com-
bustibles specified by the chimney manufacturer's installation instructions. Where chimneys pass
through attic space, the shield shall terminate not less than 2 inches (51 millimeter) above the in-
sulation materials and shall be secured in place to prevent displacement. Insulation shields pro-
vided as part of a listed chimney system shall be installed in accordance with the manufacturer's
instructions.

Chapter 14 of the adopted IMC has been adopted with the following modification:

Section 1402.8.3 Piping has been modified to correct errata published by the ICC®. The modifi-
cation changes a specified chapter from "10" to "12." This section has been modified to read:

1402.8.3 Piping.

Potable piping shall be installed in accordance with the International Plumbing Code®. Hy-
dronic piping shall be installed in accordance with Chapter 12 of this code. Mechanical system
piping shall be supported in accordance with Section 305.

SECTION 11. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
VI, Section 9-301, is hereby amended and to read as follows:

1
2 **Sec. 9-301. – Plumbing Code adopted.**

3 There is hereby adopting and incorporating by reference the following International Codes: Inter-
4 national Plumbing Code published by the International Code Council, Inc. referenced in Sec. 9-
5 4, Incorporated by Reference save and except such portions as are now or may be hereinafter de-
6 leted, modified or amended. Not less than one (1) copy is declared the office file copy by the city
7 clerk of this city and said copy is available at city hall for public review. The same is hereby
8 adopted and incorporated as fully as if set forth at length herein, and the provisions thereof shall
9 be controlling in the construction of all building and other subjects therein contained within the
10 corporate limits of the city.

11 SECTION 12. That Midwest City Code, Chapter 9, Buildings and Building Regulations, Article
12 VI, Section 9-371, is hereby amended and to read as follows:

13 **Sec. 9-371. - Plumbing Code amended.**

14 The plumbing code adopted in section 9-301 is amended and modified in the following respects:

- 15 (a) Title. These regulations shall be known as the Plumbing Code of Midwest City hereinafter
16 referred to as "this code".
- 17 (b) Fee schedule. The permit fees for all plumbing work shall be as indicated in the Code of
18 Midwest City, section 9-308.
- 19 (c) Service discontinued. Any gas service which has been inactive for a period of one (1) year
20 or has been disconnected for cause shall be inspected by the development services depart-
21 ment before service is reestablished.
- 22 (d) Application for appeal. An appeal of the plumbing official's decision shall be made upon
23 application in writing for the city council's consideration.
- 24 (e) Penalties. Any person who violates a provision of this code or shall fail to comply with any
25 requirements thereof or who shall install plumbing work in violation of an approved plan or
26 directive of the plumbing official, or of a permit or certificate issued under the provisions
27 of this code, shall be guilty of a misdemeanor, punishable as set out in section 1-8 of the
28 Midwest City Code. Each day that a violation continues shall be deemed a separate offense.
- 29 (f) Unlawful continuance. Any person who shall continue any plumbing work in or about the
30 structures after having been served with a stop work order, except such work as that person
31 is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of
32 not more than one hundred dollars (\$100.00) including court costs. Each day that this viola-
33 tion continues shall be deemed a separate offense.
- 34 (g) Sewer saddles and risers. All sewer saddles to be installed on the mains are considered pri-
35 vate infrastructure and shall comply with the requirements outlined in chapter 43 of the
36 City Code of Midwest City
- 37 (h) Public systems available. A public water main or public sewer system shall be considered
38 available to a building as outlined in chapter 43 of the City Code of Midwest City.
- 39 (i) Freezing. Water service piping and sewers shall be installed below recorded frost penetra-
40 tion but not less than one (1) foot, six (6) inches below grade of water piping and one (1)
41 foot zero inches below grade for sewers. In climates with freezing temperatures, plumbing
42 piping in exterior building walls or areas subjected to freezing temperatures shall be ade-
43 quately protected against freezing by insulation or heat or both.
- 44 (j) Sewer depth. Building sewers that connect to private sewage disposal systems shall be a
45 minimum of twelve (12) inches below finished grade at the point of septic tank connection.
46 Building sewers shall be a minimum of twelve (12) inches below grade.
- 47 (k) Backwater valves. A backwater valve shall be installed on all new and replacement sewer
48 lines that are connected to the Midwest City Sanitary Sewer System, including any sewer
49 line outside the city limits of Midwest City that is connected to the Midwest City Sanitary
50 Sewer System.
- 51 (l) Location of backwater valves. Backwater valves shall be installed on the building drain be-
52 tween the building and the cleanout. The cleanout shall be installed within five (5) feet of
53 the building. The backwater valve shall be installed so that access is provided to the work-
54 ing parts for service and repair. Two (2) cleanouts shall be required, one (1) of which shall
55 be directed toward the mainline and the other cleanout shall be directed toward the struc-
56 ture. The owner of the structure is responsible for maintaining the backwater valve and
57 cleanouts.

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SECTION 13. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 14. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, on the 28 day of March, 2023.

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

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

DONALD MAISCH, City Attorney



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

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : March 28, 2023

SUBJECT : Discussion, consideration, and possible action of an ordinance amending Midwest City code, Chapter 9, Buildings and Building Regulations, Article IV, Section 9-90, National Electric Code Adopted; Section 9-103 Unsafe equipment and usage; Section 9-161 Code Amended; and providing for repealer and severability.

Summary

The proposed amendments are related to the City of Midwest City municipal code changing from the 2005 to the 2020 National Electrical Code (NEC) published September 16, 2016.

Building Code governs all our building codes and the NEC updates the code generally every 3 years. The 2005 code was adopted in October 10, 2006 and needs updated to follow current construction practices and align with the State and other metro cities. Area entities that have now adopted the 2020 NEC:

Entity	Adopted	Reference	Switching
State of Oklahoma	2020	748:20-10-2	
City of Oklahoma City	2017	18-2	2020
City of Edmond	2014	16.16.010	2020
City of Moore	2014	5-401	2020
City of Norman	2014	5-207	2020
City of Choctaw	2014	A-5	2020

At the regular meeting Thursday January 19, 2023 of the City of Midwest City Electrical Board, this ordinance was reviewed and recommending adoption by the City Council by a unanimous vote. Referring to ordinance 9-73, the Electrical Board “shall act in an advisory capacity to the mayor and city council as regarding electrical construction and related matters of interest to the city.”

At the Wednesday February 22, 2023 meeting of the Ordinance Oversight Council Committee, this ordinance was reviewed and recommended for approval.

Staff does request that the ordinance has an delayed effective date of May 1, 2023 to allow for the electrical trades to prepare for the change.

Summary of the changes:

- 9-90 - National Electric Code adopted: The governing ordinance throughout the Chapter 9, Article IV - Electricity. The changes here are changing from the year from 2005 to 2020. Last update 10/10/2006 as Ordinance No. 2994.
- 9-161 -Unsafe equipment and usage: Found an older reference to the 2000 International Building Code. Rather than update the year, made reference to the adopted year in the overall building code, Sec. 9-4.
- 9-161 –Code amended: Refers to the portions of the NEC as the Oklahoma Uniform Building Code Commission (State Jurisdiction) had adopted it on September 14, 2022. Ordinance last update 4/12/2011 as Ordinance No. 3143.



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

Attachments

1 Small appliance circuits shall consist of receptacles in kitchens, dining rooms and breakfast rooms.
2 Over sink lights may be connected to circuits. A maximum of four (4) outlets are permitted on circuits and
each dwelling must contain at least two (2) small appliance circuits.

3 *Subsection 210.52(C)(2)* shall pertain only to "fastened into place" or "fixed" is lands.

4 *Subsection 210-8(A)(1)* is amended to read as follows:

5 All wall switches required for the lighting outlets in bathrooms shall be installed at least five feet (5'),
6 measured horizontally, from a tub, a shower or the branch circuit supplying the bathroom lighting outlet(s)
7 shall have ground fault interruption protection (GFI) for personnel.

8 *Subsection 210-52(G)(1)* is amended to read as follows:

9 There shall be provided one (1) ceiling receptacle outlet for each overhead garage door.

10 *Subsection 210-71* is amended to read as follows:

11 In beauty parlors at least one dedicated circuit with not more than one (1) duplex receptacle shall be
12 allowed on a single twenty (20) amp circuit per station.

13 *Subsection 220—3(B)(1)* is amended to read as follows:

14 In residences or apartments not more than ten (10) outlets shall be installed on one (1) general pur-
15 pose circuit. Only grounding type convenience outlets shall be installed. Appliances in excess of 1000 watts
16 must be on a special circuit.

17 *Subsection 225.6(A)(1), Overhead feeders,* is hereby added and shall read as follows:

18 Overhead feeders between structures shall be dead ended at both ends on insulators and intermediate
19 supports as required. The conductors must be supported on approved insulators and such conductors shall
20 be weatherproof and not smaller than No. 8 AWG.

21 *Subsection 230-11* is deleted.

22 *Subsection 230-20, Service connection from overhead supply system,* is amended to read as follows:

23 (a) The contractor shall provide adequate structure support for the attachment of the service terminating
24 device. The minimum size conduit for mast type services shall be one and one-half inch rigid galvanized
25 steel conduit and shall be installed in accordance with the electric service company's recommenda-
26 tions.

27 (b) No overhead wiring to or between school structures shall be permitted.

28 (c) The electrical service mast shall not be used as a termination point for any device. The only exceptions
29 will be one (1) telephone company interface and one (1) capable television junction box may be al-
30 lowed on the service raceway of one and two family dwellings, provided the one or two family dwell-
31 ling's service raceway is three (3) inches in diameter or larger and of the underground type. The junc-
32 tion box or interface must be at least fifteen (15) inches below the bottom of the meter base and not
33 closer than fifteen (15) inches to any service equipment. Overhead service raceways or any other elec-
34 trical raceway shall not be used for the attachment of any nonelectrical equipment except grounding of
35 communication equipment. All existing installations shall be allowed to continue; however, in the
36 event of electrical, telephone or cable television equipment repairs, replacement or retrofits, the tele-
phone or cable television equipment shall be brought into compliance with this section.

37 *Subsection 230-35, Service connections from underground network distribution systems,* is amended to
38 read as follows:

39 (a) Commercial structures exceeding one thousand (1,000) square feet in area shall be provided with ser-
40 vice and distribution equipment arranged for three or four wire, two hundred (200) ampere capacity
41 as a minimum.

42 *Subsection 230-42(d)* is amended to read as follows:

43 All residences shall be provided with a minimum service capacity of a one hundred (100) AMP service
44 with three (3) #4 THHN or equivalent in a minimum of one and one-fourth (1 ¼) inch conduit, with a #6
45 grounding conductor or larger.

46 *Subsection 230-205(i), Service disconnecting means,* is amended to read as follows:

47 A service disconnecting means shall be installed within five (5) feet after penetration of the structure.

48 *Subsection 230.54(B), SE Cable,* is hereby added and shall read as follows:

49 SE cable shall not be used as service entrance cable or any part of the service entrance equipment in
50 any type of construction.

51 *Subsection 300-24,* is deleted.

52 *Subsection 300-25, Remodeling installations and/or relocation of structure(s),* is amended to read as
53 follows:

1 (a) ~~When a structure or portion of a structure containing electric wiring is moved from its foundation, the~~
2 ~~owner shall have the electric wiring and equipment in the structure inspected and repaired by an elec-~~
3 ~~trical contractor where necessary to provide proper grounding wires, etc. The electrical contractor shall~~
4 ~~obtain a wiring permit and request inspection.~~

5 (b) ~~The service entrance wiring shall be that part of the wiring system extending from the service compa-~~
6 ~~ny's wires up to and including the main switch, circuit breaker or branch circuit distribution cabinet.~~
7 ~~When any part of the service entrance wiring is changed, moved or rearranged, the service in its en-~~
8 ~~tirety shall be changed so as to comply with the National Electrical Code in effect and the requirements~~
9 ~~of this article.~~

10 ~~Subsection 300-100(F), Meters and associated equipment, is deleted.~~

11 ~~Subsection 300-26 is deleted.~~

12 ~~Table 310-5 is deleted.~~

13 ~~Subsection 310-14, aluminum conductors, is amended to read as follows:~~

14 All electric conductors installed within the city shall be copper conductors except that in the following
15 two circumstances: 1) aluminum and aluminum-clad aluminum conductors may be used for direct burial or
16 exposed free air installation not located inside structures. Such aluminum and aluminum-clad aluminum con-
17 ductors shall be terminated outside of the outside walls of a structure. 2) Type AA-8000 Series aluminum
18 conductors may be installed with all following conditions being met: commercial (nonresidential) applica-
19 tions only with services two hundred (200) amp and larger; and strictly installed to the manufacturer's speci-
20 fications.

21 ~~Subsection 334.12(A) 11, Nonmetallic sheathed cable, is amended to read as follows:~~

22 Nonmetallic sheathed cable may not be used in commercial structures, schools, churches or any other
23 public structure.

24 ~~Subsection 334.12(B), Attics, is amended to read as follows:~~

25 Nonmetallic sheathed cable in attic or roof spaces shall be run as follows: If run across the top of ceiling
26 joists, the cable shall be protected by guard strips at least as high as the cable, unless the cable is run within
27 twenty four (24) inches of the outside wall or where there is less than thirty six (36) inches of space between
28 the ceiling joists and the rafters, or if the cable is run along the sides of the rafters or joists or through holes
29 bored through the rafters or joists.

30 ~~Subsection 334.12(D), Grounds, is deleted.~~

31 ~~Subsection 350-11, Flexible metal conduit, is deleted.~~

32 ~~Subsection 680-51 (a), Swimming pools, fountains, spas and hot tubs, is amended to read as follows:~~

33 All lighting for pools and similar installations shall be installed with an isolation transformer not to ex-
34 ceed twenty four (24) volts.

35 ~~Subsection 760.2 is added and shall read as follows:~~

36 All single or multiple smoke station(s) (detectors) shall not be considered a fire alarm system.

37 (a) None of the informative annexes of the NEC® 2020 have been adopted by the City of Mid-
38 west City.

39 Chapter 1 of the adopted NEC® 2020 is adopted with the following modifications:

40 (1) Article 100 Definitions. This section has been modified to include a definition of a nationally
41 recognized testing laboratory and a definition of a plaque. This section has been modified to
42 read:

43 (A) Nationally Recognized Testing Laboratory. A testing facility given this designation from the
44 United States Occupational Safety and Health Administration (OSHA) that provides product
45 safety testing and certification services to manufacturers.

46 (B) Plaque. A flat, thin piece of metal, wood, or non-conductive, UV, rain, corrosion, and ice re-
47 sistant material with a sustainable temperature rating from negative 20 degrees Fahrenheit to 130
48 degrees Fahrenheit or better. For the ambient temperature of the environment to which it is in-
49 stalled, with engraved writing on it that is used especially as a reminder or warning of something.
50 A plaque shall be designed to be installed by adhesive means or mechanical fasteners, as deter-
51 mined by the environment where to be permanently installed. A plaque shall also be known as a
52 Permanent Plaque, Directory, or substitute for a label, excluding circuit directories.

1 (2) 110.5 Conductors [Amended]. Conductors normally used to carry current shall be of copper
2 unless otherwise provided in this Code. Where the conductor material is not specified, the mate-
3 rial and the sizes given in this Code shall apply to copper conductors. Where other materials are
4 used, the size shall be changed accordingly. The use of aluminum conductors shall be prohibited
5 except for exterior uses and for underground service feeders for manufactured homes

6 (3) Section 110.12 (B) Integrity of Electrical Equipment and Connections. This section has been
7 modified to allow for the reuse of existing electrical equipment, rather than requiring new re-
8 placements when certain conditions are met. This section has been modified to read: 110.12 (B)
9 Integrity of Electrical Equipment and Connections. Internal parts of electrical equipment, includ-
10 ing busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contami-
11 nated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There
12 shall be no damaged parts that may adversely affect safe operation or mechanical strength of the
13 equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical action
14 or overheating. Damaged materials, equipment, appliances, and devices shall not be reused un-
15 less such elements have been reconditioned, tested, and placed in good and proper working con-
16 dition and approved by a nationally recognized testing laboratory, or by the manufacturer of the
17 equipment. Electrical equipment damaged by natural or man-made events shall be reused only as
18 recommended by the manufacturer of such equipment.

19 Chapter 2 of the adopted NEC® 2020 is adopted with the following modification:

20 Section 210.08 (F) Outdoor Outlets. This section has been modified to include mini-split-type
21 heating/ventilating/air-conditioning equipment and other HVAC units employing power conver-
22 sion equipment as a means to control compressor speed. This section has been modified to read:
23 210.08 (F) Outdoor Outlets. All outdoor outlets for dwellings, other than those covered in 210.8
24 (A) (3), Exception to (3), and for mini-split-type heating/ventilating/air-conditioning (HVAC)
25 equipment and other HVAC units employing power conversion equipment as a means to control
26 compressor speed, that are supplied by single-phase branch circuits rated 150 volts to ground or
27 less, 50 amperes or less, shall have ground-fault circuit-interrupter protection for personnel. In-
28 formational Note: Power conversion equipment is the term used to describe the components used
29 in HVAC equipment that is commonly referred to as a variable speed drive. The use of power
30 conversion equipment to control compressor speed differs from multistage compressor speed
31 control. Exception: Ground-fault circuit-interrupter protection shall not be required on lighting
32 outlets other than those covered in 210.8 (C).

33 210.23(A)(3) Dwelling Occupancies [Added]. Dwelling unit receptacle outlets installed in ac-
34 cordance with 210.52 and lighting outlets installed in accordance with 210.70 shall be limited to
35 a minimum of 20-ampere and a maximum of 8 for 15-ampere branch circuits. Kitchen receptacle
36 outlets installed in accordance with 210.52(B)(3) and 210.52(C) shall not exceed 5.

Subsection 230-42(d) is amended to read as follows:

All residences shall be provided with a minimum service capacity of a one hundred (100) AMP
service with three (3) #4 THHN or equivalent in a minimum of one and one-fourth (1 ¼) inch
conduit, with a #6 grounding conductor or larger.

(8)230.70(A)(1) Readily Accessible Location [Amended]. The service disconnecting means shall
be installed at a readily accessible location on the outside of a building or structure nearest the
point of entrance of the service conductors. The distance from the point of entrance of a building
or structure to the service disconnecting equipment enclosure shall not exceed 24 inches meas-
ured horizontally or 60 inches measured vertically.

Chapter 3 of the adopted NEC 2020 is adopted with the following modification:

(9)312.8(4) Mounting Height [Added]. Enclosures for switches or over-current devices shall be
installed so the bottom of the enclosure is not less than 600 mm (2 feet) above finish grade or
working platform unless specifically listed or approved for an alternate mounting height.

Chapter 4 of the adopted NEC® 2020 is adopted with the following modification:

1 Section 422.16(B)(5) Gas-fired central furnaces. This section has been added to allow flexible
2 cord-and-plug connections in dwelling units as an alternative means of temporarily supplying the
3 gas-fired furnace by a portable generator for heating purposes. This section has been added to
4 read: 422.16(B)(5) Gas-fired central furnaces. Gas-fired furnaces supplying dwelling units shall
5 be permitted to be connected by a flexible cord-and-plug. The cord and attachment plug shall
6 have sufficient ampacity for the load, and shall be routed or otherwise protected to prevent physi-
7 cal damage to the cord or attachment plug.

8 Chapter 5 of the adopted NEC® 2020 is adopted with the following modifications:

9 (1) Section 505.7 (A) Implementation of zone classification system. This section has been modi-
10 fied to require a registered professional engineer to engineer and design, and select the equip-
11 ment and wiring methods for classification areas. It allows for the installation of the equipment,
12 wiring methods and inspections to be performed by qualified persons. This section has been
13 modified to read: 505.7 (A) Implementation of zone classification system. Classification of ar-
14 reas, engineering and design, selection of equipment and wiring methods shall be performed by a
15 Registered Professional Engineer with expertise in Hazardous (Classified) Locations and Zone
16 Systems. The installation of equipment and wiring methods, and inspections shall be performed
17 by qualified persons.

18 (2) Section 506.7 (A) Implementation of zone classification system. This section has been modi-
19 fied to require a registered professional engineer to engineer and design, and select the equip-
20 ment and wiring methods for classification areas. It allows for the installation of the equipment,
21 wiring methods and inspections to be performed by qualified persons. This section has been
22 modified to read: 506.7 (A) Implementation of zone classification system. Classification of ar-
23 reas, engineering and design, selection of equipment and wiring methods, shall be performed by a
24 Registered Professional Engineer with expertise in Hazardous (Classified) Locations and Zone
25 Systems. The installation of equipment and wiring methods and inspection shall be performed by
26 qualified persons.

27 (3) Section 555.30 (D) Luminaires and other electrical equipment. This section has been added to
28 require the location of luminaires and other electrical equipment to be located not less than 5 feet
29 horizontally from the nearest normal edge of the water. However, if the luminaire or other elec-
30 trical equipment is within the 5 feet horizontal zone it must be 12 feet vertically from the nearest
31 normal edge of the water. This section has been added to read: 555.30 (D) Luminaires and other
32 electrical equipment. Luminaires and electrical connections to luminaires or other electrical
33 equipment shall be located not less than 5 feet horizontally from the nearest normal edge of the
34 water. If a luminaire is within the 5 foot horizontal zone it must be 12 feet vertically.

35 Chapter 6 of the adopted NEC® 2020 is adopted with the following modifications:

36 (1) Section 680.23 (A)(4) Voltage Limitations. This section has been modified to prohibit the use
of underwater luminaries if they operate above the low voltage contact limit as defined in Section 680.2 and limit the use of luminaires or other electrical connections while standing in either a natural or man-made body of water. This section has been modified to read: 680.23 (A)(4) Voltage Limitations. No luminaries shall operate above the low voltage contact limit as defined in Section 680.2. This requirement shall apply to new installations, repair, replacement and modification of underwater luminaires. This section shall not apply to relamping if the line-voltage luminaire is protected by a Class A ground-fault circuit-interrupter.

(2) Section 682.10 Electrical Equipment and Transformers. This section has been modified to re-
quire luminaires or other electrical connections to be located at least 5 feet horizontally from the nearest normal edge of the water. This section has been modified to read: 682.10 Electrical Equipment and Transformers. Electrical equipment and transformers, including their enclosures, shall be specifically approved for the intended location. No portion of an enclosure for electrical equipment not identified for operation while submerged shall be located below the electrical datum plane. Luminaires or other electrical connections shall be located at least 5 feet (1524 mm) horizontally from the nearest edge of the water.

