



CITY COUNCIL AGENDA





CITY OF MIDWEST CITY MEETINGS

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

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

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

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

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

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

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



CITY COUNCIL AGENDA

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

March 24, 2026 - 6:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Brian Triger

Ward 3 Rita Maxwell

Ward 5 Sara Bana

Ward 2 Pat Byrne

Ward 4 Marc Thompson

Ward 6 Rick Favors

City Staff:

City Manager Tim Lyon

City Clerk Sara Hancock

City Attorney Don Maisch

A. CALL TO ORDER.

B. OPENING BUSINESS.

1. Invocation by Assistant City Manager Vaughn Sullivan

2. Pledge of Allegiance

3. Oklahoma Municipal League Service Awards:

* Darrin Clagg Solid Waste

* Chad Flint, Fire

* Christopher Denton, Fire

* Don Johnson, Fire

* Patrick Menefee, Public Works

* Karen Highly, ECC/911

* Randall Fryar, Community Development

* Jenny Skaarer, City Clerk

* Floyd Netherton, Police

* Justin Madison, Line Maintenance

4. Mayoral Proclamations: Crest Foods and Jim Dolezel/Pelicans

5. Community-related announcements and comments

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

1. Discussion, consideration and possible action to approve the meeting minutes for February 24, 2026. (City Clerk - S. Hancock)

2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2025-2026 increase: Grants, revenue/OK Attorney General (62) \$30,000; Transfers In/Impound Fees (62) \$2295; expenditures/Overtime (62) \$30,000; expenditures/Social Security (62) \$2295. Police Impound Fees, expenditures/Grants (62) \$2295. Grants Housing Activities,

City Council

expenditures/Home Buyers Assistance (37) \$7500. Reimbursed Projects, revenues/Spark Good Grant (15) \$1000; expenditures/Food Drive (15) \$1000; revenues/Hospital Authority Grants (64) \$17,544; revenues/Hospital Authority Grants (23) \$265,000; revenues/Hospital Authority Grants (78) \$7500; revenues/Hospital Authority Grants (37) \$75,000; expenditures/Equipment (64) \$17,544; expenditures/Equipment (23) \$130,000; expenditures/Equipment (23) \$135,000; expenditures/Trees (78) \$7500; expenditures/Homebuyer's Assistance (37) \$75,000. (Finance – T. Cromar)

3. Discussion, consideration, and possible action of accepting Grants of Permanent Easement from I.H. Development, LLC, across property located within Section Ten (10), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma within the municipal corporate boundaries of Midwest City (Public Works - R. Paul Streets).
4. Discussion, consideration and possible action to approve a resolution to notify the public of publication of the most recent Supplement 21, dated February 2026 to the Midwest City Code of ordinances and to ratify all other previous supplements and codifications. (City Clerk - S. Hancock)
5. Discussion, consideration, and possible action to declare (1) Chevy Tahoe and its contents as surplus and authorizing disposal by public auction, sealed bid, or other necessary means. (G. Wipfli - Police Chief)
6. Discussion, consideration and possible action declaring the attached Animal Welfare list of items as surplus and authorizing disposal by public action, sealed bid or other means as necessary. (Director of Operations - R. Rushing)
7. Discussion, consideration, and possible action declaring (1) 1948 Ford and miscellaneous items attached as surplus and authorizing disposal by public auction, sealed bid, or other necessary means. (G. Wipfli - Police Chief)
8. Discussion, consideration, and possible action of declaring a fire department cutoff saw as surplus and authorizing disposal by public auction, sealed bid or other means as necessary. (Fire - D. Beabout)
9. Discussion, consideration, and possible action declaring a Manitowoc Self Cleaning dishwasher model S320, Serial #931022716 as surplus and authorizing disposal by public auction, sealed bid or other means as necessary. (Assistant City Manager - V. Sullivan)
10. Discussion, consideration and possible action of appointing Sara Bana, Ward 5 City Council Member to administer the oath of office to the Ward 1 City Council Member, Brian Triger. (D. Maisch – City Attorney).
11. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Innovative Mechanical in the amount of \$177,000 to replace the boiler for City Hall and the Police Department, with the project expected to be completed in 240 Calendar Days. The City Council authorizes the City Manager to sign and execute the contract. (Community Development - M. Summers)