Chapter 7 of the adopted NEC® 2020 is adopted with the following modification:

1 Section 700.16 (B) System Reliability. This section has been modified to address errata to
2 change the reference for listed equipment to be in accordance with 700.12(F) to 700.12(I). This
3 section has been modified to read: 700.16 (B) System Reliability. Emergency lighting systems
4 shall be designed and installed so that the failure of any illumination source cannot leave in total
5 darkness any space that requires emergency illumination. Control devices in the emergency
6 lighting system shall be listed for use in emergency systems. Listed unit equipment in accord-
7 ance with 700.12(I) shall be considered as meeting the provisions of this section.

8 SECTION 4. EFFECTIVE DATE. This ordinance shall be in force and effect on May 1, 2023

9 SECTION 5. REPEALER. All ordinances or parts of ordinances in conflict herewith are
10 hereby repealed.

11 SECTION 6. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
12 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
13 tions of the ordinance.

14 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
15 on the 28 day of March, 2023.

16 THE CITY OF MIDWEST CITY, OKLAHOMA

17 _____
18 MATTHEW D. DUKES II, Mayor

19 ATTEST:

20 _____
21 SARA HANCOCK, City Clerk

22 APPROVED as to form and legality this _____ day of _____, 2023.

23 _____
24 DONALD MAISCH, City Attorney

1 degrees Fahrenheit or better. For the ambient temperature of the environment to which it is in-
2 stalled, with engraved writing on it that is used especially as a reminder or warning of something.
3 A plaque shall be designed to be installed by adhesive means or mechanical fasteners, as deter-
4 mined by the environment where to be permanently installed. A plaque shall also be known as a
5 Permanent Plaque, Directory, or substitute for a label, excluding circuit directories.

6 (2) 110.5 Conductors [Amended]. Conductors normally used to carry current shall be of copper
7 unless otherwise provided in this Code. Where the conductor material is not specified, the mate-
8 rial and the sizes given in this Code shall apply to copper conductors. Where other materials are
9 used, the size shall be changed accordingly. The use of aluminum conductors shall be prohibited
10 except for exterior uses and for underground service feeders for manufactured homes

11 (3) Section 110.12 (B) Integrity of Electrical Equipment and Connections. This section has been
12 modified to allow for the reuse of existing electrical equipment, rather than requiring new re-
13 placements when certain conditions are met. This section has been modified to read: 110.12 (B)
14 Integrity of Electrical Equipment and Connections. Internal parts of electrical equipment, includ-
15 ing busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contami-
16 nated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There
17 shall be no damaged parts that may adversely affect safe operation or mechanical strength of the
18 equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical action
19 or overheating. Damaged materials, equipment, appliances, and devices shall not be reused un-
20 less such elements have been reconditioned, tested, and placed in good and proper working con-
21 dition and approved by a nationally recognized testing laboratory, or by the manufacturer of the
22 equipment. Electrical equipment damaged by natural or man-made events shall be reused only as
23 recommended by the manufacturer of such equipment.

24 Chapter 2 of the adopted NEC® 2020 is adopted with the following modification:

25 Section 210.08 (F) Outdoor Outlets. This section has been modified to include mini-split-type
26 heating/ventilating/air-conditioning equipment and other HVAC units employing power conver-
27 sion equipment as a means to control compressor speed. This section has been modified to read:
28 210.08 (F) Outdoor Outlets. All outdoor outlets for dwellings, other than those covered in 210.8
29 (A) (3), Exception to (3), and for mini-split-type heating/ventilating/air-conditioning (HVAC)
30 equipment and other HVAC units employing power conversion equipment as a means to control
31 compressor speed, that are supplied by single-phase branch circuits rated 150 volts to ground or
32 less, 50 amperes or less, shall have ground-fault circuit-interrupter protection for personnel. In-
33 formational Note: Power conversion equipment is the term used to describe the components used
34 in HVAC equipment that is commonly referred to as a variable speed drive. The use of power
35 conversion equipment to control compressor speed differs from multistage compressor speed
36 control. Exception: Ground-fault circuit-interrupter protection shall not be required on lighting
outlets other than those covered in 210.8 (C).

210.23(A)(3) Dwelling Occupancies [Added]. Dwelling unit receptacle outlets installed in ac-
cordance with 210.52 and lighting outlets installed in accordance with 210.70 shall be limited to
a minimum of 20-ampere and a maximum of 8 for 15-ampere branch circuits. Kitchen receptacle
outlets installed in accordance with 210.52(B)(3) and 210.52(C) shall not exceed 5.

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All residences shall be provided with a minimum service capacity of a one hundred (100) AMP
service with three (3) #4 THHN or equivalent in a minimum of one and one-fourth (1 ¼) inch
conduit, with a #6 grounding conductor or larger.

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be installed at a readily accessible location on the outside of a building or structure nearest the
point of entrance of the service conductors. The distance from the point of entrance of a building
or structure to the service disconnecting equipment enclosure shall not exceed 24 inches meas-
ured horizontally or 60 inches measured vertically.

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3 working platform unless specifically listed or approved for an alternate mounting height.

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7 gas-fired furnace by a portable generator for heating purposes. This section has been added to
8 read: 422.16(B)(5) Gas-fired central furnaces. Gas-fired furnaces supplying dwelling units shall
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16 wiring methods and inspections to be performed by qualified persons. This section has been
17 modified to read: 505.7 (A) Implementation of zone classification system. Classification of ar-
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19 Registered Professional Engineer with expertise in Hazardous (Classified) Locations and Zone
20 Systems. The installation of equipment and wiring methods, and inspections shall be performed
21 by qualified persons.

22 (2) Section 506.7 (A) Implementation of zone classification system. This section has been modi-
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28 Registered Professional Engineer with expertise in Hazardous (Classified) Locations and Zone
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a natural or man-made body of water. This section has been modified to read: 680.23 (A)(4)
Voltage Limitations. No luminaries shall operate above the low voltage contact limit as defined
in Section 680.2. This requirement shall apply to new installations, repair, replacement and mod-
ification of underwater luminaries. This section shall not apply to relamping if the line-voltage
luminaire is protected by a Class A ground-fault circuit-interrupter.

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nearest normal edge of the water. This section has been modified to read: 682.10 Electrical
Equipment and Transformers. Electrical equipment and transformers, including their enclosures,
shall be specifically approved for the intended location. No portion of an enclosure for electrical

1 equipment not identified for operation while submerged shall be located below the electrical da-
2 tum plane. Luminaires or other electrical connections shall be located at least 5 feet (1524 mm)
3 horizontally from the nearest edge of the water.

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9 darkness any space that requires emergency illumination. Control devices in the emergency
10 lighting system shall be listed for use in emergency systems. Listed unit equipment in accord-
11 ance with 700.12(I) shall be considered as meeting the provisions of this section.

12 SECTION 4. EFFECTIVE DATE. This ordinance shall be in force and effect on May 1, 2023

13 SECTION 5. REPEALER. All ordinances or parts of ordinances in conflict herewith are
14 hereby repealed.

15 SECTION 6. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
16 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
17 tions of the ordinance.

18
19
20 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
21 on the 28 day of March, 2023.

22 THE CITY OF MIDWEST CITY, OKLAHOMA

23 _____
24 MATTHEW D. DUKES II, Mayor

25 ATTEST:

26 _____
27 SARA HANCOCK, City Clerk

28 APPROVED as to form and legality this _____ day of _____, 2023.

29 _____
30 DONALD MAISCH, City Attorney



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

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : March 28, 2023

SUBJECT : Discussion, consideration, and possible action of an ordinance amending Midwest City code, Chapter 9, Buildings and Building Regulations, Article V, Section 9-190, *Plumbing, gas and mechanical board created; composition; terms; meetings*; and providing for repealer and severability

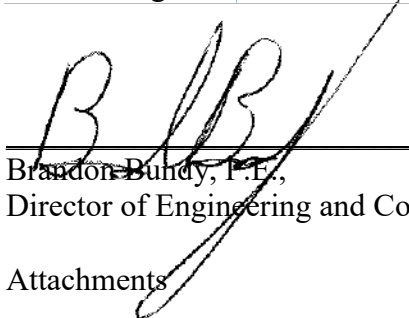
The proposed amendment to Section 9-190 of the City of Midwest City municipal code realigns the Plumbing, Gas and Mechanical Board with the Builder's Advisory Board and the Electrical Board which are similar in nature. The proposed ordinance modeled by the ordinance adopted by City Council on May 24, 2022 in regards to the Builder's Advisory Board.

Beyond the nomenclature, the principle change is the removal of a residency requirement of members of the board. Residency is valued but with the specialized nature and requirements of this board; not always possible. This change will allow for a broader cast of candidates.

The ordinance stipulates the board comprises of 6 members for terms of 3 years. Among the members there shall be at least 1 of which is a master in the three trades represented: Plumbing, Gas, and Mechanical. The board conducted a meeting on January 20, 2023 of which 3 members were present. There are 5 current members of the board and the remaining seat is currently an expired term occupied by a plumber that resides outside of the corporate boundary and is therefore unable to be reappointed.

At the Wednesday February 22, 2023 meeting of the Ordinance Oversight Council Committee, this ordinance was reviewed and recommended for approval

Name	Qualifier
David Wallar	Plumbing / Gas, W3
Gary Perkins	Plumbing, W6
Scott Wiggy	Plumbing / Gas / Mechanical, W4
Shawn Sisson	Plumbing (<i>expired term</i>)
Steve Franks	Mechanical
Steven Bagwell	Mechanical, W3



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

Attachments

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

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

DONALD MAISCH, City Attorney

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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 _____, 2023.

DONALD MAISCH, City Attorney

MEMO

To: Honorable Mayor and City Council

From: Bert Norton, Fire Chief

Date: March 28, 2023

Subject: Discussion, consideration, and possible action to adopt an ordinance amending the Midwest City Municipal Code, Chapter 15, Fire Protection and Prevention, Article III, Sec. 15-61, adopted; and providing for repealer and severability. (Fire - B. Norton)

Staff respectfully requests that the Council approve amendments in Municipal Code Chapter 15, Fire Protection and Prevention, adopting Section 15-61. These changes are requested in order to update the code reference from 2015 to 2018. The International Fire Code edition was updated in 2022 to reflect the state minimum standards for municipalities. With that adoption Section 15-61 failed to be updated to reflect the proper change to the National Fire Code cycle as referenced and adopted by the 2018 International Fire Code. This approval will bring all fire codes adopted by the State of Oklahoma into full compliance.

Staff recommends approval.



Bert Norton
Fire Chief

Attachments: Chapter 15 – Sec 15-61 Amendments



City Prosecutor
Vicki Floyd
100 N. Midwest Boulevard
Midwest City, OK 73110
VFloyd@MidwestCityOK.org
Office: 405.739.1284 /Fax: 405.869.8680
www.midwestcityok.org

Memorandum

TO: Honorable Mayor and Council

FROM: Vicki Floyd, City Prosecutor

DATE: March 28, 2023

SUBJECT: Discussion, consideration and possible action approving an ordinance amending the Midwest City Municipal Code, Chapter 28, Offenses – Miscellaneous; Article IV, Offenses Against Property; Section 28-77, Reserved; and providing for repealer and severability.

The proposed amendment to Chapter 28, Offenses – Miscellaneous; Article IV, Offenses Against Property is to take 28-77 out of reserve to add the crime of Taking a Credit Card or Debit Card. The Midwest City Ordinances currently do not cover instances where a credit card or debit card is wrongfully taken or used. This proposed Ordinance would cover those specific instances.

These proposed amendments were recommended for approval by the Ordinance Review Committee at its 2/22/23 meeting.

Action is at the discretion of Mayor and Council.

Vicki Floyd, City Prosecutor

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ATTEST:

SARA HANCOCK, City Clerk

Approved as to form and legality this ____ day of _____, 2023.

DON MAISCH, City Attorney

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ATTEST:

SARA HANCOCK, City Clerk

Approved as to form and legality this ____ day of _____, 2023.

DON MAISCH, City Attorney



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

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : March 28, 2023

SUBJECT : Discussion, consideration, and possible action of approving an ordinance amending Midwest City Code, Chapter 37, Streets and Sidewalks, Article III, Section 37-65(A), Street Improvements required by Developers; and providing for repealer and severability.

This ordinance references a section of the municipal ordinance that no longer exists. After the subdivision regulations, Section 38 of municipal code, was adopted in 2012, the references changed and this particular section was not noticed. Currently, the code references an incorrect Chapter in Section 38 of the Code and Ordinances. Updating the reference is intended to correct that error.

At the Wednesday February 22, 2023 meeting of the Ordinance Oversight Council Committee, this ordinance was reviewed and recommended for approval.

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

Attachments




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

MEMORANDUM

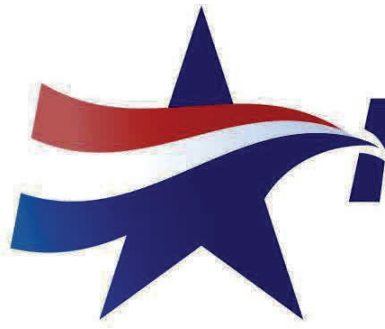
TO: Honorable Mayor and City Council
FROM: Tim Lyon, City Manager
DATE: March 28, 2023
SUBJECT: Discussion, consideration, and possible action of 1) approving a list of candidates for Municipal Judges consisting of Gary Bachman, Adam Bush, David Howell, and Joel Porter; and 2) approving Farley Ward as an alternative.

Pursuant to Article V, Municipal Court, of the City Charter municipal judges are appointed by the Mayor from a list of candidates submitted by the Council. The Mayoral appointments are subsequently approved by the City Council.

If these names are approved, the Mayor who will formally appoint them and they will be sworn in for another 2-year term.



Tim L. Lyon, City Manager



MIDWEST CITY

Where the Spirit Flies High

NEW BUSINESS/
PUBLIC DISCUSSION





EXECUTIVE SESSION





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

MEMORANDUM

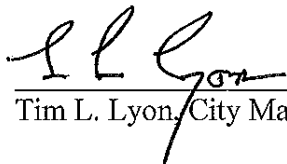
TO: Honorable Mayor and City Council

FROM: Tim Lyon, City Manager

DATE: March 28, 2023

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

Appropriate information will be dispersed during executive session.



Tim L. Lyon, City Manager



DISCUSSION ITEMS
CONTINUED





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: March 28, 2023

RE: Discussion, consideration, and possible action of approving Participation in the CVS Settlement Agreement dated December 9, 2022, and the Retailer State-Subdivision Agreement and Addendum as it pertains to the CVS Settlement Agreement, and the State Back-Stop Agreement applicable to the CVS Settlement Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. _____, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the CVS Settlement Agreement. (D. Maisch – City Attorney).

Based on discussion with attorneys and City Council Members during Executive Session.

Respectfully submitted,

Donald D. Maisch
City Attorney

RESOLUTION OF THE CITY OF MIDWEST CITY, OKLAHOMA

RESOLUTION # _____

March __, 2023

**A RESOLUTION TO APPROVE PARTICIPATION IN
CVS SETTLEMENT AGREEMENT**

WHEREAS, pharmaceutical opioids have harmed the City of Midwest City, Oklahoma and its citizens. This harm was created and exacerbated by the misconduct and illegal activities of pharmaceutical supply chain participants, including CVS Health Corporation and CVS Pharmacy, Inc. (collectively “CVS”).

WHEREAS, the City of Midwest City, Oklahoma has claims against CVS and/or has filed or will file suit to address and seek recovery for the harms caused to it and its citizens.

WHEREAS, CVS has agreed to settle the claims of the State of Oklahoma and certain Oklahoma subdivisions in the CVS Settlement Agreement dated December 9, 2022.

THEREFORE, it was duly moved and seconded that the following resolution be adopted.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby elects to participate, and hereby approves its participation in, the CVS Settlement Agreement, authorizes the Mayor of the City of Midwest City, or the Mayor’s designee, to execute the Subdivision Participation and Release Form contained in the CVS Settlement Agreement as Exhibit K (including executing such Participation Form electronically or in paper form), and agrees to the terms set forth in the Participation Form, including dismissal with prejudice of the City of Midwest City’s claims against CVS.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby approves the Retailer State-Subdivision Agreement, and the Addendum to the Retailer State-Subdivision Agreement, and further ratifies the actions of its legal counsel in executing documents necessary for the City of Midwest City to participate in the Retailer State-Subdivision Agreement and the CVS Settlement Agreement.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby approves the CVS State Back-Stop Agreement, and further ratifies the actions of its legal counsel in executing documents necessary for the City of Midwest City to participate in the CVS State Back-Stop Agreement and the CVS Settlement Agreement.

THEREFORE, BE IT RESOLVED that _____ County, Oklahoma, further authorizes its Mayor and legal counsel to take all actions required by the CVS Settlement Agreement, and the other agreements related to the CVS Settlement Agreement referenced herein, for the benefit of the City of Midwest City, Oklahoma, including executing any documents required to finalize the participation of the City of Midwest City, Oklahoma in the CVS Settlement Agreement.

The City of Midwest City, Oklahoma adopted the above Resolution on the _____ day of _____, 2023.

CITY OF MIDWEST CITY, OKLAHOMA:

_____, Mayor

Dated this _____ day of _____, 2023.

ATTEST:

_____, City Clerk



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: March 28, 2023

RE: Discussion, consideration, and possible action of approving Participation in the Teva Settlement Agreement dated November 22, 2022, and the Teva State-Subdivision Agreement and Addendum and the Teva State Back-Stop Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. _____, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Teva Settlement Agreement. (D. Maisch – City Attorney).

Based on discussion with attorneys and City Council Members during Executive Session.

Respectfully submitted,

Donald D. Maisch
City Attorney

RESOLUTION OF THE CITY OF MIDWEST CITY, OKLAHOMA

RESOLUTION # _____

March __, 2023

**A RESOLUTION TO APPROVE PARTICIPATION IN
TEVA SETTLEMENT AGREEMENT**

WHEREAS, pharmaceutical opioids have harmed the City of Midwest City, Oklahoma and its citizens. This harm was created and exacerbated by the misconduct and illegal activities of pharmaceutical supply chain participants, including Teva Pharmaceutical Industries, Ltd. (“Teva”).

WHEREAS, the City of Midwest City, Oklahoma filed suit to address and seek recovery for the harms caused to it and its citizens.

WHEREAS, Teva has agreed to settle the claims of the State of Oklahoma and certain Oklahoma subdivisions in the Teva Settlement Agreement dated November 22, 2022.

THEREFORE, it was duly moved and seconded that the following resolution be adopted.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby elects to participate, and hereby approves its participation in, the Teva Settlement Agreement, authorizes the Mayor, or the Mayor’s designee, to execute the Subdivision Participation and Release Form contained in the Teva Settlement Agreement as Exhibit K (including executing such Participation Form electronically or in paper form), and agrees to the terms set forth in the Participation Form, including dismissal with prejudice of the City of Midwest City’s claims against Teva.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby approves the Teva State-Subdivision Agreement, and the Addendum to the Teva State-Subdivision Agreement, and further ratifies the actions of its legal counsel in executing documents necessary for the City of Midwest City to participate in the Teva State-Subdivision Agreement and the Teva Settlement Agreement.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby approves the Teva State Back-Stop Agreement, and further ratifies the actions of its legal counsel in executing documents necessary for the City of Midwest City to participate in the Teva State Back-Stop Agreement and the Teva Settlement Agreement.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma, further authorizes its Mayor and legal counsel to take all actions required by the Teva Settlement Agreement, and other agreements related to the Teva Settlement Agreement, for the benefit of the City of Midwest City, Oklahoma, including executing any documents required to finalize the participation of the City of Midwest City, Oklahoma in the Teva Settlement Agreement.

The City of Midwest City, Oklahoma adopted the above Resolution on the _____ day of _____, 2023.

CITY OF MIDWEST CITY, OKLAHOMA:

_____, Mayor

Dated this _____ day of _____, 2023.

ATTEST:

_____, City Clerk



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: March 28, 2023

RE: Discussion, consideration, and possible action of approving Participation in the Walgreens Settlement Agreement dated December 9, 2022, the Retailer State-Subdivision Agreement and Addendum as it pertains to the Walgreens Settlement Agreement, and the State Back-Stop Agreement applicable to the Walgreens Settlement Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. _____, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Walgreens Settlement Agreement. (D. Maisch – City Attorney).

Based on discussion with attorneys and City Council Members as discussed in Executive Session.

Respectfully submitted,

Donald D. Maisch
City Attorney

RESOLUTION OF THE CITY OF MIDWEST CITY, OKLAHOMA

RESOLUTION # _____

March __, 2023

**A RESOLUTION TO APPROVE PARTICIPATION IN
WALGREENS SETTLEMENT AGREEMENT**

WHEREAS, pharmaceutical opioids have harmed the City of Midwest City, Oklahoma and its citizens. This harm was created and exacerbated by the misconduct and illegal activities of pharmaceutical supply chain participants, including Walgreens Co. (“Walgreens”).

WHEREAS, the City of Midwest City, Oklahoma has claims against Walgreens and/or has filed suit to address and seek recovery for the harms caused to it and its citizens.

WHEREAS, Walgreens has agreed to settle the claims of the State of Oklahoma and certain Oklahoma subdivisions in the Walgreens Settlement Agreement dated December 9, 2022.

THEREFORE, it was duly moved and seconded that the following resolution be adopted.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby elects to participate, and hereby approves its participation in, the Walgreens Settlement Agreement, authorizes the Mayor, or the Mayor’s designee, to execute the Subdivision Participation and Release Form contained in the Walgreens Settlement Agreement as Exhibit K (including executing such Participation Form electronically or in paper form), and agrees to the terms set forth in the Participation Form, including dismissal with prejudice of the City of Midwest City’s claims against Walgreens.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby approves the Retailer State-Subdivision Agreement, and the Addendum to the Retailer State-Subdivision Agreement, and further ratifies the actions of its legal counsel in executing documents necessary for the City of Midwest City to participate in the Retailer State-Subdivision Agreement and the Walmart Settlement Agreement.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby approves the Walgreens and Walmart State Back-Stop Agreement, and further ratifies the actions of its legal counsel in executing documents necessary for the City of Midwest City to participate in the Walgreens and

Walmart State Back-Stop Agreement and the Walgreens Settlement Agreement.

THEREFORE, BE IT RESOLVED that City of Midwest City, Oklahoma, further authorizes its Mayor and legal counsel to take all actions required by the Walgreens Settlement Agreement, and the other agreements related to the Walgreen Settlement Agreement referenced herein, for the benefit of the City of Midwest City, Oklahoma, including executing any documents required to finalize the participation of the City of Midwest City, Oklahoma in the Walgreens Settlement Agreement.

The City of Midwest City, Oklahoma adopted the above Resolution on the _____ day of _____, 2023.

CITY OF MIDWEST CITY, OKLAHOMA

Mayor

Dated this ____ day of _____, 2023.

ATTEST:

_____, City Clerk



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: March 28, 2023

RE: Discussion, consideration, and possible action of approving Participation in the Walmart Settlement Agreement November 22, 2022, the Retailer State-Subdivision Agreement and Addendum as it pertains to the Walmart Settlement Agreement, and the State Back-Stop Agreement applicable to the Walmart Settlement Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. _____, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Walmart Settlement Agreement. (D. Maisch – City Attorney).

Based on discussion with attorneys and City Council Members as discussed in Executive Session.

Respectfully submitted,

Donald D. Maisch
City Attorney

RESOLUTION OF THE CITY OF MIDWEST CITY, OKLAHOMA
RESOLUTION # _____
March __, 2023

**A RESOLUTION TO APPROVE PARTICIPATION IN
WALMART SETTLEMENT AGREEMENT**

WHEREAS, pharmaceutical opioids have harmed the City of Midwest City, Oklahoma and its citizens. This harm was created and exacerbated by the misconduct and illegal activities of pharmaceutical supply chain participants, including Walmart, Inc. (“Walmart”).

WHEREAS, the City of Midwest City, Oklahoma filed suit to address and seek recovery for the harms caused to it and its citizens.

WHEREAS, Walmart has agreed to settle the claims of the State of Oklahoma and certain Oklahoma subdivisions in the Walmart Settlement Agreement dated November 14, 2022.

THEREFORE, it was duly moved and seconded that the following resolution be adopted.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby elects to participate, and hereby approves its participation in, the Walmart Settlement Agreement, authorizes the Mayor, or the Vice Mayor, to execute the Subdivision Participation and Release Form contained in the Walmart Settlement Agreement as Exhibit K (including executing such Participation Form electronically or in paper form), and agrees to the terms set forth in the Participation Form, including dismissal with prejudice of the City of Midwest City’s claims against Walmart.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby approves the Retailer State-Subdivision Agreement, and the Addendum to the Retailer State-Subdivision Agreement, and further ratifies the actions of its legal counsel in executing documents necessary for the City of Midwest City to participate in the Retailer State-Subdivision Agreement and the Walmart Settlement Agreement.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby approves the Walgreens and Walmart State Back-Stop Agreement, and further ratifies the actions of its legal counsel in executing documents necessary for the City of Midwest City to participate in the Walgreens and Walmart State Back-Stop Agreement and the Walmart Settlement Agreement.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma, further authorizes its Mayor and legal counsel to take all actions required by the Walmart Settlement Agreement, and the other agreements related to the Walmart Settlement Agreement referenced herein, for the benefit of the City of Midwest City, Oklahoma, including executing any other documents required to finalize the participation of the City of Midwest City, Oklahoma in the Walmart Settlement Agreement.

The City of Midwest City, Oklahoma adopted the above Resolution on the _____ day of _____, 2023.

CITY OF MIDWEST CITY, OKLAHOMA:

_____, Mayor

Dated this _____ day of _____, 2023.

ATTEST:

_____, City Clerk



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: March 28, 2023

RE: Discussion, consideration, and possible action of approving Participation in the Allergan Settlement Agreement dated November 22, 2022, and the Allergan State-Subdivision Agreement and Addendum and the Allergan State Back-Stop Agreement, as recommended by Todd Court and Tony G. Puckett, McAfee Taft, legal counsel for the City of Midwest City and other litigating Oklahoma subdivisions, including approval of Resolution No. _____, and authorize the Mayor of the City of Midwest City to execute the Subdivision Participation Form for the City of Midwest City's participation in the Allergan Settlement Agreement. (D. Maisch – City Attorney).

Based on discussion with attorneys and City Council Members during Executive Session.

Respectfully submitted,

Donald D. Maisch
City Attorney

RESOLUTION OF THE CITY OF MIDWEST CITY, OKLAHOMA

RESOLUTION # _____

March __, 2023

**A RESOLUTION TO APPROVE PARTICIPATION IN
ALLERGAN SETTLEMENT AGREEMENT**

WHEREAS, pharmaceutical opioids have harmed the City of Midwest City, Oklahoma and its citizens. This harm was created and exacerbated by the misconduct and illegal activities of pharmaceutical supply chain participants, including Allergan Finance L.L.C. and Allergan Limited (f/k/a Allergan plc, which, in turn, was f/k/a Actavis pls (collectively “Allergan”).

WHEREAS, the City of Midwest City, Oklahoma filed suit to address and seek recovery for the harms caused to it and its citizens.

WHEREAS, Allergan has agreed to settle the claims of the State of Oklahoma and certain Oklahoma subdivisions in the Allergan Settlement Agreement dated November 22, 2022.

THEREFORE, it was duly moved and seconded that the following resolution be adopted.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby elects to participate, and hereby approves its participation in, the Allergan Settlement Agreement, authorizes the Mayor, or the Mayor’s designee, to execute the Subdivision Participation and Release Form contained in the Allergan Settlement Agreement as Exhibit K (including executing such Participation Form electronically or in paper form), and agrees to the terms set forth in the Participation Form, including dismissal with prejudice of the City of Midwest City’s claims against Allergan.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby approves the Allergan State-Subdivision Agreement, and the Addendum to the Allergan State-Subdivision Agreement, and further ratifies the actions of its legal counsel in executing documents necessary for the City of Midwest City to participate in the Allergan State-Subdivision Agreement and the Allergan Settlement Agreement.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma hereby approves the Allergan State Back-Stop Agreement, and further ratifies the actions of its legal counsel in executing documents necessary for the City of Midwest City to participate in the Allergan State Back-Stop Agreement and the Allergan Settlement Agreement.

THEREFORE, BE IT RESOLVED that the City of Midwest City, Oklahoma, further authorizes its Mayor and legal counsel to take all actions required by the Allergan Settlement Agreement, and the other agreements related to the Allergan Settlement Agreement referenced herein, for the benefit of the City of Midwest City, Oklahoma, including executing any documents required to finalize the participation of the City of Midwest City, Oklahoma in the Allergan Settlement Agreement.

The City of Midwest City, Oklahoma adopted the above Resolution on the ____ day of _____, 2023.

CITY OF MIDWEST CITY, OKLAHOMA:

_____, Mayor

Dated this ____ day of _____, 2023.

ATTEST:

_____, City Clerk



FURTHER INFORMATION





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

TO: Honorable Mayor and City Council
FROM: Tiatia Cromar, Finance Director/ City Treasurer
DATE: March 28, 2023
SUBJECT: Review of the City Manager's Report for the month of February 2023.

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

2018 Election G. O. Bond (270) decreased due to the payments for:	
Capital Outlay	<\$307,380>
2022 Issue G.O. Bond (272) decreased because of the payments for:	
Capital Outlay	<\$341,175>
MWC Hospital Authority (425) activities for February:	
Compounded Principal (9010) - unrealized loss on investment	<\$1,390,384>
Discretionary (9050) - unrealized loss on investment	< \$589,489>

Tiatia Cromar

Tiatia Cromar
Finance Director/ City Treasurer

City of Midwest City
Financial Summary by Fund
for Period Ending February, 2023
(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2022 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
9	GENERAL GOVERNMENT SALES TAX	6,204,003	(31,075)	6,202,732	2,246,631	(2,276,436)	(29,805)	6,172,927
10	GENERAL	15,060,005	(160,346)	13,381,189	31,267,364	(29,748,894)	1,518,470	14,899,659
11	CAPITAL OUTLAY RESERVE	737,355	-	730,854	6,502	-	6,502	737,355
13	STREET AND ALLEY FUND	1,809,047	-	1,545,784	383,354	(120,092)	263,263	1,809,047
14	TECHNOLOGY FUND	676,194	-	608,488	224,891	(157,185)	67,706	676,194
15	STREET LIGHT FEE	1,237,307	-	1,410,644	406,096	(579,433)	(173,338)	1,237,307
16	REIMBURSED PROJECTS	1,317,647	-	1,218,188	628,913	(529,454)	99,459	1,317,647
20	MWC POLICE DEPARTMENT	12,271,272	(4,092)	10,821,631	13,288,317	(11,842,767)	1,445,550	12,267,181
21	POLICE CAPITALIZATION	1,652,581	-	1,171,789	1,102,819	(622,027)	480,792	1,652,581
25	JUVENILE FUND	83,390	-	75,439	31,456	(23,506)	7,951	83,390
30	POLICE STATE SEIZURES	108,686	-	101,472	9,342	(2,129)	7,213	108,686
31	SPECIAL POLICE PROJECTS	81,511	-	84,349	4,808	(7,646)	(2,838)	81,511
33	POLICE FEDERAL PROJECTS	44,045	-	45,893	152	(2,000)	(1,848)	44,045
34	POLICE LAB FEE FUND	23,186	-	30,303	232	(7,349)	(7,117)	23,186
35	EMPLOYEE ACTIVITY FUND	17,383	(14)	16,725	14,460	(13,816)	645	17,370
36	JAIL	202,876	-	209,742	56,150	(63,017)	(6,867)	202,876
37	POLICE IMPOUND FEE	116,064	-	111,802	25,787	(21,525)	4,262	116,064
40	MWC FIRE DEPARTMENT	8,713,532	(4)	7,340,176	10,291,609	(8,918,257)	1,373,352	8,713,528
41	FIRE CAPITALIZATION	2,118,924	-	1,767,754	463,339	(112,169)	351,170	2,118,924
45	MWC WELCOME CENTER	428,549	-	341,538	141,301	(54,290)	87,011	428,549
46	CONV / VISITORS BUREAU	513,845	-	388,480	275,395	(150,030)	125,364	513,845
60	CAPITAL DRAINAGE IMP	418,162	-	509,632	319,132	(410,601)	(91,469)	418,162
61	STORM WATER QUALITY	1,398,658	-	1,291,987	555,089	(448,418)	106,671	1,398,658
65	STREET TAX FUND	2,350,593	-	2,104,415	409,726	(163,549)	246,178	2,350,593
70	EMERGENCY OPER FUND	1,262,860	-	1,103,988	579,577	(420,705)	158,873	1,262,860
75	PUBLIC WORKS ADMIN	961,221	-	862,661	885,589	(787,029)	98,560	961,221
80	INTERSERVICE FUND	650,585	-	732,643	1,853,106	(1,935,165)	(82,059)	650,585
81	SURPLUS PROPERTY	677,100	(550,564)	121,392	41,431	(36,287)	5,144	126,536
115	ACTIVITY FUND	386,541	9	420,799	128,715	(162,964)	(34,250)	386,550
123	PARK & RECREATION	2,086,060	(150)	1,890,199	500,954	(305,242)	195,712	2,085,910
141	COMM. DEV. BLOCK GRANT	6,029	-	6,029	545,347	(545,347)	-	6,029
142	GRANTS/HOUSING ACTIVITIES	186,567	(1,977)	193,333	12,445	(21,187)	(8,743)	184,590
143	GRANT FUNDS	103,145	(43,145)	60,000	1,364,495	(1,364,495)	-	60,000

City of Midwest City
Financial Summary by Fund
for Period Ending February, 2023
(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2022 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
157	CAPITAL IMPROVEMENTS	3,139,537	-	3,046,637	847,415	(754,515)	92,901	3,139,537
172	CAP. WATER IMP-WALKER	2,395,950	-	2,126,130	362,038	(92,218)	269,820	2,395,950
178	CONST LOAN PAYMENT REV	4,403,534	(25,605)	3,829,887	568,716	(20,674)	548,042	4,377,929
184	SEWER BACKUP FUND	77,832	-	78,442	690	(1,300)	(610)	77,832
186	SEWER CONSTRUCTION	7,546,835	-	6,333,540	1,032,205	181,090	1,213,296	7,546,835
187	UTILITY SERVICES	714,843	(924)	569,162	877,469	(732,712)	144,757	713,919
188	CAP. SEWER IMP.-STROTH	1,730,558	-	1,492,855	543,206	(305,503)	237,704	1,730,558
189	UTILITIES CAPITAL OUTLAY	2,655,134	(106,996)	2,370,728	289,383	(111,972)	177,411	2,548,138
190	MWC SANITATION DEPARTMENT	6,077,081	-	5,697,494	5,553,117	(5,173,530)	379,587	6,077,081
191	MWC WATER DEPARTMENT	4,819,409	-	4,186,677	5,372,479	(4,739,747)	632,732	4,819,409
192	MWC SEWER DEPARTMENT	5,155,486	(209)	4,288,741	5,617,244	(4,750,707)	866,537	5,155,278
193	MWC UTILITIES AUTHORITY	1,020,684	-	1,012,225	9,048	(588)	8,459	1,020,684
194	DOWNTOWN REDEVELOPMENT	582,216	(5,045)	572,042	5,129	-	5,129	577,171
195	HOTEL/CONFERENCE CENTER	400,642	(1,125,969)	(593,157)	2,342,434	(2,474,604)	(132,170)	(725,327)
196	HOTEL 4% FF&E	708,361	-	633,934	800,890	(726,463)	74,427	708,361
197	JOHN CONRAD REGIONAL GOLF	705,467	(290,942)	(11,052)	1,319,612	(894,035)	425,577	414,525
201	URBAN RENEWAL AUTHORITY	49,144	-	48,711	433	-	433	49,144
202	RISK MANAGEMENT	517,919	(37)	1,105,412	694,456	(1,281,986)	(587,530)	517,883
204	WORKERS COMP	4,006,866	-	3,922,674	544,702	(460,510)	84,192	4,006,866
220	ANIMALS BEST FRIEND	60,455	-	78,729	52,118	(70,392)	(18,274)	60,455
225	HOTEL MOTEL FUND	-	-	-	458,740	(458,740)	-	-
230	CUSTOMER DEPOSITS	1,549,626	(1,549,626)	-	13,736	(13,736)	-	-
235	MUNICIPAL COURT	110,070	(110,070)	-	807	(807)	-	-
240	L & H BENEFITS	2,473,648	(57,774)	2,593,797	6,477,174	(6,655,097)	(177,923)	2,415,875
250	CAPITAL IMP REV BOND	4,988,990	(42,568,156)	(40,455,318)	11,253,380	(8,377,228)	2,876,152	(37,579,166)
269	2002 G.O. STREET BOND	223,586	-	281,459	2,287	(60,160)	(57,873)	223,586
270	2018 ELECTION G.O. BOND	9,409,370	(312,455)	12,820,735	123,935	(3,847,755)	(3,723,820)	9,096,915
271	2018 G.O. BONDS PROPRIETARY	677,552	(114,580)	1,710,655	7,662	(1,155,346)	(1,147,683)	562,972
272	2022 ISSUE G.O. BOND	3,842,332	(71,030)	5,580,752	42,768	(1,852,218)	(1,809,450)	3,771,302
310	DISASTER RELIEF	12,655,700	(195,144)	11,223,265	1,466,281	(228,990)	1,237,290	12,460,555
340	REVENUE BOND SINKING FUND	-	-	-	4,926,664	(4,926,664)	-	-
350	G. O. DEBT SERVICES	5,371,316	(14,576)	2,746,704	3,451,667	(841,631)	2,610,036	5,356,741
352	SOONER ROSE TIF	1,243,259	-	867,568	761,561	(385,870)	375,691	1,243,259
353	ECONOMIC DEV AUTHORITY	55,145,260	(49,549,071)	4,866,817	1,116,408	(387,035)	729,373	5,596,189
425-9010	MWC HOSP AUTH-COMP PRINCIPAL	104,891,669	(25,903)	103,095,471	4,215,126	(2,444,829)	1,770,297	104,865,767
425-9050	MWC HOSP AUTH-DISCRETIONARY	19,574,408	(11,212)	17,187,434	3,048,097	(672,335)	2,375,762	19,563,196
425-9060	MWC HOSP IN LIEU OF/ROR/MISC	10,924,678	-	10,081,716	1,007,630	(164,667)	842,963	10,924,679
425-9080	MWC HOSP AUTH GRANTS	651,183	-	135,671	515,512	-	515,512	651,183
	TOTAL	344,405,524	(96,926,680)	230,428,584	133,786,747	(116,736,485)	17,050,262	247,478,846



Human Resources
100 N. Midwest Boulevard
Midwest City, OK 73110
office 405.739.1235

Memorandum

TO: Honorable Mayor and Council
FROM: Troy Bradley, Human Resources Director
DATE: March 28, 2023
RE: Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager.

This item is placed on the agenda at the request of the Council. Attached to this memo is information regarding the current financial condition of the City Employees' Health Benefits Plan for the month of January 2023, which is the seventh (7) 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	884,482	800,157	807,616	807,917	792,497	798,910					
Projected Budgeted (YTD)	821,885	1,643,770	2,465,655	3,287,540	4,109,425	4,931,310	5,753,195	6,575,080	7,396,965	8,218,850	9,040,735	9,862,620
Actual (YTD)	790,434	1,674,916	2,475,073	3,282,689	4,090,606	4,883,103	5,682,013					
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	1,114,999	734,533	861,832	864,708	665,891	774,525					
Projected Budgeted (YTD)	744,605	1,675,361	2,419,966	3,350,722	4,095,327	4,839,932	5,770,688	6,515,293	7,259,898	8,004,503	8,935,259	9,679,864
Actual (YTD)	801,455	1,916,454	2,650,987	3,512,819	4,377,527	5,043,418	5,817,943					
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	-230,517	65,624	-54,216	-56,791	126,606	24,385					
Projected Budgeted (YTD)	77,280	-31,591	45,689	-63,182	14,098	91,378	-17,493	59,787	137,067	214,347	105,476	182,756
Actual (YTD)	-11,021	-241,538	-175,914	-230,130	-286,921	-160,315	-135,930					
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

January 7/FY 2023: \$2,457,131
 January 7/FY 2022: \$1,776,495
 January 7/FY 2021: \$1,079,712
 January 7/FY 2020: \$1,306,527

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



Assistant City Manager
100 N. Midwest Boulevard
Midwest City, OK 73110
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vsullivan@MidwestCityOK.org
www.midwestcityok.org

MEMORANDUM

TO: Honorable Mayor and Councilmembers

FROM: Vaughn Sullivan, Assistant City Manager

DATE: December 13, 2022

SUBJECT: Review of a quarterly update on the progress of the execution of the General Obligation Bond (G.O. Bond) projects.

We are pleased to present the following updates to our 2018 G. O. Bond projects.

Proposition 1 – Street Rehabilitation:

- Approximately \$13M of the \$15.5M has been completed (83.9%). As of the writing of this memo, 98/100 concrete roads are complete, 110/153 asphalt roads are complete. The last phase of the asphalt was awarded by Council on February 28, 2023 and will begin in late April. Completion of the entire project is expected Fall 2023.

Proposition 2 – Municipal Water System -Booster Station Renovation, Phase 1:

- The Booster Station is nearly complete, but we are awaiting a final piece of equipment that is scheduled to be delivered then there will be programming of the equipment before final acceptance; estimated mid to late April.

Proposition 3 – Six Parks and Recreation Facilities:

- **W.P. Bill Atkinson Park (Town Center Park):** Park is now open with punch list items remaining. Dog park construction underway. Grand celebration scheduled for May 13, 2023.
- **Mid-America Park:** Selective clearing for the park has been completed. Preliminary construction plans were delivered to City, reviewed, and have been returned to the designer just recently. Bidding of the park construction is expected to be Summer 2023. That phase will include parking, playground, and pavilion setting the park up with access directly off Midwest Boulevard.
- **Soccer Complex:** Construction to begin April 3, 2023 with a contract end date of early September 2023. Change order for lighting additions on the March 28, 2023 City Council agenda.

Proposition 4 – Public Safety Equipment:

- **Police and Fire Training Center:** The training center is well underway as you can see in the photos. The storage building is built and being wired for the electricity. The classroom portion is framed and being roughed in with electric, plumbing, mechanical and electrical. The metal roofing for it is on order and should be delivered in a week or so. The concrete work is underway. They are starting on the east drive and working their way south and then will head west and then north. The burn building is all manufactured and waiting on the site in Houston to be delivered once, the concrete pad is ready. We are hoping that it will be sometime in April. The project is currently at 50% according to the most recent pay app.
- **Public Safety Technology Improvements:**
 - **Police Brazos Handheld Ticketing Module:** Tyler Technologies has completed their portion of the handheld ticketing software and field officers are currently training with it in the field, making this important project, that unifies our data systems, 95% complete. Once the handheld ticketing software is fully deployed with minimal glitches, work will begin on the development of the accident module followed by the field interview module, which will be their last project from the 2018 G.O. Bond funds.
 - **Police Accident Module:** Work pending until the Handheld Ticketing Module is complete.
 - **Police Field Interview Module:** Work pending until the Accident Module is complete.

We are pleased to list the following G.O. Bond Projects as successfully completed:

Proposition #3:

- John Conrad Golf Course
- Renovate the Reed Baseball Complex
- Phase 1 of the multi-purpose athletic facility (MAC)

Proposition #4:

- Animal Services Center
- Fire Department Projects:
 - Two new Fire trucks
 - Replace fire self-contained breathing apparatus equipment
 - Air compressor fill stations
 - Integrated carbon monoxide detectors
 - Replace Fire hoses, nozzles, mobile air, and command vehicle
 - Fire Station exhaust removal systems
 - Fire Station 1 Renovation
- Replace Outdoor Warning System
- Police Fire Radio System Replacement (i.e. improved 9-1-1 Call Center communications)

Please let me know if you have any questions or concerns.