City Council

12. Discussion, consideration, and possible action of awarding the bid to and approving a contract with Innovative Mechanical in the amount of \$257,000 to replace AHU 1 and AHU 2 HVAC equipment at City Hall, with the project expected to be completed in 240 Calendar Days. The City Council authorizes the City Manager to sign and execute the contract. (Community Development - M. Summers)
13. Discussion, consideration, and possible action of approving a Public Fleet Conversion Grant Contract between the City of Midwest City and the Association of Central Oklahoma Governments in the amount of \$1,427,905.00 to purchase: (1) CNG compressor, (1) manual regenerative dryer, (3) storage spheres, (20) hose drops, (2) solar-powered EV charging stations, (2) curbside level 2 EV charging stations, and (3) electric vehicles and delegate to the City Manager the authority to execute the contract. (Public Works - R. Paul Streets)

D. DISCUSSION ITEMS.

1. (MP-30) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property described as a Subdivision of Lot Four (4) of the Soldier Creek Industrial Park, City of Midwest City, Oklahoma County, Oklahoma. (Community Development - M. Summers)
2. (PC-2241) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Hospitality District (“HOS”) with a Special Use Permit (“SUP”) to Simplified Planned Unit Development (“SPUD”) for the property located at 1716 S. Sooner Road, Midwest City, Oklahoma. (Community Development - M. Summers)
3. (PC-2242) Public hearing, discussion, consideration, and possible action to approve an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Medium Density Residential District (“R-MD”) for the subject property described as all of Blocks 1, 2, and 3 of the Eagle Landing Addition, located in Midwest City, Oklahoma County, Oklahoma. (Community Development - M. Summers)
4. (PC-2243) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow *Low Impact Institutional: Neighborhood Related* in the Single-Family Detached Residential District (R-6) for the property located at 9125 & 9113 SE 15th Street, Midwest City, Oklahoma 73110. (Community Development - M. Summers)
5. Discussion, consideration and possible action to approve an ordinance amending the Midwest City Municipal Code, Chapter 18 Garbage and Refuse, Article II, Municipal Collection and Disposal Service; Section 18-29, Fee for excessive amounts of garbage, trash, yard waste and brush and large household items; and providing for repealer and severability. (Public Works - R. Paul Streets)

City Council

- E. **NEW BUSINESS/PUBLIC DISCUSSION.** “In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Council on any subject not scheduled on the regular agenda. The Council shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Council will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE COUNCIL ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE COUNCIL.”
- F. **FURTHER INFORMATION.**
1. Monthly Residential and Commercial Building report for February 2026 (Community Development - M.Summers)
 2. Review of the February 3, 2026 Planning Commission Meeting Minutes. (Community Development - M. Summers)
 3. Review of the December 16, 2025 Board of Adjustment Meeting Minutes. (Community Development - M. Summers)
 4. (PC-2238) Public hearing, discussion, consideration, and possible action on an ordinance to amend the zoning map from R-6 to PUD for the property described as a tract of land being a part of the East Half (E/2) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County Oklahoma. (Community Development - M. Summers)
 5. (PC-2239) Public hearing, discussion, consideration, and possible action on a preliminary plat, for the property described as a tract of land being a part of the East Half (E/2) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County Oklahoma. (Community Development - M. Summers)
 6. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager. (Human Resources Director - T. Bradley)
 7. Review of the City Manager's Report for the month of February 2026. (Finance-T. Cromar)
- G. **ADJOURNMENT.**



CONSENT AGENDA



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

City of Midwest City Council Minutes

February 24, 2026

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

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

Ward 1 Brian Triger	Ward 2 Pat Byrne	City Manager Tim Lyon
Ward 3 Rita Maxwell	Ward 4 Marc Thompson	City Clerk Sara Hancock
Ward 5 Sara Bana	Ward 6 Rick Favors	City Attorney Don Maisch

OPENING BUSINESS. The Invocation was given by Assistant City Manager Vaughn Sullivan. The Pledge of Allegiance was led by Carl Albert JROTC. City Manager Lyon made staff community-related announcements. Mayor Dukes presented a proclamation to Sensei Mike Dillard for Century Martial Arts 50th Year in Business.