Vaughn Sullivan, Assistant City Manger

















SPECIAL ELECTION PROCLAMATION AND NOTICE

Under and by virtue of Section 27, Article X, of the Oklahoma Constitution and the Statutes of the State of Oklahoma, and Acts complementary, supplementary, and enacted pursuant thereto, and Resolution adopted June 12, 2018, authorizing the calling of an election on the proposition hereinafter set forth, I, the undersigned Mayor of the City of Midwest City, Oklahoma, hereby call a special election and give notice thereof to be held in the City of Midwest City, Oklahoma, on the 28th day of August, 2018, for the purpose of submitting to the registered, qualified voters in said City the following propositions:

PROPOSITION #1

“Shall the City of Midwest City, State of Oklahoma, incur an indebtedness by issuing its bonds in the sum of Fifteen Million Nine Hundred Sixty-Five Thousand Dollars (\$15,965,000), to be issued in series, to provide funds (either with or without state or federal aid) for the purpose of constructing, reconstructing, improving and repairing streets within said City, and levy and collect an annual tax, in addition to all other taxes, upon all the taxable property in said City sufficient to pay the interest on said bonds as it falls due, and also to constitute a sinking fund for the payment of the principal thereof when due, said bonds to bear interest at not to exceed the rate of ten percent (10%) per annum, payable semi-annually and to become due serially within twenty-five (25) years from the date?”

PROPOSITION #2

“Shall the City of Midwest City, State of Oklahoma, incur an indebtedness by issuing its bonds in the sum of Five Million Five Hundred Sixty Thousand Dollars (\$5,560,000), to be issued in series, to provide funds (either with or without state or federal aid) for the purpose of acquiring, constructing, reconstructing, extending, enlarging, improving, and repairing the municipal water system within said City to be owned exclusively by said City and levy and collect an annual tax, in addition to all other taxes, upon all the taxable property in said City sufficient to pay the interest on said bonds as it falls due, and also to constitute a sinking fund for the payment of the principal thereof when due, said bonds to bear interest at not to exceed the rate of ten percent (10%) per annum, payable semi-annually and to become due serially within twenty-five (25) years from the date?”

PROPOSITION # 3

“Shall the City of Midwest City, State of Oklahoma, incur an indebtedness by issuing its bonds in the sum of Twenty-One Million Six Hundred Thirty-Five Thousand Dollars (\$21,635,000), to be issued in series, to provide funds, (either with or without state or federal aid) for the purpose of purchasing, constructing, equipping, improving, extending, renovating, repairing, and beautifying public parks and parklands, cultural and recreation facilities to be owned exclusively by said City, and levy and collect an annual tax, in addition to all other taxes, upon all the taxable property in said City sufficient to pay the interest on said bonds as it falls due, and also to constitute a sinking fund for the payment of the principal thereof when due, said bonds to bear interest at not to exceed the rate of ten percent (10%) per annum, payable semi-annually and to become due serially within twenty-five (25) years from the date?”

PROPOSITION #4

“Shall the City of Midwest City, State of Oklahoma, incur an indebtedness by issuing its bonds in the sum of Ten Million Four Hundred Ninety Thousand Dollars (\$10,490,000), to be issued in series, to provide funds (either with or without state or federal aid) for the purpose of acquiring, constructing, reconstructing, improving, remodeling, and repairing public safety buildings and facilities and acquiring necessary lands therefor and purchasing and installing public safety equipment to be owned exclusively by said City, and levy and collect an annual tax, in addition to all other taxes, upon all the taxable property in said City sufficient to pay the interest on said bonds as it falls due, and also to constitute a sinking fund for the payment of the principal thereof when due, said bonds to bear interest at not to exceed the rate of ten percent (10%) per annum, payable semi-annually and to become due serially within twenty-five (25) years from the date?”

The ballots used at said election shall set out the propositions as above set forth and shall also contain the following words, with respect to each proposition:

- YES - FOR THE ABOVE PROPOSITION**
- NO - AGAINST THE ABOVE PROPOSITION**

The specific projects for which at least seventy percent (70%) of the proceeds of the aforesaid bonds shall be expended, and the dollar amounts for each project shall be as follows:

Proposition #1

1. Trosper Dr. between N.E. 23rd & N.E. 30th St.	\$ 47,625
2. W. Shadybrook Dr. between N.E. 10th & London Ln.	\$ 47,460
3. Penny Dr. North of N.E. 10th	\$ 34,115
4. W. Shadywood Dr. between N. Shadyway Dr. & N. Shadybrook Dr.	\$ 51,912
5. N. Shadywood Dr. between N.E. 10th & N. Shadyway Dr.	\$ 35,600
6. W. Campbell Dr. between Air Depot & N. Shadywood Dr.	\$ 57,845
7. W. Silverwood Dr. between Air Depot & N. Shadywood Dr.	\$ 75,315
8. N. Oak Grove between N.E. 10th & Cambridge Dr.	\$ 93,440
9. Meadowvale Dr. between Rolling Meadow Blvd. & Meadowgreen Dr.	\$ 44,165
10. N.E. 12th St. between Spencer Rd. & N. Douglas Blvd.	\$ 74,984
11. N.E. 15th St. between Spencer Rd. & N. Douglas Blvd.	\$ 82,400
12. N.E. 16th St. between Spencer Rd. & N. Douglas Blvd.	\$ 131,840
13. N.E. 16th St. between Douglas Blvd. & Christine Dr.	\$ 197,760
14. Marydale Ave. between N.E. 10th & N.E. 16th St.	\$ 35,432
15. N.E. 19th St. between N. Post Rd. & Saint Luke	\$ 78,280
16. Christine Dr. between N.E. 16th St. & N.E. 10th St.	\$ 65,096
17. N.E. 13th St. West of Loftin Dr.	\$ 42,024
18. Loftin Dr. North of N.E. 10 St.	\$ 40,376

19. Wilkinson Dr. between N.E. 10th St. & N.E. 12th St.	\$ 39,140
20. Tumilty Ave. between N. Westminster & Westmoreland Ave.	\$ 40,376
21. Parklawn Dr. North of Country Club Terr.	\$ 33,784
22. Country Club Cir. Between E. Ridgewood Dr. & N. Midwest Blvd.	\$ 36,505
23. Mockingbird Ln. between E. Reno Ave. & W. Silver Meadow	\$ 36,750
24. Bella Vista between E. Reno Ave. & Orchard Dr.	\$ 34,608
25. Woodvale Dr. between Bella Vista & Cherrywood Dr.	\$ 59,490
26. Oakhust Dr. between Mockingbird Ln. & Cherrywood Dr.	\$ 48,616
27. Shadywood Dr. between N.E. 10th St. & Shadybrook Dr.	\$ 75,808
28. Woodside Dr. between E. Reno Ave. & N.E. 10th St.	\$ 93,112
29. Hazelwood Dr. West of Woodside Dr.	\$ 83,636
30. Oakview Dr. South of N.E. 10 St.	\$ 37,904
31. King Ave between E. Reno & N.E. 10th St.	\$ 66,744
32. Cardinal Place between N. Douglas Blvd. & N.E. 4th	\$ 40,376
33. Lotus Ave. between N.E. 10th St. & N.E. 4th St.	\$ 38,235
34. Christine Dr. between N.E. 10th St. & N.E. 4th St.	\$ 52,900
35. Robin Rd. between E. Reno Ave. & N. Anderson Rd.	\$ 236,488
36. Shapard Dr. between E. Reno & Elizabeth Dr.	\$ 55,208
37. Sandra Dr. between S.E. 15th & Harold Dr.	\$ 58,504
38. Askew Dr. between Odke Dr. & Air Depot Blvd.	\$ 48,616
39. Mitchell Dr. between Sandra Dr. & Rulane Dr.	\$ 44,496
40. Crosby Blvd. between S.E. 15th St. & S.E. 7th St.	\$ 46,144
41. Buena Vista Ave. between S.E. 12th St. & S.E. 8th St.	\$ 53,560
42. S.E. 7th St. between Sooner Rd. & Crosby Blvd.	\$ 123,600
43. S.E. 5th St. between Sooner Rd. & Crosby Blvd.	\$ 74,160
44. S.E. 8th between Sooner Rd. & Crosby Blvd.	\$ 88,168
45. Delia St. between S.E. 3rd & S.E. 8th St.	\$ 62,624
46. S.E. 11th St. between Carolyn Dr. & Crosby Blvd.	\$ 80,752
47. S.E. 10th St. between Carolyn Dr. & Crosby Blvd.	\$ 69,216
48. S.E. 9th St. between Carolyn Dr. & Crosby Blvd.	\$ 74,160
49. Key Blvd. between Murray Dr. & Turner Dr.	\$ 146,505
50. Murray Dr. between E. Reno St. & E. Jarman Dr.	\$ 34,280
51. Felix Place between S.E. 15th & E. Randall Dr.	\$ 112,064
52. W. Pratt Dr. between N. Key Blvd. & Maple Dr.	\$ 35,432
53. Leonard Lane between W. Pratt Dr. & Maple Dr.	\$ 62,295
54. Russell St. between Felix Pl. & N. Key Blvd.	\$ 38,565
55. E. Jarman Dr. between Maple Dr. & E. Steed Dr.	\$ 42,024
56. E. Lockheed Ct. West of Maple Dr.	\$ 40,045
57. Maple Dr. Between E. Lockheed Dr. & W. Pratt Dr.	\$ 107,120
58. W. Glenhaven Dr. between E. Reno & Maple Dr.	\$ 63,780
59. W. Steed Dr. between W. Rose Dr. & Maple Dr.	\$ 65,260

60. W. Rose Dr. between Maple & N. Rose Dr.	\$ 41,530
61. E. Rose Dr. between S. Midwest Blvd. & Flannery Dr.	\$ 56,444
62. E. Steed Dr. between S. Midwest Blvd. & Clary Dr.	\$ 70,864
63. General Senter Dr. between S. Midwest Blvd. & Flannery Dr.	\$ 32,960
64. Republic Ave. between E. Rose Dr. & Century Blvd.	\$ 38,728
65. Caldwell Dr. North of S.E. 15th St.	\$ 37,904
66. Wonga Dr. East of S. Douglas Blvd.	\$ 43,672
67. Nawassa Dr. from S. Douglas Blvd. to St. Paul Ave.	\$ 54,384
68. Saint Paul Ave. between Reno & Nawassa	\$ 57,680
69. Davidson Rd. South of Reno	\$ 77,456
70. Bellview Dr. between S. Westminster & Post Rd.	\$ 90,640
71. Le Jean between S. Post Rd. & Westminster	\$ 123,600
72. Moore Ave. between S.E. 15th St. & Willow Ridge Dr.	\$ 58,504
73. S.E. 14th St. between Post Rd. & Moore Ave.	\$ 73,336
74. Avery Ave. between S.E. 15th St. & S.E. 10th	\$ 46,144
75. S.E. 10th St. between Post Rd. & Moore Ave.	\$ 44,496
76. S.E. 12th St. between Avery & Moore Ave.	\$ 36,256
77. Belmont Ave. between Post Rd. & S. Timber Ln.	\$ 115,360
78. St. Patrick Dr. between Post Rd. & E. Bellview Dr.	\$ 46,475
79. Helm Dr. South of Reno	\$ 41,200
80. Hudiburg Dr. between Prosper & Tinker Diagonal	\$ 53,560
81. Tinker Diagonal (Southside)	\$ 90,640
82. Adair Blvd. between Hudiburg & S. Air Depot Blvd.	\$ 168,920
83 Stansell Dr. between Foster Pl. & Traub Pl.	\$ 33,784
84. Bell Dr. between Traub Pl. & Foster Pl.	\$ 33,784
85. Sandra between S.E. 15th & Foster Pl.	\$ 37,080
86. Monroney Dr. between S.E. 29th St. & E. Indian Dr.	\$ 59,328
87. E. Harmon Dr. between E. Lockheed Dr. & N. Marshall Dr.	\$ 53,560
88. E. Grumman Dr. between Tinker Dr. & Marshall Dr.	\$ 43,672
89. E. Fairchild Dr. between E. Lockheed Dr. & N. Key Blvd.	\$ 97,232
90. E. Ercoupe Dr. between E. Rickenbacker Dr. & N. Marshall Dr.	\$ 47,792
91. E. Douglas Dr. between E. Rickenbacker Dr. & N. Key Blvd.	\$ 133,488
92. N. Key Blvd. between S.E. 15th St. & E. Boeing Dr.	\$ 116,184
93. Wilson Dr. between Felix Pl. & N. Key Blvd.	\$ 98,056
94. Showalter Dr. between Felix Pl. & N. Key Blvd.	\$ 70,864
95. E. Northrup Dr. between E. Lockheed Dr. & N. Key Blvd.	\$ 72,512
96. Givens Dr. between Wilson Dr. & Midwest Blvd.	\$ 34,608
97. Babb Dr. between Atkinson Dr. & Givens Dr.	\$ 51,088
98. Felix Pl. between S.E. 15th St. & E. Marshall Dr.	\$ 37,904
99. N. Marshall Dr. between E. Douglas Dr. & E. Harmon Dr.	\$ 70,040
100. E. Jacobs Dr. between E. Rickenbacker Dr. & N. Key Blvd.	\$ 60,152

101. E. Kittyhawk Dr. between E. Rickenbacker Dr. & N. Key Blvd.	\$ 131,840
102. E. Rickenbacker Dr. between E. Mid America Blvd. & E. Kittyhawk Dr.	\$ 78,280
103. W. Rickenbacker Dr. between W. Mid America Blvd. & W. Lilac Ln.	\$ 83,224
104. W. Douglas Dr. between Arnold Dr. & W. Rickenbacker Dr.	\$ 47,792
105. Arnold Dr. between W. Fairchild Dr. & W. Douglas	\$ 44,496
106. W. Fairchild Dr. between Air Depot Blvd. & W. Lockheed Dr.	\$ 62,624
107. W. Lockheed Dr. between W. Harman Dr. & Mid America Blvd.	\$ 38,728
108. E. Lockheed Dr. between S.E. 15th & Mid America Blvd.	\$ 224,128
109. W. Lilac Ln. between Air Depot Blvd. & E. Lockheed Dr.	\$ 62,624
110. N. Red Bud Dr. between Peach St. & W. Jacobs Dr.	\$ 97,232
111. Peach St. between Air Depot Blvd. & N. Red Bud Dr.	\$ 40,540
112. W. Marshall Dr. between N. Minosa Ln. & N. Lilac Dr.	\$ 33,784
113. Jim White Dr. between S.E. 15th St. Dead Ending at Transfer Station	\$ 142,552
114. Harmony Dr. between S. Douglas Blvd. & S. Post Rd.	\$ 71,688
115. Rhythm Rd. between Harmony Dr. & Lyric Ln.	\$ 72,512
116. Ballard Dr. between S.E. 15th St. & Rhythm Rd.	\$ 55,208
117. Symphony Ln. between S.E. 15th St. & Rhythm Rd.	\$ 56,856
118. Melody Dr. between S.E. 15th St. & Rhythm Rd.	\$ 65,096
119. Angela Dr. between S. Douglas Blvd. & Oak Ave.	\$ 34,608
120. Oak Ave. between S.E. 29th St.	\$ 82,400
121. Finley Dr. between S.E. 29th St. & Angela Dr.	\$ 57,680
122. Waltz Way between S.E. 15th & Harmony Dr.	\$ 62,624
123. Serenade Dr. between S.E. 15th & Harmony Dr.	\$ 46,144
124. Avery Ave. between S.E. 15th St. & Jean Dr.	\$ 58,504
125. S.E. 21st St. between Avery Ave. & Webster St.	\$ 63,448
126. Webster St. between S.E. 15th St. & South to Dead End	\$ 149,968
127. Marks St. between Dorchester Rd. & Markwood St.	\$ 41,530
128. S.E. 28th St. between S. Westminster Rd. & Hand Rd.	\$ 37,080
129. Roefan Rd. between S. Westminster Rd. & Hand Rd.	\$ 37,080
130. Air Depot between Reno & N.E. 10th St.	\$ 280,160
131. Anderson Rd. between S.E. 29th St. & S.E. 15th St.	\$ 288,400
132. N.E. 10th St. between Post Rd. & Westminster Rd.	\$ 123,600
133. N.E. 10th St. between Midwest Blvd. to Douglas	\$ 247,200
134. Post Rd. between Reno & N.E. 23rd St.	\$ 181,280
135. S. Timber Ln. between S.E. 3rd St. to Moore Ave.	\$ 33,784
136. S.E. 19th West of Shirley Ln.	\$ 42,024
137. S.E. 15th between Anderson & City Limits	\$ 181,280
138. S.E. 19th between Avery & Webster Dr.	\$ 63,448
139. Shady Nook Way between N.E. 23rd to N.E. 30th	\$ 30,488
140. Bella Vista between N.E. 10th to E. Campbell Dr.	\$ 24,060
141. Shadybrook Place between N. Shadybrook Dr. to Dead End	\$ 17,800

142. Cambridge Dr. between Air Depot to N. Shadybrook Dr.	\$ 31,150
143. W. Michael Dr. between N. Oak Grove to N. Shadybrook	\$ 26,700
144. Oxford Dr. between W. Michael Dr. to London Ln.	\$ 29,664
145. Meadowridge Dr. between Meadowvale to Bonaparte	\$ 28,840
146. N.E. 13th St. between Douglas to Dead End	\$ 21,836
147. N.E. 17th St. between Spencer to Douglas	\$ 28,840
148. Alan Lane between N.E. 11th to N.E. 14th	\$ 27,275
149. Saint Luke between N.E. 23rd to N.E. 16th	\$ 23,400
150. N.E. 12th St. between Marydale to Alan Ln.	\$ 18,128
151. N.E. 11th St. between Marydale to Alan Ln.	\$ 18,128
152. N.E. 12th St. between Post Rd. to Westmooreland Ave.	\$ 26,368
153. Poplar Lane between N.E. 10th to Dead End	\$ 24,720
154. Westmooreland Ave. between N.E. 10th to Tumilty Ave.	\$ 16,975
155. Tumilty Terr. between Tumility Ave. to Tumility Ave.	\$ 20,765
156. Edgewood Dr. between Parklawn to Country Club Cir.	\$ 23,484
157. National Ave. between Parklawn to Midwest Blvd.	\$ 18,785
158. E. Ridgewood Dr. between Mockingbird to County Club Cir.	\$ 25,050
159. W. Ridgewood Dr. Bella Vista to Shadybrook Dr.	\$ 31,312
160. Chevy Chase Dr. between Bella Vista to Mockingbird	\$ 28,016
161. Meadow Ln. between Robin Rd to Mockingbird	\$ 17,470
162. E. Silver Meadow Dr. between Bella Vista to Mockingbird	\$ 18,785
163. Robin Rd. between Reno to Ridgewood	\$ 24,720
164. N. Glenhaven Dr. between Reno to Hilltop Ct.	\$ 18,128
165. E. Main St. between Woodside to Douglas Blvd.	\$ 21,175
166. Juniper Ave. between N.E. 10th to N.E. 5th	\$ 22,410
167. Moraine Ave. between N.E. 4th to N.E. 10th St.	\$ 31,640
168. N.E. 7th St. between N. Post Rd. to Lotus Ave.	\$ 19,776
169. Grandview Rd. between Reno to N.E. 4th	\$ 22,248
170. N. Poplar Lane between N.E. 10th to E. 4th	\$ 23,072
171. N. White Oaks St. between N.E. 10th to N.E. 4th	\$ 23,072
172. N. Cedar Dr. between N.E. 10th to N.E. 4th	\$ 23,896
173. N.E. 7th St. between N. Poplar to N. Timber	\$ 23,072
174. Wimbledon Rd. between Goldsborough to Dead End	\$ 20,765
175. Eddie Dr. between Air Depot to Rulane	\$ 17,780
176. Thompson Dr. between Askew to Eddie	\$ 26,205
177. Oelke Dr. between S.E. 15th to W Rulane	\$ 21,260
178. Procter Place between King to Sandra	\$ 30,076
179. W. Rulane Dr. between Crosby to N. Mitchell	\$ 27,440
180. Holoway Dr. between Sandra to Crosby	\$ 31,145
181. Stiver Dr. between Brown to N. Mitchell	\$ 21,175
182. Treat Dr. between Holoway to Rulane	\$ 19,280

183. S.E. 12th St. between Sooner to Buena Vista	\$ 26,865
184. S.E. 6th St between Delia St. to Crosby	\$ 23,320
185. Char Ln. between Reno to Dead End	\$ 30,900
186. Carolyn Dr. between S.E. 12th to S.E. 8th	\$ 23,896
187. Draper Dr. between Midwest Blvd. to Felix Pl.	\$ 18,952
188. E. Coe Dr. between Pearson to Key Blvd.	\$ 19,280
189. E. Pratt Dr. between Murray to Key Blvd.	\$ 21,670
190. Gill Dr. between Key to Murray	\$ 25,215
191. E. Kerr Dr. between Murray to Midwest Blvd.	\$ 31,724
192. Elm St. between Russell to Felix Pl.	\$ 37,080
193. Moisselle St. between Key to Felix Pl.	\$ 24,225
194. E. Steed Dr. between Felix to Midwest Blvd.	\$ 28,840
195. W. Jarman Dr. between Air Depot to Maple	\$ 28,840
196. W. Coe Dr. between Glenhaven to Maple	\$ 23,730
197. E. Lockheed Dr. between S.E. 15th to Maple	\$ 16,480
198. Magnolia Lane between Maple to Oak	\$ 17,304
199. Byrd Dr. between Pratt to Robin	\$ 20,765
200. N. Towry Dr. between Flannery to Reno	\$ 29,664
201. E. Towry Dr. between Midwest Blvd. to Flannery	\$ 29,664
202. E. Jones Place between Midwest Blvd. to E. Towry Dr.	\$ 20,765
203. E. Bouse Dr. between Midwest Blvd. to N. Towry	\$ 20,765
204. N. Thornton Dr. between Flannery to Reno	\$ 28,180
205. Hedge Dr. between E. Steed to Clary	\$ 20,765
206. Hunter Run between Post Rd. to Dead End	\$ 17,800
207. Meade Dr. & S.E. 10th St. between S.E. 15th to Post Rd.	\$ 32,136
208. Old Colony Rd. between Nawassa to Dead End	\$ 17,800
209. Margene Rd. between Nawassa to Reno	\$ 31,312
210. S.E. 3rd St. between St. Paul to Dead End	\$ 19,776
211. S.E. 4th St. between St. Paul to Dead End	\$ 31,312
212. S.E. 6th St. between Douglas to Margene and St. Paul to Dead End	\$ 31,312
213. S.E. 3rd St. between Westminster to S. Timber	\$ 22,248
214. Texas Ave. between Bell View to S.E. 3rd St.	\$ 18,128
215. E. Bellveiw Dr. between Bellview to Belmont	\$ 27,192
216. Surrey Lane between County Ln. to Dead End	\$ 19,115
217. Friendly Rd. between Reno to Dead End	\$ 23,072
218. Acres Rd. between Reno to Friendly Ln.	\$ 18,952
219. Prosper Blvd. between Hudiburg to Tinker Diagonal	\$ 29,664
220. W. Fairchild Dr. between Air Depot to Harr	\$ 20,188
221. W. Ercoupe Dr. between Air Depot to Harr	\$ 20,188
222. W. Douglas Dr. between Air Depot to Harr	\$ 20,188
223. Planet Ct. between S.E. 29th to Wheeler	\$ 21,424

224. Harr Dr. between Tinker Diagonal to Adair	\$ 27,192
225. Peach St. between Air Depot to Jet Dr.	\$ 29,664
226. Jet Dr. between Foster to S.E. 15th St.	\$ 23,896
227. Reed Place between Air Depot to Stansell	\$ 23,484
228. E. Indian Dr. between Monroney to Key	\$ 21,424
229. E. Curtis Dr. between Monroney to Key	\$ 25,544
230. E. Boeing Dr. between Monroney to Key	\$ 26,368
231. Atkinson Dr. between N. Lilac to Givens	\$ 32,136
232. E. Myrtle Lane between E. Myrtle Dr. to N. Myrtle Ln.	\$ 19,115
233. E. Marshall Dr. between E. Lockheed to Atkinson	\$ 31,560
234. Mid America Blvd. between Lockheed to E. Macarthur	\$ 26,700
235. E. Macarthur Dr. between Mid America Blvd. to E. Lockheed	\$ 28,016
236. W. Lilac Ct. between W. Lilac Ln. to E. Lockheed	\$ 18,128
237. W. Myrtle Dr. between Peach to E. Lockheed	\$ 18,128
238. W. Mimosa Dr. between N. Mimosa Ln. to E. Lockheed	\$ 27,685
239. W. Macarthur Dr. between Air Depot to Dead End	\$ 17,800
240. W. Boeing Dr. between Air Depot to Brett	\$ 25,710
241. Phinney Dr. between Midwest Blvd. to Dead End	\$ 23,730
242. Bradley Cir. between Midwest Blvd. to Dead End	\$ 20,765
243. Albert Dr. between S.E. 15th to Dead End	\$ 23,895
244. Lyric Lane between Ballad to Albert	\$ 29,664
245. Zandra Ave. between Dorchester to Oakwood East Blvd.	\$ 17,800
246. Hand Rd. between S.E. 28th to Roefan	\$ 20,600
247. High Meadows Dr. between S.E. 15th to Dead End	\$ 28,180
248. Shirley Ln. between Hiwassee to Shirley Dr.	\$ 28,840
249. Shirley Drive between S.E. 15th to Shirley Ln.	\$ 28,860
	Identified streets total \$ 12,772,000
	Estimated Total \$ 15,965,000

Proposition #2

To acquire, construct, reconstruct, extend, enlarge, improve, and repair the municipal water system within said City:	
Booster Station Renovation, Phase 1 – 1600 Block of Felix Place	\$ 4,448,000
	Identified Projects total \$ 4,448,000
	Estimated Total \$ 5,560,000

Proposition #3

To purchase, construct, equip, improve, extend, renovate, repair, and beautify the following parks and recreation facilities within said City:	
John Conrad Golf Course Renovation and Golf Course Maintenance Equipment	\$ 4,288,000
Baseball Facility Renovation at Reed Baseball Complex	\$ 1,648,000
Soccer Facility Renovation at Joe B. Barnes Regional Park	\$ 824,000
Multipurpose Athletic Facility - 9400 block of S. E. 29 th Street	\$ 5,356,000
Mid-America Park – 1300 Block of N. Midwest Boulevard	\$ 1,648,000
Town Center Park – 300 Block of MidAmerica Boulevard	\$ 3,542,000
Identified Projects total	\$17,306,000
Estimated Total	\$21,635,000

Proposition #4

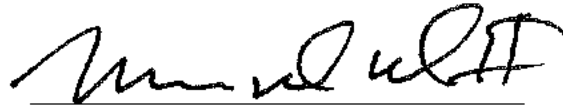
To acquire, construct, reconstruct, improve, remodel, and repair public safety buildings and facilities, and purchase and install public safety equipment as follows within said City:	
Animal Shelter – 8400 Block of East Reno Avenue	\$ 2,513,200
Police/Fire Training Facility – 9500 Block of S.E. 15 th Street	\$ 885,840
Firetrucks (2)	\$ 1,401,200
Self-Contained Breathing Apparatus	\$ 370,800
Fire Hoses and Nozzles, Shift Command Vehicle, Mobile Air	\$ 263,680
Fire Station 1 and Headquarters Remodel	\$ 576,800
Fire Station Exhaust removal system (5 stations)	\$ 206,000
Police Fire Radio System Replacement	\$ 1,169,200
Outdoor Warning System	\$ 288,400
Public Safety Technology Improvements	\$ 716,880
Identified Projects total	\$ 8,392,000
Estimated Total	\$10,490,000

That only the registered, qualified voters of the City of Midwest City, Oklahoma, may vote upon the proposition as above set forth.

The polls shall be opened at 7:00 o'clock a.m. and shall remain open continuously until and be closed at 7:00 o'clock p.m.

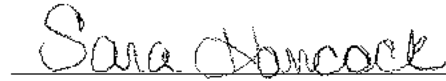
The number and location of the polling places for said election shall be the same as the regular precinct polling places as designated for statewide and local elections by the Oklahoma County Election Board. The persons who shall conduct said election shall be those officers designated by the Oklahoma County Election Board, which officers shall also act as counters and certify the election results as required by law.

WITNESS our hands as Mayor and City Clerk of the City of Midwest City, State of Oklahoma and the Seal of the City this 12th day of June, 2018.



Mayor

ATTEST:


City Clerk



A notice for staff briefings for the Midwest City Council 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 Staff Briefing Minutes

June 12, 2018 – 6:00 PM

This staff briefing was held in the Midwest City Council Conference Room on the second floor of City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Mayor Matt Dukes called the meeting to order at 6:03 PM with the following members present: Councilmembers Susan Eads, Pat Byrne, Española Bowen, *Sean Reed and Christine Allen; and City Clerk Sara Hancock. Absent: Jeff Moore.

DISCUSSION.

Clarification of agenda items, handouts, and presentation of new or additional information for items on the City Council for June 12, 2018. Council and Staff made community-related announcements and discussed individual agenda items.

*Councilmember Reed left at 6:44 PM and returned at 6:46 PM.

Mayor Dukes adjourned the meeting at 6:53 PM.

ATTEST:



Sara Hancock
SARA HANCOCK, City Clerk

Matt Dukes
MATT DUKES, Mayor

A notice for the regular Midwest City Council 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

June 12, 2018 – 7:00 PM

This meeting was held in the Midwest City Council Chambers at City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma. Mayor Matt Dukes called the meeting to order at 7:06 PM with the following members present: Councilmembers Susan Eads, Pat Byrne, Española Bowen, Sean Reed, and Christine Allen; and City Clerk Sara Hancock. Absent: Jeff Moore.

Opening Business. Public Works Director, Vaughn Sullivan opened with the invocation, followed by the Pledge of Allegiance led by Councilmember Bowen. Council made community-related announcements.

Consent Agenda. Allen made a motion to approve the Consent Agenda, as submitted, except to pull item four, seconded by Reed. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Mayor Dukes. Nay: none. Absent: Moore. Motion carried.

1. Discussion and consideration of approving the minutes of the staff briefing, and regular meeting of May 22, 2018, as submitted.
2. Discussion and consideration of supplemental budget adjustments to the following funds for FY 2017-2018, increase: Park & Recreation Fund, expenses/Park & Rec (06) \$21,000. Reimbursed Projects Fund, expenses/Neighborhood Services (15) \$800. General Gov't Sales Tax Fund, revenue/Transfers In (09) \$26,831; expenses/Street (09) \$26,831.
3. Discussion and consideration of approving and entering into a contract in an amount not to exceed \$18,000 with Crawford and Associates, P. C. for annual financial statement preparation for the fiscal year ended June 30, 2018.
4. **Discussion and consideration of the approval of a Medical Retirement Application made by Ms. Kathy Spivey through the Oklahoma Municipal Retirement Fund (OMRF).** No action taken.
5. Discussion and consideration of approving a resolution establishing 100% of all fees and taxes from 9-1-1 emergency telephone services to be collected by ACOG for the period July 1, 2018 through June 30, 2019.
6. Discussion and consideration of approving and entering into a Primary Service Answering Point Agreement with Rose State College to provide dispatching services for the Rose State Security Office from July 1, 2018 through June 30, 2019 for \$27,250.00 per year.
7. Discussion and consideration of approving and entering into a contract for FY 18-19 Convention and Visitors Bureau (CVB) marketing and public relations services with Vann and Associates, in the base amount of \$850.00 per month.
8. Discussion and consideration of renewing a contract, with modifications, for FY 18-19 Portland Cement Concrete with Goddard Concrete.

9. Discussion and consideration of approving and entering into a contract for FY18-19 between the Parks and Recreation Department and Vann & Associates for marketing and public relations services in the amount of \$1500.00 per month.
10. Discussion and consideration of renewing contracts, for FY 18-19 for bermuda grass slab sod, traffic signal maintenance, pavement marking and uniforms.
11. Discussion and consideration of entering into a contract to distribute the Midwest City Visitors Guide in hotel lobbies state-wide for FY 2018/2019 with Certified Folder Display Services, Inc. in the amount of \$4,762.14.
12. Discussion and consideration of entering into a contract to distribute the Midwest City visitors guide by mail through the Oklahoma Tourism and Recreation Commission in the amount of \$1.30 per mailing.
13. Discussion and consideration of accepting grants of Permanent and Temporary Easement from North Star Properties and Investments L.L.C. and Uptownone L.L.C. across certain parcels of land located within the corporate boundaries of Midwest City within the Country Estates and Country Estates Second Additions in Section 10 Township 11 North Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma,
14. Discussion and consideration of approving and entering into a General Mutual Cooperation Agreement with the Board of County Commissioners of Oklahoma County authorizing Oklahoma County to assist with street improvements and tinhorn installation during FY 2017-18.
15. Discussion and consideration of approving and renewing the fire department copier lease and maintenance agreements for fiscal year 2018-19 with Oklahoma Copier Solutions at a rate of \$0.009 per black and white copy and \$0.0525 per color copy and a monthly lease rate of \$97.00 for one (1) Sharp MX-3050.
16. Discussion and consideration of renewing for fiscal year 2018-2019 the contract with GeoSafe in the amount of \$10,000 for software service and integration with CAD to the iPads in fire trucks and Emergency Reporting in the amount of \$11,432 for software service and integration with CAD for records management.
17. Discussion and consideration of the reappointment of Nancy Rice and Cindy Bullen to the Traffic and Safety Commission for additional two-year terms.

Discussion Items.

1. **Public hearing with discussion and consideration of adopting a resolution approving the City of Midwest City, Oklahoma budget for fiscal year 2018-2019 in the amount of \$90,341,880 and establishing budget amendment authority.** Craig Dawkins, 712 Hunters Run, spoke to the Council. Bowen made a motion to approve Resolution 2018-14, seconded by Allen. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Mayor Dukes. Nay: none. Absent: Moore. Motion carried.

- 2. Discussion and Consideration of Approving an Ordinance Extending the Corporate Limits of the City of Midwest City, Designating the Areas or Tracts Included in Such Extension, Establishing a Zoning District for such Extension, Determining the Majority Owner of Said Extension Has Given Written Consent to Said Extension; Repealing All Ordinances or Parts of Ordinance in Conflict Herewith, Providing That if Any Part or Parts Hereof are Held Invalid or Ineffective the Remaining Portions Shall Not be Affected; and Declaring an Emergency.** After staff and Council discussion, Eads made a motion to approve Ordinance 3338, seconded by Bowen. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Mayor Dukes. Nay: none. Absent: Moore. Motion carried. Eads made a motion to approve the emergency clause, seconded by Allen. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Mayor Dukes. Nay: none. Absent: Moore. Motion carried.

- 3. Discussion and consideration of taking action on a resolution authorizing the calling and holding of an election in the City of Midwest City, state of Oklahoma, for 1) the purpose of submitting to the registered, qualified electors of said City for the question of the issuance of the general obligation bonds of said City in the sum of fifteen million nine hundred sixty-five thousand and no/100s dollars (\$15,965,000.00), to be issued in series, to provide funds (either with or without state or federal aid) for the purpose of constructing, reconstructing, improving and repairing streets within said City, as authorized by section 27, article x of the constitution and statutes of the state of Oklahoma, and acts complementary, supplementary and enacted pursuant thereto; and for 2) the purpose of submitting to the registered, qualified electors of said City the question of the issuance of the general obligation bonds of said City in sum of five million five hundred sixty thousand and no/100s dollars (\$5,560,000.00), to be issued in series, to provide funds (either with or without state or federal aid) for the purpose of acquiring, constructing, reconstructing, extending, enlarging, improving and repairing the municipal water system within said City to be owned exclusively by said City, as authorized by section 27, article x of the constitution and statutes of the state of Oklahoma, and acts complementary, supplementary and enacted pursuant thereto; and for 3) the purpose of submitting to the registered, qualified electors of said City the question of the issuance of the general obligation bonds of said City in the sum of twenty-one million six hundred thirty-five thousand and no/100s dollars (\$21,635,000.00), to be issued in series, to provide funds (either with or without state or federal aid) for the purpose of purchasing, constructing, equipping, improving, extending, renovating, repairing and beautifying public parks and parklands, cultural and recreational facilities, all to be owned exclusively by said City, as authorized by section 27, article x of the constitution and statutes of the state of Oklahoma, and acts complementary, supplementary and enacted pursuant thereto; and for 4) the purpose of submitting to the registered, qualified electors of said City the question of the issuance of the general obligation bonds of said City in sum of ten million four hundred ninety thousand and no/100s dollars (\$10,490,000.00), to be issued in series, to provide funds (either with or without state or federal aid) for the purpose of acquiring, constructing, reconstructing, improving, remodeling and repairing public safety buildings and facilities and acquiring necessary lands therefor and purchasing and installing public safety equipment all to be owned exclusively by said City, as authorized by section 27, article x of the constitution and statutes of the state of Oklahoma, and acts**

complementary, supplementary and enacted pursuant thereto; and in connection with each of said bonds, the question of levying and collecting an annual tax, in addition to all other taxes, upon all the taxable property in said City for the payment of the interest and principal on said bonds. Greg Neito with The Baker Group spoke with the Council. After discussion, Allen made a motion to approve Resolution 3339 and the Election Proclamation, as submitted, seconded by Bowen. Voting aye: Eads, Byrne, Bowen, Reed, Allen and Mayor Dukes. Nay: none. Absent: Moore. Motion carried.

4. **Discussion and consideration of an update concerning residential complaints against the developer of Turtlewood regarding needed repairs to a retaining wall supporting their backyards in the area of the eastern detention pond.** Kathy Fetter of 2430 Turtlewood River Rd., spoke with Council. After discussion, no action was taken.

New Business/Public Discussion. There was no new business or public discussion.

Adjournment. There being no further business, Mayor Dukes adjourned the meeting at 7:54 PM.

ATTEST:



Sara Hancock

SARA HANCOCK, City Clerk

Matt Dukes

MATT DUKES, Mayor

A notice for staff briefings of the Midwest City Municipal Authority 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 Staff Briefing Minutes

June 12, 2018 – 6:00 PM

This regular meeting was held in the Midwest City Council Conference Room on the second floor of City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 6:53 PM with the following members present: Trustees Susan Eads, Pat Byrne, Española Bowen, Sean Reed, and Christine Allen; and Secretary Sara Hancock. Absent: Jeff Moore.

Discussion.

Clarification of agenda items, handouts, and presentation of new or additional information for items on the Municipal Authority agenda for June 12, 2018. The Trustees and staff discussed individual agenda items.

Chairman Dukes adjourned the meeting at 6:57 PM.



MATT DUKES, Chairman

ATTEST:



SARA HANCOCK, Secretary

A notice for the regular Midwest City Municipal Authority 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

June 12, 2018 – 7:01 PM

This meeting was held in the Midwest City Council Chamber in City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma. Chairman Matt Dukes called the meeting to order at 7:54 PM with the following members present: Trustees Susan Eads, Pat Byrne, Española Bowen, Sean Reed, and Christine Allen; and Secretary Sara Hancock. Absent: Jeff Moore.

CONSENT AGENDA. Reed made a motion to approve the Consent Agenda, as submitted, seconded by Allen. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Chairman Dukes. Nay: none. Absent: Moore. Motion carried.

1. Discussion and consideration of approving the minutes of the staff briefing, and regular meeting of May 22, 2018, as submitted.
2. Discussion and consideration of supplemental budget adjustments to the following funds for FY 2017-2018, increase: Utility Services Fund, expenses/Transfers Out (50) \$113,616. Utilities Capital Outlay Fund, revenue/Transfers In (50) \$113,616. Utilities Capital Outlay Fund, revenue/Transfers In (50) \$21,600.
3. Discussion and consideration of approving and entering into an agreement in the amount of \$6,000 with Production Essentials, LLC to provide a sound system and sound system services associated with entertainment in Regional Park as part of the 2018 Tribute To Liberty 4th of July celebration.
4. Discussion and consideration of renewing contracts, for FY 18-19 for granular activated carbon, sodium chlorite solution, refurbished front load refuse containers, commercial sanitation service of roll offs and compactors and upright wheeled refuse containers.
5. Discussion and consideration of renewing a contract, with modifications, for FY 18-19 liquid chlorine, water treatment coagulation polymer, biosolids drying/thickening polymer and four, six & eight yard new front load refuse containers.
6. Discussion and consideration of awarding the FY 18-19 bid for Sewer Line Chemical Root Control to Duke's Root Control, Inc., only one bid submission meeting the specifications.

DISCUSSION ITEMS.

1. **Public hearing with discussion and consideration of adopting a resolution of the Midwest City Municipal Authority approving its budget for Fiscal Year 2018-2019 in the amount of \$45,720,153.** Allen made a motion to approve Resolution MA2018-02, as submitted, seconded by Bowen. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Chairman Dukes. Nay: none. Absent: Moore. Motion carried.

2. **Discussion and consideration of awarding the bid and entering into a contract for landfill disposal services with Waste Management of Oklahoma, Inc.** Crystal Bennett and Vay Hochenedel from Republic Services, Inc., and staff spoke with the Council. After discussion, Allen made a motion to approve the contract, as submitted, seconded by Byrne. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Chairman Dukes. Nay: none. Absent: Moore. Motion carried.

NEW BUSINESS/PUBLIC DISCUSSION.

There was no new business or public discussion.

ADJOURNMENT.

There being no further business, Chairman Dukes closed the meeting at 8:09 PM.

ATTEST:


MATT DUKES, Chairman


SARA HANCOCK, Secretary

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

Midwest City Memorial Hospital Authority Staff Briefing Minutes

June 12, 2018 – 6:00 PM

This regular meeting was held in the Midwest City Council Conference Room on the second floor of City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 6:57 PM with the following members present: Trustees Susan Eads, Pat Byrne, Española Bowen, Sean Reed, and Christine Allen; and Secretary Sara Hancock. Absent: Jeff Moore.

Discussion.

Clarification of agenda items, handouts, and presentation of new or additional information for items on the Hospital Authority agenda for June 12, 2018. Staff briefed the Trustees on the agenda items. The Trustees had no questions or comments.

Chairman Dukes adjourned the meeting at 6:58 PM.

ATTEST:


MATT DUKES, Chairman


SARA HANCOCK, Secretary

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

Midwest City Memorial Hospital Authority Minutes

June 12, 2018 – 7:02 pm

This meeting was held in the Midwest City Council Chambers at City Hall, 100 North Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma. Chairman Matt Dukes called the meeting to order at 8:09 PM with the following members present: Trustees: Susan Eads, Pat Byrne, Española Bowen, Sean Reed, and Christine Allen; and Secretary Sara Hancock. Absent: Jeff Moore.

DISCUSSION ITEMS.

1. **Discussion and consideration of approving the minutes of the staff briefing, and regular meeting of May 22, 2018, as submitted.** Eads made a motion to approve the minutes, as submitted, seconded by Bowen. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Chairman Dukes. Nay: none. Absent: Moore. Motion carried.
2. **Discussion and consideration of action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives.** No action needed.
3. **Public hearing with discussion and consideration of adopting a resolution of the Midwest City Memorial Hospital Authority approving its budget for Fiscal Year 2018-2019 in the amount of \$1,940,142 for the Discretionary, \$1,779,950 for the Compounded Principal, \$60,588 for the Hospital Expansion-Loan Reserve and \$3,091,029 for the In Lieu of-ROR-Miscellaneous divisions.** Bowen made a motion to approve Resolution HA2018-02, as submitted, seconded by Byrne. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Chairman Dukes. Nay: none. Absent: Moore. Motion carried.

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

EXECUTIVE SESSION.

1. **Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(B)(3), to discuss the purchase or appraisal of real property; and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session.** At 8:12 PM, Eads made a motion to go into executive session, seconded by Allen. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Chairman Dukes. Nay: none. Absent: Moore. Motion carried.

At 8:36 PM, Allen made a motion to exit executive session and return to open session, seconded by Bowen. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Chairman Dukes. Nay: none. Absent: Moore. Motion carried.

Reed made a motion to authorize the City Manager/Administrator to take action as appropriate based upon the discussion in executive session, seconded by Allen. Voting aye: Eads, Byrne, Bowen, Reed, Allen, and Chairman Dukes. Nay: none. Absent: Moore. Motion carried.

- 2. Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(10), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City. This executive session was not needed.**

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 8:38 PM.