DISCUSSION ITEM.

- 1. Discussion, consideration and possible action of appointing Brian Triger as the Ward 1 City Council Member replacing former Ward 1 City Council Member, Susan Eads who resigned from office, until Brian Triger can be sworn in as the new City Council Member on April 20, 2026, and appointing Mukesh Patel, Library Commissioner, Metropolitan Library Commission to administer the oath.**

Thompson made a motion to approve the appointment of Brian Triger, seconded by Maxwell. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

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

1. Discussion, consideration and possible action to approve the meeting minutes for January 27, 2026.
2. Discussion, consideration, and possible action declaring a Market Forge Deep Fryer, a Garland oven/cook top, a Larkin Industries Ansel vent hood and a Manitowoc Ice Maker as surplus and authorizing disposal by public auction, sealed bid or other means as necessary.
3. Discussion, consideration, and possible action to declare (1) GMC Terrain and its contents as surplus

and authorizing disposal by public auction, sealed bid, or other necessary means.

February 24, 2026 City Council
Minutes continued.

2

4. Discussion, consideration, and possible action of 1) declaring various computer equipment and other miscellaneous items of City property as obsolete, defective, or replaced; and 2) authorizing their disposal by public auction, sealed bid or other means as necessary.
5. Discussion, consideration, and possible action to declare (9) LifePak 1000 Defibrillators as surplus and authorizing disposal by public auction, sealed bid, or other means as necessary.
6. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2025-2026 increase: Park & Recreation fund, expenditures/Capital Outlay Remodel (06) \$82,224.
7. Discussion, consideration, and possible action of approving a project agreement for State Job Number 36953(04), with the Oklahoma Department of Transportation (ODOT) to receive \$614,800 in federal funds for Citywide Pavement Marking/Striping Project 7.
8. Discussion, consideration, and possible action of declaring miscellaneous equipment from the Public Works Department as surplus and authorizing their disposal by sealed bid, public auction or by other means as necessary.
9. Discussion, consideration, and possible action of nominating City Manager, Tim Lyon, to continue serving on the Oklahoma Municipal Assurance Group Board of Trustees.

DISCUSSION ITEMS CONTINUED.

1. **(MP-00029) Public hearing, discussion, consideration, and possible action of approval of a Minor Plat for a tract of land described as BLK 001 LOT 003 of the 29th and Douglas Apartments, located in Midwest City, Oklahoma.**

Summers addressed the council. After Council and Staff discussion, Byrne made motion to approve, seconded by Bana. Voting Aye: Triger, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

2. **(PC-2237) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow the use of a church (Low Impact Institutional: Neighborhood Related) in the R-6, Single-Family Detached Residential district for the property located at 9201 SE 15th Street, Midwest City, Oklahoma 73110.**

At 6:26 PM Bana left her seat but remained in chambers. Returned at 6:27 PM. Left at 6:49 PM / returned at 6:50 PM.

At 7:02 PM Favors left and returned at 7:04 PM.

Summers, Nancy Curtis of 2443 Fruitful Dr (meant to address council on MP-00029) applicant Pastor Cory Fahrenkamp of 9340 Nawassa Dr., WT at Coachlight, and Felix Linden addressed the Council. After Council and Staff discussion, Byrne made motion to approve, seconded by Favors. Voting Aye: Triger, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

3. Public hearing, discussion, consideration, and possible action to adopt the Midwest City Comprehensive Plan 2045.

Summers addressed the council. Project Manager Dawn Thomas with Freese & Nichols presented information. Council and staff had discussion on the matter. Bana left at 6:49 pm and returned at 6:50 pm. Favors left at 7:02 pm and returned at 7:04 pm. Byrne made a motion to approve the action, seconded by Favors. Voting Aye: Triger, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

NEW BUSINESS/PUBLIC DISCUSSION.

Altune Ulmer of 7300 SE 15th St. addressed Council.

At 7:31 PM Bryne made a motion to recess, seconded by Favors. Voting Aye: Triger, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

At 7:38 PM Favors made a motion to reconvene, seconded by Byrne. Voting Aye: Triger, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

EXECUTIVE SESSION.