ATTEST:


MATT DUKES, Chairman


SARA HANCOCK, Secretary

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

February 7th, 2023 - 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 February 7th, 2023 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
 Emily Richey, Current Planning Manager
 Petya Stefanoff, Comprehensive Planner
 Donald Maisch, City Attorney

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 Jess Huskey, seconded by Rick Dawkins, to approve the minutes of the December 6th, 2022 Planning Commission meeting as presented. Voting aye: J. Huskey, D. Hinton, R. Smith, D. Collins, J. Smith, and R. Dawkins. Nay: none. Motion carried.

C. NEW MATTERS

Discussion

1. (Heritage Park Mall Area Urban Renewal Plan)

City Attorney, Donald Maish, addressed the Commission and briefed on the state statutes concerning Urban Renewal.

Emily Pomeroy, attorney for the Center for Economic Development Law, presented a PowerPoint presentation to the Commission. She briefed of the legal basics overview of Oklahoma Redevelopment Law and described the Urban Renewal Plan approval procedure.

Ms. Pomeroy touched on the 2008 Comprehensive Plan and that it designates the Heritage Park Mall and surrounding area as a *Special Planning Area*, which is an of specific City focus of efforts to support redevelopment projects. She also stated that property acquired by Urban Renewal Authority to be conveyed for redevelopments subject to obligations placed on redevelopers.

Planning Commission had no comments.

Chairman Russell Smith asked if the items had to be voted on as 3 separate items or altogether. Ms. Pomeroy said it can voted as one resolution.

City Attorney, Donald Maisch, addressed the Commission and explained the public notification requirements- publication, on website, and 5 large signs posted in the Urban Renewal Area for at least 14 days before the public hearings that will be March 28, 2023 and April 25, 2023.

A motion was made by Rick Dawkins, seconded by Dee Collins to recommend approval of this item. Voting aye: J. Huskey, D. Hinton, R. Smith, D. Collins, J. Smith, and R. Dawkins. Nay: none. Motion: carried.

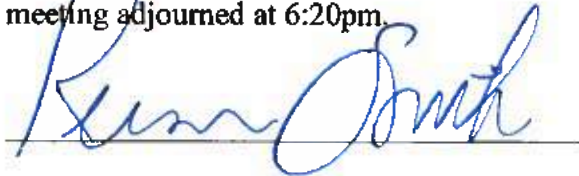
D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION:

G. ADJOURNMENT:

A motion to adjourn was made by Rick Dawkins, Seconded by Chairsperson Russell Smith. Voting aye: J. Huskey, D. Hinton, R. Smith, D. Collins, J. Smith, and R. Dawkins. Voting nay: none. Motion carried. The meeting adjourned at 6:20pm.



Chairman Russel Smith

(ER)



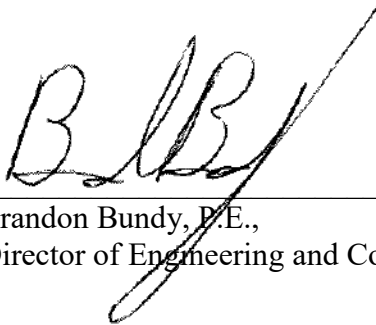
**Engineering and
Construction Services**
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

TO : Honorable Mayor and Council

FROM : Brandon Bundy, P.E., Director

DATE : March 28, 2023

SUBJECT : Monthly Residential and Commercial Building report for February 2023



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 2/1/2023 to 2/28/2023

Building - Commercial & Industrial

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
1	Com Addition Bldg Permit	\$150,000.00
2	Com Fence Permit	\$4,000.00
16	Com General Electrical Permit	\$0.00
8	Com General Mechanical Permit	\$0.00
12	Com General Plumbing Permit	\$0.00
2	Com New Const Bldg Permit	\$1,800,000.00
6	Com New Const Electrical Permit	\$0.00
8	Com New Const Mechanical Permit	\$0.00
11	Com New Const Plumbing Permit	\$0.00
15	Com Remodel Bldg Permit	\$3,088,400.00
16	Com Sign Permit	\$141,594.00
Total Value of Building - Commercial & Industrial:		5,183,994.00

Building - Residential

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
4	Res Accessory Bldg Permit	\$51,500.00
1	Res Demolition Permit	\$0.00
5	Res Driveway Permit	\$0.00
2	Res Fence Permit	\$4,700.00
56	Res General Electrical Permit	\$0.00
23	Res General Mechanical Permit	\$0.00
64	Res General Plumbing Permit	\$0.00
5	Res New Const Electrical Permit	\$0.00
6	Res New Const Mechanical Permit	\$0.00
6	Res New Const Plumbing Permit	\$0.00
5	Res Roofing Permit	\$19,000.00
4	Res Single-Fam Addition Bldg Permit	\$74,679.91
15	Res Single-Fam New Const Bldg Permit	\$3,152,909.00
16	Res Single-Fam Remodel Building Permit	\$768,730.00
5	Res Storm Shelter Permit	\$19,240.00
Total Value of Building - Residential:		4,090,758.91

Grand Total: \$9,274,752.91



The City of Midwest City Community Development Department

100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits by Type - Issued 2/1/2023 to 2/28/2023

Building - Commercial & Industrial

Com Addition Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/1/23	231 W MCARTHUR	JLOU PROPERTIES LLC	B-22-0084	\$150,000.00
				\$150,000.00

Com Fence Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/6/23	9904 NE 23RD ST, MWC, OK, 73141	Winnie Johnson	B-23-0052	\$2,500.00
2/28/23	1104 N MIDWEST BLVD, 73110	ORANGE, PRISCILLA	B-23-0451	\$1,500.00
				\$4,000.00

Com New Const Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/7/23	10012 E RENO AVE, 73130	nick halfhill	B-22-0847	\$1,800,000.00
2/14/23	8730 SE 15TH ST, 73110	Emily Richey	B-23-0368	\$0.00
				\$1,800,000.00

Com Remodel Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/1/23	1740 S SOONER RD, A, 73110	Phase One Design, LLC - William Sullens	B-23-0053	\$13,000.00
2/1/23	1740 S SOONER RD, B, 73110	Phase One Design, LLC - William Sullens	B-23-0054	\$21,500.00
2/1/23	1740 S SOONER RD, D, 73110	Phase One Design, LLC - William Sullens	B-23-0055	\$43,600.00
2/1/23	1740 S SOONER RD, E, 73110	Phase One Design, LLC - William Sullens	B-23-0056	\$22,000.00
2/1/23	2825 PARKLAWN DR, MWC, OK, 73110	John Hill	B-22-0952	\$1,200,000.00
2/3/23	8811 E RENO AVE, #101 73110	Design One Building Solutions	B-22-1948	\$225,000.00
2/13/23	2801 PARKLAWN DR, #204 MWC, OK, 73110	Rick Matheny	B-23-0143	\$200.00
2/16/23	1160 S DOUGLAS BLVD, 73130	Randall Kenep	B-22-3090	\$40,000.00
2/16/23	7199 SE 29TH ST, 113, 73110	Jeffrey Shinkle	B-22-3329	\$500,000.00
2/21/23	617 S AIR DEPOT BLVD, 73110	Stephen Mclean	B-22-1596	\$600,000.00
2/21/23	8811 E RENO AVE, #103 73110	Design One Building Solutions	B-22-2360	\$94,000.00
2/22/23	1701 S AIR DEPOT BLVD, 2 & 3 MIDWEST CITY, OK, 0	isaac schlosser	B-23-0369	\$90,000.00
2/22/23	2825 PARKLAWN DR, 73110	Hilary Peters	B-22-1155	\$188,100.00
2/23/23	7546 SE 15TH ST, MIDWEST CITY, OK, 0	William Row	B-23-0392	\$47,000.00
2/23/23	1110 S AIR DEPOT BLVD, 9 MIDWEST CITY, OK, 0	CRAIG OR ANNIE DOLL	B-23-0425	\$4,000.00
				\$3,088,400.00

Com Sign Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/3/23	7271 SE 29TH ST, MWC, OK, 73110	Ron Nealis	B-22-0429	\$10,344.00

2/3/23	7271 SE 29TH ST, MWC, OK, 73110	Ron Nealis	B-22-0432	\$13,000.00
2/3/23	7271 SE 29TH ST, MWC, OK, 73110	Ron Nealis	B-22-0433	\$10,000.00
2/9/23	6000 TINKER DIAGONAL, MWC, OK, 73110	Bruce Edwards	B-23-0144	\$6,000.00
2/9/23	6100 TINKER DIAGONAL	Bruce Edwards	B-23-0145	\$6,000.00
2/16/23	10006 SE 15TH ST, OK, 73130	Bruce Edwards	B-22-3299	\$36,000.00
2/16/23	10006 SE 15TH ST, OK, 73130	Bruce Edwards	B-22-3300	\$36,000.00
2/16/23	6100 TINKER DIAGONAL, MWC, OK, 73110	Bruce Edwards	B-23-0354	\$6,000.00
2/17/23	1160 S DOUGLAS BLVD, 73130	Randall Kenepp	B-23-0281	\$3,500.00
2/21/23	10012 E RENO AVE, MIDWEST CITY, OK, 0	Ella Morrow	B-22-2702	\$1,000.00
2/21/23	10012 E RENO AVE, MIDWEST CITY, OK, 0	Ella Morrow	B-22-2703	\$0.00
2/21/23	10012 E RENO AVE, MIDWEST CITY, OK, 0	Ella Morrow	B-22-2704	\$1,500.00
2/21/23	10012 E RENO AVE, MIDWEST CITY, OK, 0	Ella Morrow	B-22-2705	\$1,500.00
2/21/23	10012 E RENO AVE, MIDWEST CITY, OK, 0	Ella Morrow	B-22-2706	\$3,000.00
2/27/23	5601 TINKER DIAGONAL, MWC, OK, 73110	Caitlin Schilling	B-22-2899	\$750.00
2/28/23	6824 E RENO AVE, MIDWEST CITY, OK, 0	Jace Larsen	B-23-0182	\$7,000.00

\$141,594.00

Building - Residential

Res Accessory Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/3/23	700 OLD COLONY RD, MWC, OK, 73130	Benjamin Young	B-23-0110	\$2,500.00
2/9/23	1011 CALDWELL DR, MWC, OK, 73130	Joe Scheirman	B-23-0203	\$5,000.00
2/15/23	1812 SANDRA DR, MWC, OK, 73110	Trevor Cowan	B-23-0327	\$6,000.00
2/24/23	913 S WESTMINSTER RD, 73130	steven meiwes	B-23-0303	\$38,000.00

\$51,500.00

Res Demolition Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/28/23	9622 SE 4TH ST, MWC, OK, 73130	Midwest Wrecking	B-23-0396	\$0.00

\$0.00

Res Driveway Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/22/23	10476 TURTLE BACK DR, 73130	MARRUFO CONCRETE	B-23-0472	\$0.00
2/22/23	10480 TURTLE BACK DR, 73130	MARRUFO CONCRETE	B-23-0473	\$0.00
2/22/23	10484 TURTLE BACK DR, 73130	MARRUFO CONCRETE	B-23-0474	\$0.00
2/22/23	10488 TURTLE BACK DR, 73130	MARRUFO CONCRETE	B-23-0475	\$0.00
2/27/23	10472 TURTLE BACK DR, 73130	MARRUFO CONCRETE	B-23-0517	\$0.00

\$0.00

Res Fence Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/10/23	218 SHADYBROOK PL, 73110	Wayne Humble	B-23-0159	\$2,200.00
2/28/23	10508 CATTAIL TER, 73130	Troy Stengrim	B-23-0450	\$2,500.00

\$4,700.00

Res Roofing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
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2/6/23	813 W IDYLWILD DR, 73110	RICKY JAMES	B-23-0302	\$19,000.00
2/8/23	228 W FAIRCHILD DR, MWC, OK, 73110	RJH REALTY ROOFING & CONSTR	B-23-0344	\$0.00
2/15/23	2128 TURNER DR, 73110	MHM CONSTRUCTION	B-23-0398	
2/28/23	5825 SE 10TH ST, 73110	MILLENNIUM ROOFING & CONSTR	B-23-0524	
2/28/23	2408 APPLE WAY, 73130	MHM CONSTRUCTION	B-23-0527	
				\$19,000.00

Res Single-Fam Addition Bldg Permit

Issued	Location	Applicant	Case #	Value
2/6/23	2008 EASTRIDGE PL, 73141	Jackson Winn	B-23-0252	\$16,900.00
2/8/23	1717 N POST RD, 73130	Kristi McCulloch	B-22-2857	\$13,500.00
2/14/23	10512 WILLOW RIDGE DR, MWC, OK, 73130	Garrett Widowski	B-23-0179	\$26,779.91
2/20/23	305 E RIDGEWOOD DR, MWC, OK, 73110	Kristi McCulloch	B-22-2661	\$17,500.00
				\$74,679.91

Res Single-Fam New Const Bldg Permit

Issued	Location	Applicant	Case #	Value
2/8/23	13208 SAWTOOTH OAK RD, 73020	Melissa Mallory	B-22-0144	\$198,000.00
2/9/23	10305 E RENO AVE, 73130	FRAZE ENTERPRISES LLC	B-21-2548	\$315,000.00
2/15/23	12706 FOREST TERR, 73020	BOB JONES HOMES INC	B-22-0894	\$390,000.00
2/16/23	2430 CATTAIL CIR, 73130	Home Creations, Inc.	B-21-2187	\$202,000.00
2/20/23	2709 SNAPPER LN, 73130	Home Creations, Inc.	B-22-0406	\$170,000.00
2/20/23	914 N POPLAR LN, MWC, OK, 73130	stacey spangler	B-22-0465	\$185,000.00
2/22/23	1301 WOODBRIAR LN, 73110	Miles Bartlett	B-23-0287	\$325,000.00
2/22/23	2417 CATTAIL CT, 73130	Home Creations, Inc.	B-21-2224	\$178,000.00
2/22/23	2404 CATTAIL CT, 73130	Home Creations, Inc.	B-21-2578	\$177,000.00
2/27/23	2412 CATTAIL CT, 73130	Home Creations, Inc.	B-21-2822	\$168,500.00
2/27/23	2416 CATTAIL CT, 73130	Home Creations, Inc.	B-21-2853	\$184,500.00
2/27/23	10465 TURTLE BACK DR, 73130	Home Creations, Inc.	B-21-0481	\$168,573.00
2/27/23	9216 JENNIFER PL, 73130	Aaron McRee	B-23-0278	\$125,000.00
2/27/23	2409 CATTAIL CT, 73130	Home Creations, Inc	B-21-2427	\$170,784.00
2/28/23	2411 CATTAIL CIR, 73130	Home Creations, Inc.	B-21-1752	\$195,552.00
				\$3,152,909.00

Res Single-Fam Remodel Building Permit

Issued	Location	Applicant	Case #	Value
2/1/23	1105 STANSELL DR, MWC, OK, 73110	Chad Miller	B-22-2930	\$12,000.00
2/1/23	1721 THOMPSON DR, 73110	Kristi Stemper	B-22-1697	\$200,000.00
2/6/23	709 CRESCENT CIR, 73110	Emalee Deckard	B-22-3104	\$22,000.00
2/8/23	10305 NE 12TH ST, MIDWEST CITY, OK, 0	Kristi McCulloch	B-22-3054	\$20,000.00
2/13/23	129 LEONARD LN, MWC, OK, 73110	Michael Redin	B-22-3011	\$45,849.00
2/14/23	1812 SANDRA DR, 73110	Kristi Stemper	B-23-0285	\$30,000.00
2/14/23	824 STIVER DR, MWC, OK, 73110	Avvio Solar	B-23-0333	\$14,000.00
2/14/23	6205 SE 6TH ST, MWC, OK, 73110	Avvio Services	B-23-0334	\$18,000.00
2/14/23	3209 SHADYBROOK DR, MWC, OK, 73110	Avvio Services LLC	B-23-0241	\$15,000.00
2/14/23	909 BROWN DR, MWC, OK, 73110	Avvio Services LLC	B-23-0244	\$16,000.00
2/15/23	636 JUNIPER AVE, 73130	Brad Julian	B-23-0235	\$30,000.00
2/15/23	10924 BLUE SKY DR, MWC, OK, 73130	Christopher Vazquez	B-23-0280	\$61,651.00
2/15/23	301 S WESTMINSTER RD, 73130	Kathryn Young	B-23-0202	\$25,600.00
2/15/23	3016 MOCKINGBIRD LN, MIDWEST CITY, OK, 0	Kathryn Young	B-23-0253	\$25,630.00
2/21/23	9312 PEAR ST, MWC, OK, 73130	Chloe Hudson	B-23-0339	\$200,000.00
2/28/23	9705 NE 4TH ST, MWC, OK, 73130	Avvio Services LLC	B-23-0243	\$33,000.00

\$768,730.00

Res Storm Shelter Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/2/23	2329 SNAPPER LN, 73130	Zebedee Woodard	B-23-0211	\$3,200.00
2/2/23	2329 SNAPPER LN, 73130	Courtney R. Jones	B-23-0211	\$3,200.00
2/2/23	10305 SE 24TH ST, MIDWEST CITY, OK, 0	Zebedee Woodard	B-23-0210	\$3,200.00
2/2/23	10305 SE 24TH ST, MIDWEST CITY, OK, 0	Jocelyn J. Woodard	B-23-0210	\$3,200.00
2/16/23	10528 SE 23RD ST, 73130	Renay Reed	B-23-0119	\$3,995.00
2/22/23	2422 CATTAIL CIR, MIDWEST CITY, OK, 73130	Jason Ricks	B-23-0346	\$4,450.00
2/23/23	2700 FOREST GLEN TER, MWC, OK, 73020	SWM and Sons	B-23-0221	\$4,395.00

\$25,640.00

Grand Total: \$9,281,152.91



The City of Midwest City

Community Development Department

100 N Midwest Boulevard - Midwest City, OK 73110

Inspections Summary - Inspected 2/1/2023 to 2/28/2023

<u>Inspection Description</u>	<u>Count</u>
Accessory Bldg Inspection	7
Building/Electrical General Inspection	8
Buildings - CO Inspection & Sign Off	11
Buildings - CO Reinspection & Sign Off	8
Com Building Final Inspection	2
Com Building Final Reinspection	1
Com Driveway Inspection	1
Com Duct Smoke Detector Test/Inspection (Fire Marshal)	2
Com Electrical Ceiling Inspection	3
Com Electrical Final Inspection	4
Com Electrical Final Reinspection	1
Com Electrical Ground Inspection	2
Com Electrical Ground Reinspection	1
Com Electrical Rough-in Inspection	13
Com Electrical Service Inspection	6
Com Electrical Wall Inspection	2
Com Electrical Wall Reinspection	2
Com Fire Sprinkler Final Inspection	1
Com Footing & Building Setback Inspection	3
Com Framing Inspection	8
Com Framing Reinspection	2
Com Gas Piping Inspection	2
Com Grease Trap Rough Inspection (Building)	1
Com Grease Trap Rough Inspection (Line Maintenance)	1
Com Light Test Inspection	1
Com Mechanical Ceiling Inspection	4
Com Mechanical Final Inspection	2
Com Mechanical Rough-in Inspection	8
Com Plumbing Final Inspection	3
Com Plumbing Ground Inspection	10
Com Plumbing Rough-in Inspection	16
Com Sewer Service Inspection	2
Com Sewer Service Reinspection	1
Com Temporary Electrical Pole Inspection	1
Com Water Service Line Inspection	4
Commercial Meter Tap Inspection	1
County Health - CO Inspection & Sign Off	1
Electrical Generator Inspection	1
Electrical Generator Reinspection	1
Fire - CO Inspection & Sign Off	13
Fire - CO Reinspection & Sign Off	4
Fire Marshal General Inspection	4
General Inspection	8
Hot Water Tank Inspection	13
Irrigation System Inspection	1
Line Maintenance General Inspection	3

Mechanical Change Out Inspection	9
Mechanical Change Out Reinspection	4
OMMA CC Inspection - Buildings	1
OMMA CC Inspection - Fire	1
OMMA CC Inspection - Planning	1
OMMA CC Inspection - PWA Utilities	1
Planning - CO Inspection & Sign Off	19
Planning General Inspection	3
Pre-Con Site Inspection/Meeting	2
Res Building Final Inspection	8
Res Building Final Reinspection	2
Res Carport Inspection	2
Res Drainage1 Inspection	3
Res Drainage1 Reinspection	1
Res Drainage2 Inspection	3
Res Drainage2 Reinspection	1
Res Drainage3 Inspection	9
Res Drainage3 Reinspection	2
Res Drainage4 Inspection	9
Res Drainage4 Reinspection	3
Res Drainage5 Inspection	8
Res Drainage5 Reinspection	1
Res Driveway Inspection	5
Res Electrical Final Inspection	5
Res Electrical Final Reinspection	3
Res Electrical Ground Inspection	1
Res Electrical Pool Bonding Inspection	1
Res Electrical Rough-in Inspection	7
Res Electrical Rough-in Reinspection	6
Res Electrical Service Inspection	31
Res Electrical Service Reinspection	10
Res Fence Inspection	1
Res Footing & Building Setback Inspection	5
Res Framing Inspection	4
Res Gas Meter Inspection	5
Res Gas Piping Inspection	11
Res Gas Piping Reinspection	2
Res Insulation Inspection	3
Res Mechanical Final Inspection	3
Res Mechanical Final Reinspection	4
Res Mechanical Rough-in Inspection	7
Res Mechanical Rough-in Reinspection	1
Res Plumbing Final Inspection	5
Res Plumbing Ground Inspection	8
Res Plumbing Rough-in Inspection	7
Res Plumbing Rough-in Reinspection	1
Res Retaining Wall Final Inspection	2
Res Retaining Wall Reinspection	1
Res Roofing Inspection	5
Res Sewer Service Inspection	14
Res Sewer Service Reinspection	2
Res Storm Shelter Inspection	4
Res Temporary Electrical Pole Inspection	4
Res Termite Inspection	3
Res Water Service Line Inspection	5
Sewer Cap Inspection	1
Sewer Cap/Cave Inspection	2

Sign Inspection	3
Stormwater Site Inspection (Commercial)	1
Utilities - CO Inspection & Sign Off	12
Utilities Site Inspection (Commercial)	1
<hr/>	
Total Number of Inspections:	483



MUNICIPAL AUTHORITY AGENDA

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

March 28, 2023 – 6:01 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:

General Manager Tim Lyon

Secretary Sara Hancock

Authority Attorney Don Maisch

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion, consideration and possible action of approving the February 28, 2023 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action of awarding the bid and approving a purchase agreement with Stamford Scientific International, Inc., in the amount of \$515,176 to purchase supplemental Moving Bed Biofilm Reactor media at the Water Resource Recovery Facility. (Public Works - R. Paul Streets and City Attorney - D. Maisch)
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2022-2023, increase: Sewer Construction Fund, expenditures/ Sewer Construction \$515,176. (Finance - T. Cromar)

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

D. FURTHER INFORMATION.

1. Review of the monthly report on the current financial condition of the Delta Hotel at the Reed Center for the period ending February 28, 2023. (Director of Operations - R. Rushing)

E. ADJOURNMENT.



DISCUSSION ITEMS



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

February 28, 2023

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

Chairman Matt Dukes called the meeting to order at 6:32 PM with the following members present

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	Authority Attorney Don Maisch

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

1. Discussion, consideration, and possible action of approving the January 24, 2023 meeting minutes.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2022-2023, increase: Golf Fund, revenues /Transfers In (00) \$4,417; expenditures/John Conrad Golf (47) \$4,417. FF&E Reserve Fund, revenues/Transfers In (40) \$937,268. Capital Improvements Revenue Bond Fund, expenditures/Transfers Out (00) \$937,268. Sanitation Fund, expenditures/Sanitation (41) \$17,490. Sanitation Fund, revenues/Transfers In (00) \$59,531. Sewer Construction Fund, expenditures/Sewer Construction (46) \$228,000.
3. Discussion, consideration, and possible action of declaring the following equipment from Water Resource Recovery Facility (1) 1998 Dodge Caravan VIN # 2B4GP2535WR794871 as surplus and authorizing disposal by sealed bid, public auction, or by other means as necessary.

DISCUSSION ITEM.

1. **Discussion, consideration, and possible action of approving a sole source contract with Entex Technologies in the amount of \$227,563.00 to purchase the materials necessary to conduct a pilot study of the WavTex™ at the Water Resource Recovery Facility.**

Maisch addressed the Trustees. Eads made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

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

ADJOURNMENT. There being no further business, Chairman Dukes adjourned the meeting at 6:35 PM.

ATTEST:

MATTHEW D. DUKES II, Chairman

SARA HANCOCK, Secretary



Public Works Administration

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

Public Works Director

pstreets@midwestcityok.org

(405) 739-1061

Assistant Public Works Director

cevenson@midwestcityok.org

(405) 739-1062

www.midwestcityok.org

To: Honorable Chairman and Trustees
From: R. Paul Streets, Public Works Director
Date: March 28, 2023

Subject: Discussion, consideration, and possible action of awarding the bid and approving a purchase agreement with Stamford Scientific International, Inc., in the amount of \$515,176.00 to purchase supplemental Moving Bed Biofilm Reactor media at the Water Resource Recovery Facility.

The attached contract is for the purchase of supplemental media for the Moving Bed Biofilm Reactor (MBBR) at the Water Resource Recovery Facility (WRRF). The bid opening occurred on March 16, 2023, for the above referenced purchase. One bid was received from Stamford Scientific International, Inc. (SSI). The total amount of the bid is \$607,576.00, which includes both a unit price and delivery fee for an initial purchase of media in the amount of \$515,176.00 and a unit price and delivery fee for an optional additional media purchase in the amount of \$92,400.00. The optional additional media bid item will allow the WRRF to purchase supplemental media if it is determined that it is necessary to effectively operate the MBBR. Staff recommends award of the bid to SSI, which submitted the lowest and best bid that met specifications, in the amount of \$515,176.00 for the initial media purchase with an option to purchase additional media at a later date, should it be necessary.

Over the past several years, the WRRF has been experiencing media loss and reduced treatment process performance in the Moving Bed Biofilm Reactor (MBBR). On May 23, 2022, the City of Midwest City (City) and Garver, LLC, (Garver) entered into an agreement for professional services to evaluate the MBBR media and process performance issues. Upon evaluation, Garver has identified media degradation and loss as well as snail predation as significant factors leading to a decline in the treatment capability of the MBBR. They recommend that the City redistribute existing media, purchase supplemental media, and pilot an alternative fabric media (WavTex™) to improve performance. This contract will purchase the supplemental media needed to satisfy this recommendation.

The bid tabulations are attached. Funds for this project are being appropriated in a separate agenda item in Fund # 186 (Account No. 186-4600-432-20-41).

Respectfully,

R. Paul Streets
Public Works Director

Attachment

**CITY OF MIDWEST CITY
 SUPPLEMENTAL MEDIA
 BID TABULATION
 BID OPENING: MARCH 16, 2023; 2:00 PM**

BASE BID				ENGINEER'S ESTIMATE		SSI Aeration	
BID ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Initial Quantity of MBBR Media	Total Protected Surface Area (m ²)	292,000	\$1.88	\$550,000.00	\$1.68	\$489,976.00
2	Unit cost of additional MBBR media, within 6 months of initial delivery	Total Protected Surface Area (m ²)	50,000	\$1.88	\$94,178.08	\$1.74	\$86,800.00
3	Lump Sum Cost - Delivery of Items (initial quantity of media)	LS	1			\$25,200.00	\$25,200.00
4	Lump Sum Cost - Delivery of Items (for any additional quantity of media)	LS	1			\$5,600.00	\$5,600.00
BASE BID TOTAL					\$644,178.08		\$607,576.00



PURCHASE AGREEMENT
between
Stamford Scientific International, Inc. (SSI)
And
MIDWEST CITY MUNICIPAL AUTHORITY

THIS Purchase Agreement (hereinafter referred to as “Agreement”) is entered into by and among the **Midwest City Municipal Authority**, a public trust created pursuant to Oklahoma State Law for the benefit of Midwest City (hereinafter referred to as “**Midwest City**”)] and Stamford Scientific Intl, Inc. (SSI), a corporation, registered to do business in the State of Oklahoma (hereinafter referred to as “SSI”) (Midwest City and SSI being collectively referred to herein as “**Parties**”) and is effective upon the date of execution by the last party hereto.

WITNESSETH:

WHEREAS, Midwest City is in need to purchase the following goods for its operations: **Moving Bed Biofilm Reactor (MBBR) Media**, (hereinafter referred to as “**Goods**”); and

WHEREAS, Midwest City solicited bids from vendors for the purchase of the **Goods**; and

WHEREAS, Midwest City published the request for bids from vendors for the purchase of the **Goods**; and

WHEREAS, SSI submitted a bid, based on the solicitation published by Midwest City; and

WHEREAS, Midwest City and SSI desire to enter into an **Agreement** for the purchase of the **Goods**; and

NOW THEREFORE, MIDWEST CITY, and SSI agree as follows:

1. AGREEMENT

A. SSI agrees to sell the **Goods** listed in “**Attachment A**” to Midwest City.

B. The prices for the **Goods** that are to be purchased are listed in “**Attachment A**”.

C. The prices established in “**Attachment A**” shall remain fixed and shall not change for the term of this **Agreement**.

2. Payment

Midwest City shall issue a Purchase Order for the purchase of the **Goods** from SSI. Upon issuance and receipt of the Purchase Order SSI shall deliver the **Goods** to Midwest City. Upon receipt of the goods **Midwest City** shall

Purchase Agreement with _____

PURCHASE AGREEMENT
between

And
MIDWEST CITY MUNICIPAL AUTHORITY

transmit payment to _____^{SSI} electronically, within forty-five (45) days of the delivery of the **Goods**.

3. DELIVERY

A. _____^{SSI} shall deliver the **Goods** to **Midwest City** at:

7420 NE 36th St.

Oklahoma City, OK 73141

B. **Midwest City** inspect the **Goods** upon receipt to ensure quality and quantity.

C. _____^{SSI} shall guarantee the **Goods** delivered shall not be damaged and in working order.

4. TERMINATION.

A. This **Agreement** may be terminated by either party for any reason or for no reason upon thirty (30) days written notice to the other party.

B. This **Agreement** may be terminated by any party for cause upon the passage of thirty (30) days, subsequent to the mailing of notice stating the cause and the requested cure, where cause has failed to be cured.

5. OKLAHOMA GOVERNMENTAL TORT CLAIMS ACT.

Midwest City is a governmental subdivisions of the State of Oklahoma and subject to the Oklahoma Governmental Tort Claims Act at Title 51 of the Oklahoma Statutes, § 151 *et seq.* Any action brought by either Party or by any third-party against **Midwest City** based on the **Parties** entering into this agreement shall comply with the requirements and procedures set forth in the Oklahoma Governmental Tort Claims Act.

6. NOTICES

A. Notices and other communications to the **Midwest City** pursuant to the provisions hereof will be sufficient if sent by first class mail, postage prepaid, return receipt required, or by a nationally recognized courier service, addressed to:

PURCHASE AGREEMENT
between

And
MIDWEST CITY MUNICIPAL AUTHORITY

Midwest City Municipal Authority, Secretary for the Authority
100 N. Midwest Boulevard
Midwest City, OK 73110

AND Midwest City Municipal Authority,
c/o City of Midwest City Public Works Authority
Attention: Director of Public Works
100 N. Midwest Boulevard
Midwest City, OK 73110

B. Notices or other communications to SSI pursuant to the provisions hereof will be sufficient if by first class mail, postage prepaid, return receipt required, or by a nationally recognized courier service, addressed to:

4 Tucker Drive, Poughkeepsie, NY, 12603,

AND _____,

C. Any party hereto may change the address or addressee for the giving of notice to it by thirty (30) days prior written notice to the other parties hereto as provided herein. Unless otherwise specified in this **Agreement**, notice will be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to this paragraph.

7. ABIDES BY LAW

The Seller (SSI) must abide by the conditions of this **Agreement**, the ordinances of **Midwest City**, and all laws and regulations of the State of Oklahoma and the United States of America ("Laws").

PURCHASE AGREEMENT
between

And
MIDWEST CITY MUNICIPAL AUTHORITY

8. LIMITATION

SSI's liability shall be limited to the value of the Purchase Agreement.

The **Agreement** consideration provided herein does not include or limit any remuneration or reimbursement for any loss, expense, or damages, if any, which may be caused by SSI or incurred by the **Midwest City** hereunder or under any insurance or indemnification provision herein.

9. ASSIGNMENT

SSI may not assign this **Agreement** to any entity or third party without the written consent of the **Midwest City**.

10. COMPLETE AGREEMENT

This is the complete agreement between the **Parties** and no additions, amendments, alterations, or changes in this **Agreement** shall be effective unless reduced to writing and signed by all **Parties** hereto. Additionally, no statements, discussions, or negotiations shall be deemed or interpreted to be included in this **Agreement**, unless specifically and expressly provided herein.

11. TIME OF ESSENCE

For the purposes of this **Agreement**, time shall be deemed to be of the essence.

12. MULTIPLE ORIGINALS

This **Agreement** may be executed in multiple counterparts, each of which shall be deemed an original.

13. ANTI-COLLUSION

SSI agrees that it has not been and shall not be a party to any collusion with any of their officials, trustees, or employees of the **Midwest City** as to the terms or conditions of this **Agreement**, and has not and will not exchange, give or donate money or other things of value for special consideration to any officials, trustees, or employees of the **Midwest City**, either directly or indirectly, in procuring and execution of this **Agreement**.

PURCHASE AGREEMENT
between

And
MIDWEST CITY MUNICIPAL AUTHORITY

14. WARRANTY

_____ SSI _____ warrants that the **Goods** provided under this **Agreement** shall be sold and delivered consistent with generally prevailing professional standards and expertise. _____ SSI _____ shall maintain during the course of this **Agreement** said standard of care, expertise, skill, diligence and professional competency for any and all **Goods**.

15. BREACH AND DEFAULT

A. A breach of any provision of this **Agreement** shall act as a breach of the entire **Agreement** unless said breach is expressly waived in writing by all other parties hereto. Failure to enforce or timely pursue any breach shall not be deemed a waiver of that breach or any subsequent breach. No waiver of any breach by any party hereto of any terms, covenants, or conditions herein contained shall be deemed a waiver of any subsequent breach of the same, similar, or different nature.

B. Further, except as otherwise specifically and expressly provided and any other paragraph hereto, should any party hereto fail to perform, keep or observe any of the terms, covenants, or conditions herein contained, this **Agreement** may be terminated by any party not in default thirty (30) days after receipt of written notice and opportunity to cure, less and except as such lesser time is provided in this **Agreement**. Provided however, any breach by _____ SSI _____ which interferes with the operations of **Midwest City** must be cured immediately; and **Midwest City** reserves the right to immediately terminate this **Agreement** if _____ SSI _____ fails to cure any such breach.

C. Should **Midwest City** breach this **Agreement**, _____ SSI _____ may only recover that proportion of the any **Goods** sold. _____ SSI _____ may not collect or recover any other or additional damages, losses, or expenses.

16. ENVIRONMENTAL

A. _____ SSI _____ shall not permit any chemical substance or hazardous material to be delivered with the **Goods** purchased by **Midwest City**. _____ SSI _____ shall notify the **Midwest City** of the presence, even if temporary, of any chemical substance or hazardous material delivered by its officers, representatives, agents, employees, contractors, or invitees, prisoners or hold prisoners.

PURCHASE AGREEMENT
between

And
MIDWEST CITY MUNICIPAL AUTHORITY

B. If _____ SSI _____ breaches the obligations stated in the preceding paragraph, or if the presence of the chemical substance or hazardous material brought to **Midwest City** by _____ SSI _____ or its contractors, employees, agents, that results in contamination of the water supply of **Midwest City**, or if contamination by the chemical substance or hazardous material otherwise occurs for which _____ SSI _____ is legally liable, _____ SSI _____ shall indemnify, defend and hold **Midwest City** and their officers, trustees, representatives, contractors, agents and employees harmless from any and all injuries, deaths, property damage, claims, judgments, damages, penalties, fines, costs, liabilities, losses, diminution in value, damages for the loss or restriction on use, sums paid in settlement of claims, and attorneys', consultants' and expert fees (collectively, "Environmental Claims") which arise during or after any term of this **Agreement** hereof as a result of such contamination.

C. This indemnification of **Midwest City** by _____ SSI _____ also includes, without limitation, costs and expenses incurred in connection with any investigation of site conditions or any clean-up, remedial, removal or restoration work required by **Midwest City** or any federal, state or local government agency or political subdivision because of any chemical substance or hazardous material present in the soil or ground water caused by _____ SSI _____.

D. Without limiting the foregoing, if the presence of any chemical substance or hazardous material brought to **Midwest City** by _____ SSI _____, its employees, agents, contractors results in any contamination of the water supply of **Midwest City**, _____ SSI _____ shall promptly take all actions at its sole expense as are necessary to return the water supply of **Midwest City** to the condition existing prior to the introduction of any such chemical substance or hazardous material. The foregoing indemnity shall survive the expiration or earlier termination of this **Agreement**.

E. As used herein, the term "chemical substance" shall mean a substance obtained by a chemical process or used for producing a chemical effect, including but not limited to pesticides, herbicides and fertilizers, and the term "hazardous material" means any hazardous or toxic substance, material or waste, including but not limited to those substances, materials and wastes listed by the Environmental Protection Agency as hazardous substances, or such substances, materials and wastes that are or become regulated under any applicable local, state or federal law.

PURCHASE AGREEMENT
between

And
MIDWEST CITY MUNICIPAL AUTHORITY

22. EFFECTIVE DATE

The Effective Date of this **Agreement** is the date approved by **Midwest City** as the last party hereto.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

PURCHASE AGREEMENT
between

And
MIDWEST CITY MUNICIPAL AUTHORITY

APPROVED and **SIGNED** by Ian Arndt, a properly authorized representatives to execute this **Agreement** on the dates set forth below.

Service Provider: (Name of Provider) Stamford Scientific International, Inc.

By: 

Name: Ian Arndt

Title: Regional Sales Manager - Aeration & Process

Date: March 13, 2023

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BANK]

**PURCHASE AGREEMENT
between**

**And
MIDWEST CITY MUNICIPAL AUTHORITY**

APPROVED by the Chairman for **Midwest City Municipal Authority** this _____ day of _____, 2023.

THE CITY OF MIDWEST CITY

MATTHEW D. DUKES II, CHAIRMAN

SARA HANCOCK, CITY CLERK

REVIEWED for form and legality.

DONALD D. MAISCH, CITY ATTORNEY

Attachment A

MBBR Media

Form A – Product Source/Manufacture Information

Vendor Name: Stamford Scientific International, Inc.

Bid Form Including Delivery and Pricing

1. Delivery. If your bid is accepted and a contract is executed, state the number of days you need to deliver the goods: 100 days from full execution of the purchase order if the City approves the colored HDPE sample provided with our bid.
Other colors may require a revision to our bid pricing and lead times.

You must be able to deliver the goods and/or services as specified in your bid. Failure to do so may result in City terminating your contract or canceling the Purchase Order.

2. Pricing

Cost of MBBR media.

	Description	Total Protected Surface Area (m²)	Cost (\$/m²)	Bulk Cost (\$)	Delivery Cost (\$)
1	Initial quantity of MBBR media	292,000	\$1.678	\$489,976	\$25,200
2	Unit cost of additional MBBR media, if necessary, within 6 months of initial delivery	50,000	\$1.736	\$86,800	\$5,600

Deduct for reduction of 5 yr warranty to 1 yr warranty: \$32,800

Price for 292,000 m2 of media with 1 year warranty in lieu of originally specified 5 yr warranty: \$457,176

Contact: Ian Arndt

Address: 4 Tucker Drive

City, State & Zip: Poughkeepsie, NY, 12603

Phone: 845-254-0776

Email Address: ian@ssiaeration.com



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: March 28, 2023

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2022-2023, increase: Sewer Construction Fund, expenditures/Sewer Construction \$515,176.

The supplement is needed to budget purchase of media for wastewater treatment plant.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS

March 28, 2023

Fund SEWER CONSTRUCTION (186)		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>
46	Sewer Construction			515,176	
		<u>0</u>	<u>0</u>	<u>515,176</u>	<u>0</u>

Explanation:
To budget purchase of media for wastewater treatment plant. Funding to come from fund balance.



NEW BUSINESS/
PUBLIC DISCUSSION





FURTHER INFORMATION





City Manager's Office
100 N. Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1205

MEMORANDUM

TO: Honorable Chairman and Trustees
Midwest City Municipal Authority

FROM: Ryan Rushing, Director of Operations

DATE: March 28, 2023

SUBJECT: Review of the monthly report on the current condition of the Delta Hotel at the Reed Center for the period ending February 28, 2023.

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

Any time you have a question concerning the conference center and hotel, please feel free to contact me at 739-1205.

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	456,558	454,823	690,957	482,754	280,122	284,994	361,496				
Actual (MTD)	215,862	327,994	338,232	298,613	329,258	325,935	257,919	248,620				
Budgeted (YTD)	314,473	771,031	1,225,854	1,916,811	2,399,565	2,679,687	2,964,681	3,326,177				
Actual (YTD)	215,862	543,856	882,088	1,180,701	1,509,959	1,835,895	2,093,814	2,342,434				

Expenses												
Budgeted (MTD)	317,640	357,848	352,577	429,679	372,335	303,854	297,787	314,509				
Actual (MTD)	270,452	278,272	251,566	289,094	328,384	406,392	357,547	292,897				
Budgeted (YTD)	317,640	675,488	1,028,065	1,457,744	1,830,079	2,133,933	2,431,720	2,746,229				
Actual (YTD)	270,452	548,724	800,290	1,089,384	1,417,768	1,824,160	2,181,707	2,474,604				

Revenue vs. Expenses												
Budgeted (MTD)	(3,167)	98,710	102,246	261,278	110,419	(23,732)	(12,793)	46,987				
Actual (MTD)	(54,590)	49,722	86,665	9,519	875	(80,457)	(99,628)	(44,277)				
Budgeted (YTD)	(3,167)	95,543	197,789	459,067	569,486	545,754	532,961	579,948				
Actual (YTD)	(54,590)	(4,868)	81,798	91,317	92,192	11,735	(87,893)	(132,170)				

Key Indicators												
Hotel Room Revenue	134,971	160,951	204,314	221,621	181,770	108,375	80,338	136,796				
Food and Banquet Revenue	72,710	138,792	117,519	78,055	96,521	173,540	179,053	99,902				

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)

Key Indicators												
Hotel Room Revenue	140,152	138,336	115,422	135,084	1,266	2,150	1,452	-	24,220	102,796	124,026	203,942
Food and Banquet Revenue	21,229	120,339	76,791	97,591	91,680	91,702	28,934	20,929	81,770	72,826	51,355	117,938



MEMORIAL HOSPITAL AUTHORITY AGENDA

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

March 28, 2023 – 6:02 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	Authority Attorney Don Maisch

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion, consideration and possible action of approving the February 28, 2023 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action to reallocate assets, change fund managers or make changes in the Statement of Investment Policy, Guidelines and Objectives. (Finance - T. Cromar)

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

D. ADJOURNMENT.



DISCUSSION ITEMS



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

Midwest City Memorial Hospital Authority Minutes

February 28, 2023

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

Chairman Matt Dukes called the meeting to order at 6:24 PM with the following members present:

Trustee Susan Eads

Trustee Sean Reed

General Manager Tim Lyon

Trustee Pat Byrne

Trustee Sara Bana

Secretary Sara Hancock

Trustee Megan Bain

Trustee Rick Favors

Authority Attorney Don Maisch

DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of approving the January 24, 2023 meeting minutes.

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.

2. Discussion, consideration, and possible action of the proposed assignment of the Fiduciary Capital Advisors, Inc. (FCA) Investment Management Consulting Services Agreement from FCA to Segal Advisors, Inc., d/b/a Segal Marco Advisors.

Lyon and Maisch addressed the Trustees. After Staff and Trustee discussion, Eads made a motion to approve seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

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

No action needed.

4. Discussion, consideration, and possible action of approving eleven of the thirteen funding recommendations of the Board of Grantors to the eligible FY 2022-2023 grant applicants not to exceed \$451,233 of the \$557,333 budgeted funds.

Lyon addressed Council. After Staff and Trustee discussion, Bana made a motion to approve, seconded by Byrne. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: None. Motion Carried.