1. Discussion, consideration, and possible action of, 1) entering into executive session, as allowed under 25 O.S. § 307 (B) (7) to discuss a matter where disclosure of the information would violate confidentiality requirements of state and/or federal law concerning who is participating in the City's Health Benefits Program; and 2) in open session, voting on a Resolution to adopt the City Council's policy on participation if certain requirements are met.

At 7:39 PM Favors made a motion to enter Executive Session, seconded by Byrne. Voting Aye: Triger, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

At 8:23 PM Byrne made a motion to reconvene to open session, seconded by Favors. Voting Aye: Triger, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

DISCUSSION ITEM CONTINUED.

1. Discussion, consideration and possible action of approving a Resolution concerning City Council Members, both current and past, access to the City’s Health Benefits Program and elimination of subsidies to City Council Members.

Favors made motion to approve Resolution 2026-05 with the following amendments: Beginning July 1, 2026 they shall pay 70% of the insurance premium costs to participate and as of July 2027 they shall pay 100% of the insurance premium costs to participate, seconded by Bana. Voting Aye: Triger, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

FURTHER INFORMATION.

1. Review of the City Manager's Report for the month of January 2026.
2. Review of the January 6, 2026 Planning Commission Meeting Minutes.
3. Monthly report on the City of Midwest City Employees’ Health Benefits Plan by the City Manager.
4. Monthly Building report for January 2026.

ADJOURNMENT. There being no further business, Mayor Dukes adjourned the meeting at 8:23 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 24, 2026

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2025-2026 increase: Grants, revenue/OK Attorney General (62) \$30,000; Transfers In/Impound Fees (62) \$2295; expenditures/Overtime (62) \$30,000; expenditures/Social Security (62) \$2295. Police Impound Fees, expenditures/Grants (62) \$2295. Grants Housing Activities, expenditures/Home Buyers Assistance (37) \$7500. Reimbursed Projects, revenues/Spark Good Grant (15) \$1000; expenditures/Food Drive (15) \$1000; revenues/Hospital Authority Grants (64) \$17,544; revenues/Hospital Authority Grants (23) \$265,000; revenues/Hospital Authority Grants (78) \$7500; revenues/Hospital Authority Grants (37) \$75,000; expenditures/Equipment (64) \$17,544; expenditures/Equipment (23) \$130,000; expenditures/Equipment (23) \$135,000; expenditures/Trees (78) \$7500; expenditures/Homebuyer's Assistance (37) \$75,000. (Finance – T. Cromar)

The first five supplements are needed to budget for the 2026 Oklahoma Safe Grant expenses and revenues. The sixth supplement is needed to correct the roll forward from FY 24/25 for the Home Buyers Assistance. The seventh and eighth supplements are needed to budget for the expenses and revenues for the Walmart Spark Good Grant. The ninth through seventeenth supplements are needed to budget for the FY 25/26 Hospital Authority Grant transfers and budget.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS

March 24, 2026

Fund GRANTS (143)		BUDGET AMENDMENT FORM Fiscal Year 2025-2026			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
62	GRANTS/OK ATTORNEY GENERAL	30,000			
62	TRANSFERS IN/IMPOUND FEES (037)	2,295			
62	PERSONAL SERVICES/OVERTIME			30,000	
62	BENEFITS/SOCIAL SECURITY			2,295	
		<u>0</u>	<u>0</u>	<u>32,295</u>	<u>0</u>
Explanation:					
To budget for the 2026 Oklahoma Safe Grant expenses and revenue.					

Fund POLICE -IMPOUND FEES (037)		BUDGET AMENDMENT FORM Fiscal Year 2025-2026			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
62	TRANSFERS OUT / GRANTS (143)			2,295	
		<u>0</u>	<u>0</u>	<u>2,295</u>	<u>0</u>
Explanation:					
To budget for the 2026 Oklahoma Safe Grant social security expenses being transferred to fund 143. Funding to come from fund balance.					

Fund GRANTS / HOUSING ACTIVITIES (142)		BUDGET AMENDMENT FORM Fiscal Year 2025-2026			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
37	URBAN DEV / HOME BUYERS ASSISTANCE			7,500	
		<u>0</u>	<u>0</u>	<u>7,500</u>	<u>0</u>
Explanation:					
To correct the roll forward from FY 25 for project #372301 Home Buyers Assistance. Funding to come from fund balance.					

SUPPLEMENTS
March 24, 2026

Fund REIMBURSED PROJECTS (016)		BUDGET AMENDMENT FORM Fiscal Year 2025-2026			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
15	SPARK GOOD GRANT (152604)	1,000			
15	MATERIALS & SUPPLIES/FOOD DRIVE(152604)			1,000	
		<u>1,000</u>	<u>0</u>	<u>1,000</u>	<u>0</u>
Explanation:					
To budget for revenue & expenses for funds received from Walmart for the Spark Good Grant.					

Fund REIMBURSED PROJECTS (016)		BUDGET AMENDMENT FORM Fiscal Year 2025-2026			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
64	HOSPITAL AUTHORITY GRANTS	17,544			
23	HOSPITAL AUTHORITY GRANTS	265,000			
78	HOSPITAL AUTHORITY GRANTS	7,500			
37	HOSPITAL AUTHORITY GRANTS	75,000			
64	CAPITAL OUTLAY /EQUIP (642613)			17,544	
23	CAPITAL OUTLAY /EQUIP (232601)			130,000	
23	CAPITAL OUTLAY /EQUIP (232602)			135,000	
78	MATERIALS & SUPPLIES / TREES (782601)			7,500	
37	OTHER SERVICES / HOMEBUYERS ASSIST(372601)			75,000	
		<u>0</u>	<u>0</u>	<u>82,500</u>	<u>0</u>
Explanation:					
To budget for the transfer of Intra-City Hospital Authority grants for FY 25/26, as well as the expenditures for those grants. Funding being transferred from Fund 425.					



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 Mayor and Council

From: R. Paul Streets, Public Works Director

Date: March 24, 2026

Subject: Discussion, consideration, and possible action of accepting Grants of Permanent Easement from I.H. Development, LLC, across property located within Section Ten (10), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma within the municipal corporate boundaries of Midwest City.

Timberridge Pointe, Section 5, is being developed by I.H. Development, LLC, in Section Ten (10), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma within the municipal corporate boundaries of Midwest City.

The utilities for the existing and future sections of this subdivision are connected in several places. While preparing for the upcoming final plat for Timberridge Pointe, Section 5, three locations were identified that were outside existing easements. The attached Grants of Permanent Easement provide the easements necessary to allow connection between existing and future subdivisions. The proposed dedications are located in the adjacent existing plat for Timberridge Pointe, Section 4.

Action is at the discretion of the Council.

Respectfully,

R. Paul Streets
Public Works Director

RETURN TO CITY CLERK
P O Box 10570
Midwest City, OK 73140

Project: Timberridge Pointe 5
Parcel No. 1239-21-651-1500

GRANT OF PERMANENT EASEMENT

KNOW ALL BY THESE PRESENTS:

That I.H. Development, LLC., an Oklahoma limited liability company (grantor), of CLEVELAND County, NORMAN, OKLAHOMA, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the City of Midwest City, a municipal corporation, a permanent easement across, over and under the following described lots, tracts or parcels of land situated in Oklahoma County, State of Oklahoma, to-wit:

SEE ATTACHMENT 'A'

This easement is granted for the purpose of enabling the City of Midwest City, its officers, agents, contractors and employees to go upon, layout, construct, change, and/or build improvement(s) upon the above-described lots, parcels or tracts of land and includes the permanent right of ingress and egress for employees, tools and equipment of the City of Midwest City, its officers, agents, contractors and employees.

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

Grantor hereby covenants and warrants that at the time of the delivery of this easement that the above-described real estate and premises are free of all liens and claims whatsoever, and that they will, so long as this easement is in full force and effect, defend the same unto the City of Midwest City against all claiming to the contrary.

WITNESS the hands of the parties this 7 day of Nov., 2025.

I.H. Development, LLC.


Signature

Printed Name: J. Ree Stambaek

Title: Manager

ACKNOWLEDGEMENT

STATE OF Oklahoma)
)ss.
COUNTY OF Cleveland)

7 Before me, the undersigned Notary Public in and for the state and county aforesaid, on this 7 day of Nov, 2025, personally appeared Suzee Stumbeck, to me known to be the identical person(s) who executed the within and foregoing as a free and voluntary act and deed for the uses and purposes herein set forth.