5. Discussion, consideration, and possible action of approving two of the thirteen funding recommendations of the Board of Grantors to the eligible FY 2022-2023 grant applicants not to exceed \$106,100 of the \$557,333 budgeted funds.

Eads made a motion to approve recommendations, seconded by Byrne. Voting Aye: Eads, Byrne, Reed, Bana, Favors and Dukes. Nay: None. Recused: Bain. Motion Carried.

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

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 6:32 pm.

ATTEST:

MATTHEW D. DUKES II, Chairman

SARA HANCOCK, Secretary



Memorial Hospital Authority

General Manager/Administrator, Tim Lyon
100 North Midwest Boulevard
Midwest City, Oklahoma 73110
Office (405) 739-1201
tlyon@midwestcityok.org
www.midwestcityok.org

MEMORANDUM

To: Honorable Chairman and Trustees

From: Tiatia Cromar, Finance Director

Date: March 28, 2023

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

This item is on each agenda in the event that the Hospital Authority's investments need to be reallocated, an investment fund manager needs to be changed, or changes need to be made to the Statement of Investment Policy on short notice.

Tiatia Cromar
Finance Director



NEW BUSINESS/
PUBLIC DISCUSSION





ECONOMIC DEVELOPMENT COMMISSION AGENDA

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

March 28, 2023 – 6:03 PM

Presiding members: Chairman Matthew Dukes

Commissioner Susan Eads

Commissioner Pat Byrne

Commissioner Megan Bain

Commissioner Sean Reed

Commissioner Sara Bana

Commissioner Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. DISCUSSION ITEM.

1. Discussion, consideration, and possible action to approve the December 13, 2022 meeting minutes. (Secretary - S. Hancock)

- 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 Commissioners on any Subject not scheduled on the Regular Agenda. The Commissioners 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 Commissioners 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 C COMMISSIONERS.**

D. FURTHER INFORMATION.

1. Review of the Communications & Marketing/CVB Quarterly Activity Reports for the 1st quarter period ending March 31, 2023. No action is necessary; this item is presented for informational and discussion purposes only. (Communications & Marketing - J. Ryan)
2. Review of the Midwest City Chamber of Commerce's Quarterly Activities for the period ending March 31, 2023. (City Manager - T. Lyon)

E. ADJOURNMENT.



DISCUSSION ITEM



Notice for the Midwest City Economic Development Commission 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 Economic Development Commission Minutes
Special Meeting**

December 13, 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 9:11 PM with the following members present:

Commissioner Susan Eads	Commissioner Sean Reed	City Manager Tim Lyon
Commissioner Pat Byrne	Commissioner Sara Bana	Secretary Sara Hancock
Commissioner Megan Bain	Commissioner Rick Favors	City Attorney Don Maisch

DISCUSSION ITEM.

1. Discussion, consideration, and possible action of approving the July 26, 2022 special meeting minutes.

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.

PUBLIC DISCUSSION. There was no public discussion.

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 9:12 PM.

ATTEST:

MATTHEW D. DUKES II, Chairman

SARA HANCOCK, Secretary



NEW BUSINESS/
PUBLIC DISCUSSION





FURTHER INFORMATION





Communications & Marketing

100 N. Midwest Boulevard

Midwest City, OK 73110

jryan@midwestcityok.org

Office: 405.739.1206

www.midwestcityok.org

MEMORANDUM

TO: Honorable Chairman and Commissioners

FROM: Josh Ryan, Communications & Marketing Director

DATE: March 28, 2023

SUBJECT: Review of the Communications & Marketing / CVB Quarterly Activity Reports for the 1st quarter period ending March 31, 2023. No action is necessary; this item is presented for informational and discussion purposes only. (Communications & Marketing / CVB - J. Ryan)

The Quarterly CVB Activity Report is developed by Susan MacQuarrie, Convention & Visitors Bureau Manager. The 2023 1st Quarter Activity Report is attached for your review.

The Quarterly Communications & Marketing Activity Report is developed by Josh Ryan, Communications & Marketing Director. The 2023 1st Quarter Activity Report is attached for your review.

Josh Ryan
Communications & Marketing Director



Convention & Visitors Bureau Activities: Q1 January, February, March 2023

The mission of the Convention & Visitors Bureau is to stimulate Midwest City's economic vitality through tourism by positioning and selling the community in partnership with public and private sectors as a premier destination for conventions, tradeshow, corporate meetings, group tours, and individual leisure travel. The CVB offers assistance with site tours and acquiring bids at our hospitality venues and information on special events, dining, catering, entertainment and local attractions.

In pursuit of its mission, the CVB generates increased visitor spending for the overall business community through creative marketing programs, attractive incentive packages, and special events.

- The CVB represents Midwest City on the Tinker Airshow Committee as a key partner NFE (Non-Federal Entity). A Midwest City presence is vital to keep lines communication open and to advise leadership of airshow developments. Areas of particular concern are anticipated activity for the hotels and public safety (police & fire).
- Group booking trends continue to look positive into 2023. Rebooking previously cancelled events remains a priority and new business inquiries are gaining momentum.
- Excitement is growing within the public dining and tourism sector in Midwest City. We are awaiting final confirmation that the Grand Re-opening & Ribbon Cutting of the new Delta Hotels by Marriott will be Tuesday, April 18th, in conjunction with the highly popular and post pandemic return of the Taste of Midwest City event highlighting Midwest City Restaurants.
- The MAC Sports Complex and Reed Ballpark are booming! These facilities are experiencing massive traffic from local ball activities into tournament weekends. It is conservative to experience 4600+ people on a tournament weekend.
- The Communication & Recreation Director has created a tournament schedule (see attached) to distribute to Midwest City Hotels and Dining establishments.
- This calendar will be shared with the Chamber of Commerce as a means to communicate directly to Chamber member restaurants.
- John Conrad Golf Club continues to thrive since the relaunch. There are many positive comments about the challenge of the new course. The CVB takes every opportunity to promote the golf course and tournaments.
- The CVB continues to participate in travel & tourism industry events hosted by OTIA, OSAE and TravelOK. This assembly of travel and tourism experts provide an understanding of the opportunities and expectations that destination marketing organizations will experience as we continue move forward. Cautiously optimistic for 2022 travel and tourism seems to be the mantra for now.
- The "Experience Midwest City" resource guide is very close to completion. The publication will broaden our overall exposure for our Midwest City businesses and capture the opportunity to

highlight the amenities of our community to relocation prospects, new business interests and visitor perspectives.

- The CVB joined with the Economic Development and Communications & Marketing Depts. in a targeted marketing campaign with the Journal Record.
- Midwest City was featured in Focus on Tourism, Focus on Sports, Focus on Veterans and Focus on Midwest City specialty inserts provided the opportunity to garner a multi-faceted footprint to promote Midwest City

CVB Marketing Campaigns-

○ Digital

- **Website** – www.visitmidwestcity.com The visitmidwestcity website is being updated and designed to match the new “Experience Midwest City” Community Guide.
- **Social Media – Facebook & Twitter-** posts are made on all social media resources. Some weeks with heavy events or activities, multiple posts are made on a daily basis.
- **Cross promotion** – Parks & Recreation Activities & Special Events, Shopping, dining and Hotels. Rose State College, Chamber of Commerce and other community partners events and activities.

○ Print

- Specific print pieces through the Midwest City Beacon and the Journal Record have provided an opportunity to showcase Midwest City’s newest facilities.
- OTRD distributes the visitors guide through an online request fulfillment program.
- **OSAE – Oklahoma Society of Association Executives** – Member and Sponsor, ad in quarterly meeting planner magazine. OSAE is the state’s premier organization for meeting planner networking and showcasing meeting facilities and hotels.
- **OTIA- Oklahoma Travel Industry Association-** Member & Sponsor. OTIA continues to offer complimentary continued education training webinars and Travel & Tourism road shows.

- **Cross Promotion & Marketing-** The Communication & Marketing Department continues to work closely with community partners to cross promote community happenings.

- **Special Events** – The Communication & Marketing team encompasses the programming, sponsorships, marketing, execution and follow-up for Midwest City special events.
- **Holiday Events** – Holiday Lights Spectacular, Light the City and Walk the Lights events were all a huge success. Holiday Lights Spectacular closed only 1 day due to weather and hosted 3 evening of the new “Walking Wednesdays”; 13,400 cars went through Holiday Lights Spectacular, with 1000 walkers for Walking Wednesdays.
- **State of the City Address** – The strengths and collaborative efforts made the Mayors State of the City address and breakfast a huge success with record attendance.

UPCOMING-

- The **Cruise in for Coffee** Event will resume the third Saturday of each month April – October (8A-11A). Santa Fe Cattle Co. restaurant will continue to be the host location. Dunkin’ Donuts has decline to be the donut sponsor. Santa Fe has expressed interest in providing breakfast burritos for \$5. We do expect this monthly car show to bring continued business to Town Center Plaza and surrounding businesses.
- Grand Re-Opening of the Delta Hotel – April 18th (Tentative)
- Covered in Color is back! May 13th
- W.P. “Bill” Atkinson Park- May 13th to open Covered in Color event
- The **Central Oklahoma MOPAR Association (COMA)** has rebooked their annual MOPAR show back in Midwest City, October 7th.
- All available resources are utilized to promote all Midwest City special events including Websites, Newsletters, Social Media, Digital and Print.

Submitted By: **Susan MacQuarrie, March 14, 2023**

Communications & Marketing Department Responsibilities

- Media relations, public information, special events, marketing of City services, special event marketing, external special event coordination, convention recruitment and tourism attraction. Staff includes the C&M Director, Convention & Visitors Bureau Manager and Events Specialist (currently open).

2023 Highlights

Special Events Support

- Special events are currently being managed by the CVB
- Marketing and promotional support has been provided to several events in Q1, including:
 - Dr. Martin Luther King, Jr. Day – January 16
 - Daddy/Daughter Dance - January 28
 - Mayor’s State of the City – February 27
 - MWC Community Cleanup - March 22
 - Annual Rain Barrel Sale – April 15
 - Tire & E-Waste Recycling Event - April 15
 - Earth Day Event w/Public Works – April 15

Communications & Marketing Office (CAMO)

- Provided graphic design, marketing and promotional support on projects for multiple departments:
 - Natural Christmas Tree Disposal – Public Works
 - City Holiday Schedule – Multiple Services
 - Spring CMC League Registration – Parks & Recreation
 - CNG Waste Collection Truck – Public Works
 - Homebuyer Assistance – Grants Management
 - New City Hall Hours – City Manager
 - Urban Renewal Plan Public Hearing – City Attorney
 - Fire Marshal FAQ – Fire Department
 - Spring Events – Public Works
 - Midwest City Jobs – Human Resources
 - Career Training Grants – Grants Management
 - V.I.T.A. – Grants Management
 - Mayor’s State of the City – City Manager

Convention & Visitors Bureau (CVB)

- Please see CVB Q1 Report

On the Horizon

- Events Specialist position is currently open. We are looking forward to adding a new member to our team that will help us to organize our most popular City events. In a year that TAFB is holding such an anticipated air show on July 1-2, it will be a good year for this person to join our team.
- We’re excited about the return of Covered in Color on the Saturday of Mother’s Day weekend. This year, we are including the Tinker Inter-tribal Council in our celebration of Spring and the Arts in MWC. This will include art, dances and vendors that would normally take part in their annual pow wow. Most of all, we’re excited that it will take place in the new W.P. Bill Atkinson Park.



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

MEMORANDUM

TO: Honorable Chairman and Commissioners
Midwest City Economic Development Commission

FROM: Tim Lyon, City Manager

DATE: March 28, 2023

SUBJECT: Review of the Midwest City Chamber of Commerce's Quarterly Activities for the period ending March 31, 2023.

The Midwest City Chamber of Commerce has provided the attached report.

Tim Lyon, City Manager



2023 Q1 EDC Report

Submitted 3.16.23

We have had a successful start to our 2023 year. We are thankful for our members, board, and community partners that continue to support our efforts to provide marketing opportunities through networking events, and educational and leadership programming. We are invested in pro business strategies for our City, relentless cheerleaders for our members, and conveners of conversations in the community, facilitating relationships and uplifting the quality of life Midwest City.

Less than 90 Days into the new year and the Midwest City Chamber of the Commerce has already accomplished so much.

New Members

*Since 1 January, Projected base on the next 30 days

2023 Current	2023 Projected	2022 Annual Total
11	50	33

*Current Membership Total (361)

Hosted Networking Events

*Since 1 January, Projected based on the next 30 days

	2023 Current	2023 Projected	2022 Annual Total
Ribbon Cuttings	4	20	14
Sunrise Socials	0	4	3
Business After Hours	1	4	0
Lunch Bunch	3	12	0

- Lunch Bunch – A new program we designed to drive business to our local restaurants
 - o First Friday of every month
 - o Individuals on own for payment
 - o Non-Members Welcome, Averaging (30) people per event
 - o Monthly impact - \$300-\$500 increased sales for host restaurant

Leadership Programming

- Leadership MWC – Week 6 of 12 Complete
 - o (24) Participants, (4) from Tinker
 - o Taste of MWC - April 18th at Reed Center



Workforce Development

- Hosted Mathis Home for (3) days during their recruiting and hiring events
- Strategies for Success Seminars:
 - o Business Education and Skills Trainings
 - o Held Quarterly, Minimal Fee with Lunch Included

Attended Partner Events

- Mid Del Tinker 100 Club
- 552nd Annual Awards Banquet
- Leah's Hope Liberator Luncheon
- Mid Del Group Homes Movie Premier Night
- TACAMO Annual Awards Luncheon
- Mix and Mingle East

Community Partnerships

- K9 Veterans Day with the City of Midwest City and Veterans Center at SNU
 - o (175) people hosted at Fred Quinn Happy Tails Dog Park
- Community Marketing Meeting
 - o Rotates between local restaurants, (10-12) people monthly
 - o Review of Upcoming Events to avoid overlapping on calendar and partnership on fundraising efforts
- Public Works – Community Clean Up Day – Chamber is supporting with cleanup efforts but also providing lunch for participants through Republic Services partnership
- Attended the Community Planning Meeting for Emergency Management

Hosted Events

- Annual Banquet
 - o (258) people hosted at Rose State College on 26 January
- State of the City Address
 - o (160) people hosted at Nick Harroz Community Center on 27 February
- Leadership Alumni Mixer
 - o (65) people hosted at Altitude 1291

Celebrating Education

- Provided certificate of excellence to Mrs. Jimmie Nolen, retired from the MDPS School Board in February
- Promotion of York Family Foundation in conjunction with Mid Del Public Schools and the Del City Chamber, bringing Dolly Parton's Imagination Library to Mid Del



Military Affairs

- Official Non-Federal Entity Partner for the Tinker Air Show – Chamber is assisting with the VIP Chalet and Volunteer Coordination
- Accepted into the Honorary Commander Program at Tinker AFB
- Navy League Events – Chamber is assisting with planning efforts with the Navy Birthday Ball, Navy Golf Tournament and the Battle of Midway Commemorative event. All events hosted in Midwest City 2023
- Tinker & The Primes – Planning underway, we are sold out on exhibit booths, sponsorships on sale now, individual attendee registration opens in May

Upcoming Events – 60 Days

- 24 March – Strategies for Success Seminar
- 25 March – Community Clean Up Day
- 30 March – Ribbon Cutting for Mathis Home
- 4 April – Community Marketing Meeting
- 4 April – Business After Hours at Enchanted Gardens
- 7 April – Lunch Bunch at Pelican’s AND Sam’s Club 40th Anniversary Celebration
- 13 April – 911 Dispatchers Appreciation Day
- 14 April – Purple Up! For Military Kids
- 14 April – Chamber Ambassador’s Meeting
- 18 April – Taste of Midwest City
- 20 April – Ribbon Cutting for Sight-Hearing Encouragement Program
- 25 April – Leadership MWC Graduation
- 4 May – Firefighter Appreciation Day
- 4 May – Ribbon Cutting for Casey’s Gas Station (29th/ Air Depot Location)
- 5 May – Lunch Bunch at La Herencia
- 16 May – Police Appreciation Day
- 25 May – Public Works Appreciation Day

Events Pending Dates:

- State of Tinker AFB with Lt General Stacey Hawkins, Commander of the Air Force Sustainment Center
- Ribbon Cutting for True Sky Credit Union



SPECIAL ECONOMIC DEVELOPMENT AUTHORITY AGENDA

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

March 28, 2023 – 6:04 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	Authority Attorney Don Maisch

A. **CALL TO ORDER.**

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

1. Discussion, consideration, and possible action of approving the January 24, 2023 meeting minutes. (Secretary - S. Hancock)
2. Discussion, consideration and possible action to amend and/or approve the Second Amendment to extend the “Economic Development Assistance Agreement” to April 30, 2023 by and between the Midwest City Economic Development Authority and Mathis Oklahoma City, LLC dated December 14, 2021, and authorizing and directing the execution of the amendment. (Economic Development – R. Coleman)

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

D. **ADJOURNMENT.**



CONSENT AGENDA



Notice for the Midwest City Economic Development Authority special meeting was filed with the City Clerk of Midwest City atleast 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**

January 24, 2023

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

Chairman Matt Dukes called the meeting to order at 6:31 PM with the following members present:

Trustee Susan Eads	Trustee Sean Reed	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Megan Bain	Trustee Rick Favors	City Attorney Don Maisch

EXECUTIVE SESSION

1. Discussion, consideration and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City at the Soldier Creek Industrial Park (N/2, Sec. 27, T12N, R02W, I.M.) less and except Lot 1; and 2) in open session, authorizing the General Manager/Administrator to take action as appropriate based on the discussion in executive session.

At 6:31 PM Favors made a motion to enter into Executive Session, seconded by Eads. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

AT 8:16 PM Eads made a motion to return to open session, seconded by Reed. Voting Aye: Eads, Byrne, Bain, Reed, Bana, Favors and Dukes. Nay: none. Motion Carried.

*Returned to Meeting at 8:45 PM

No Action Taken

DISCUSSION ITEM.

1. Discussion, consideration, and possible action of approving the January 10, 2023 meeting minutes.

Reed made a motion to approve the minutes, seconded by Bana. 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 8:45 PM.

ATTEST:

SARA HANCOCK, Secretary

MATTHEW D. DUKES II, Chairman

MEMORANDUM

To: Honorable Chairman and Trustees

From: Tim Lyon, General Manager/Administrator

Date: March 28, 2023

Subject: Discussion, consideration and possible action to amend and/or approve the Second Amendment to extend the “Economic Development Assistance Agreement” to April 30, 2023 by and between the Midwest City Economic Development Authority and Mathis Oklahoma City, LLC dated December 14, 2021, and authorizing and directing the execution of the amendment. (Economic Development – R. Coleman)

Mathis Oklahoma City, LLC (“Mathis”) is leasing the former JCPenney store, 7271 SE 29th ST for a period of not less than 20 years for use as a new, first-quality retail furniture store. The Economic Development Authority (“Authority”) and Mathis on December 14, 2021 entered into an Economic Development Assistance Agreement (“Agreement”), whereby the Authority would provide certain financial incentives for specific performances. Deadline for completing the project was originally December 31, 2022.

The scope of work on the former JCPenney building grew and the project is taking longer than expected. Mathis’ original request to extend the deadline to open the store to March 31, 2023 was approved five months ago. Although it is almost completed, the store is not quite ready and a month extension is needed.

Please contact Economic Development Director Robert Coleman (405/739-1218) with any question.

Respectfully,



Tim Lyon, General Manager/Administrator

Attachment: Second Amendment to the Economic Development Assistance Agreement

7271 SE 29th STREET REDEVELOPMENT PROJECT

SECOND AMENDMENT TO

ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT

By and Between The

MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY

And

MATHIS BROS. OKLAHOMA CITY, LLC

Dated as of March 28, 2023

7271 SE 29TH STREET REDEVELOPMENT PROJECT

SECOND AMENDMENT TO
ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT

THIS SECOND AMENDMENT TO ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT, dated as of March 28, 2023 (hereinafter, the “Development Assistance Agreement”), is made and entered into by and between the Midwest City Economic Development Authority, an Oklahoma public trust (hereinafter, the “Development Authority”), and Mathis Bros. Oklahoma City, LLC, an Oklahoma limited liability company (hereinafter, the “Company”).

WITNESSETH:

WHEREAS, the parties hereto have previously entered into that certain “Economic Development Financing Assistance Agreement”, dated as of December 14, 2021 (hereinafter, the “Financing Assistance Agreement”), providing for development financing assistance to be made available by the Development Authority to the Company in connection with the Company’s plans to develop, construct, equip and operate a first-quality retail furniture store in the Town Center Plaza Shopping Center in Midwest City, Oklahoma, and to operate such facilities to serve retail customers in Midwest City, Oklahoma and beyond.

WHEREAS, the parties wish to amend the Financing Assistance Agreement to extend the time periods contained in the original agreement.

NOW, IN CONSIDERATION OF the mutual covenants and agreements contained herein, the Development Authority and the Company hereby agree as follows:

SECTION 1. Section 2.02 of the Financing Assistance Agreement, captioned “Inducement to the Company” is hereby amended to read in its entirety, as follows:

“SECTION 2.02 Inducement to the Company. The Company’s ability to accomplish the Project with development financing assistance from the Development Authority has induced the Company to proceed with the Project and the Company hereby covenants to complete the contemplated improvements to the Mathis Retail Store, which must commence on or before October 1, 2022 and be completed by April 30, 2023.”

SECTION 2. All other provision of the Financing Assistance Agreement not modified herein shall remain as originally contained in such agreement.

IN WITNESS WHEREOF, the Development Authority and the Company have caused this instrument to be duly executed this ____ day of March, 2023.

MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY

Chairman

(SEAL)
ATTEST:

Secretary

MATHIS BROS. OKLAHOMA CITY, LLC

David Burrage, Manager

ACKNOWLEDGEMENTS

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, Chairman of the Midwest City Economic Development Authority, a public trust, on behalf of the Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public

(SEAL)

My Commission Expires: _____

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

BEFORE ME, a notary public in and for said City and state, on this ____ day of _____, 2023, personally appeared David Burrage, to me known to be the identical person who subscribed the name of Mathis Bros. Oklahoma City, LLC to the foregoing instrument as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public

(SEAL)

My Commission expires _____



PUBLIC DISCUSSION