WITNESS, my hand and seal this 7 day of November, 2025.

My Commission expires: 11-22-25

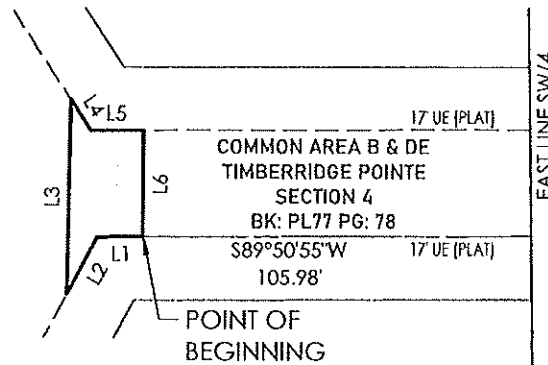
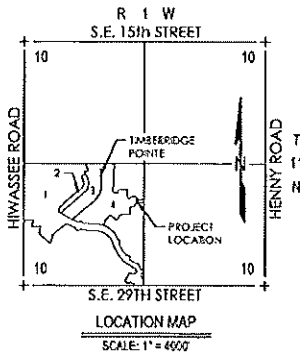


[Handwritten signature]

NOTARY PUBLIC

Approved by City Attorney _____ Date: _____

Approved by City Council _____ Date: _____



Line Table		
Line #	Direction	Length
L1	S89° 50' 55"W	12.50'
L2	S28° 20' 41"W	17.40'
L3	N00° 58' 44"E	52.32'
L4	S33° 25' 44"E	9.93'
L5	N89° 50' 55"E	14.50'
L6	S00° 12' 25"W	28.71'

POINT OF COMMENCEMENT
SE CORNER OF SW/4 OF
SECTION 10, T11N, R1W, I.M.

LEGAL DESCRIPTION

A tract of land situated within a portion of the Southwest Quarter (SW/4) of Section Ten (10), Township Eleven North (T11N), Range One West (R1W) of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SW/4; thence N00°45'30"W with the East line of said SW/4 a distance of 1787.64 feet; thence S89°50'55"W a distance of 105.98 feet to the POINT OF BEGINNING; thence continuing

S89°50'55"W a distance of 12.50 feet; thence S28°20'41"W a distance of 17.40 feet; thence N00°58'44"E a distance of 52.32 feet; thence S33°25'44"E a distance of 9.93 feet; thence N89°50'55"E a distance of 14.50 feet; thence S00°12'25"W a distance of 28.71 feet to the POINT OF BEGINNING.

Said tract contains 668 Sq Ft or 0.02 Acres, more or less.

SCALE: 1" = 50'



BASIS OF BEARING = EAST LINE OF THE SW/4 OF SECTION 10, T11N, R1W, I.M. (N00°45'30"W)

UTILITY EASEMENT - ATTACHMENT A



Crafton Tull
architecture | engineering | surveying

300 Peirce Parkway Blvd.
Tulsa, Oklahoma 74309
405.787.6270 | 405.787.6276 |
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 09/09/25
PROJECT NO.: 21604300

DRAWING: GA21604300_UMBPOINTEINFRASURSTRUCTURELAYOUT.DWG/EXHIBIT 5/OFFSITE EASEMENT 02.DWG

CERTIFICATE OF AUTHORIZATION
CA 923 (PEAS) EXPRESS 6/30/2024

RETURN TO CITY CLERK
P O Box 10570
Midwest City, OK 73140

Project: Timberridge Pointe 5
Parcel No. 1239-21-651-1500

GRANT OF PERMANENT EASEMENT

KNOW ALL BY THESE PRESENTS:

That I.H. Development, LLC, an Oklahoma limited liability company (grantor), of CLEVELAND County, NORMAN, OKLAHOMA, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the City of Midwest City, a municipal corporation, a permanent easement across, over and under the following described lots, tracts or parcels of land situated in Oklahoma County, State of Oklahoma, to-wit:

SEE ATTACHMENT 'A'

This easement is granted for the purpose of enabling the City of Midwest City, its officers, agents, contractors and employees to go upon, layout, construct, change, and/or build improvement(s) upon the above-described lots, parcels or tracts of land and includes the permanent right of ingress and egress for employees, tools and equipment of the City of Midwest City, its officers, agents, contractors and employees.

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

Grantor hereby covenants and warrants that at the time of the delivery of this easement that the above-described real estate and premises are free of all liens and claims whatsoever, and that they will, so long as this easement is in full force and effect, defend the same unto the City of Midwest City against all claiming to the contrary.

WITNESS the hands of the parties this 7 day of Nov., 2025.

I.H. Development, LLC.


Signature

Printed Name: Jake Stambek
Title: Manager

ACKNOWLEDGEMENT

STATE OF Oklahoma)
)ss.
COUNTY OF Cleveland)

7 Before me, the undersigned Notary Public in and for the state and county aforesaid, on this 7 day of Nov, 2025, personally appeared Jakee Stumbeck, to me known to be the identical person(s) who executed the within and foregoing as a free and voluntary act and deed for the uses and purposes herein set forth.

WITNESS, my hand and seal this 7 day of November, 2025.

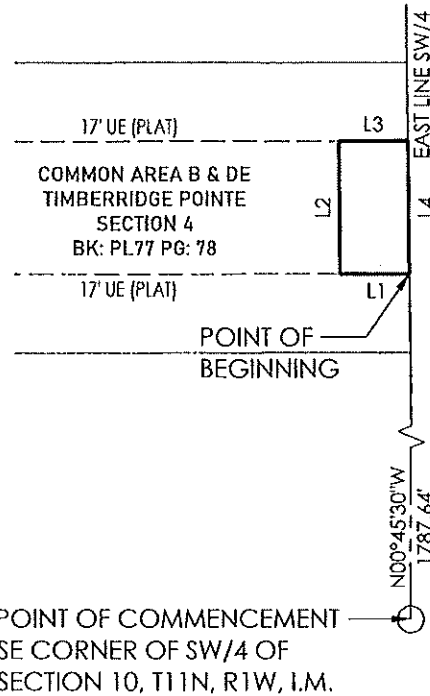
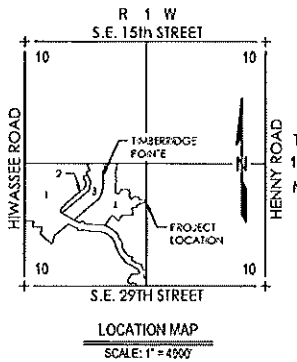
My Commission expires: 11-22-25



[Signature]
NOTARY PUBLIC

Approved by City Attorney _____ Date: _____

Approved by City Council _____ Date: _____



Line Table		
Line #	Direction	Length
L1	S89° 50' 55\"/>	

LEGAL DESCRIPTION

A tract of land situated within a portion of the Southwest Quarter (SW/4) of Section Ten (10), Township Eleven North (T11N), Range One West (R1W) of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SW/4; thence N00°45'30\"/>

S89°50'55\"/>

Said tract contains 431 Sq Ft or 0.01 Acres, more or less.

SCALE: 1" = 40'



BASIS OF BEARING = EAST LINE OF THE SW/4 OF SECTION 10, T11N, R1W, I.M. (N00°45'30\"/>

UTILITY & DRAINAGE EASEMENT - ATTACHMENT A	
<p>300 Pointe Parkway Blvd. Tulsa, Oklahoma 73399</p> <p>Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 www.craftontull.com</p>	<p>SHEET NO.: 1 of 1 DATE: 09/09/25 PROJECT NO.: 21604300</p>
<small>DRAWING: GA21604300_TIMBERRIDGE POINTE INFRASTRUCTURE SURVEY DOWNGRADES OF THE EASEMENT 01.DWG CERTIFICATE OF AUTHORIZATION: CA 933 (PEAS) EXP-05/16/2024</small>	

RETURN TO CITY CLERK
P O Box 10570
Midwest City, OK 73140

Project: Timberridge Pointe 5
Parcel No. 1239-21-651-1500

GRANT OF PERMANENT EASEMENT

KNOW ALL BY THESE PRESENTS:

That I.H. Development, LLC, an Oklahoma limited liability company (grantor), of CLEVELAND County, NORMAN, OKLAHOMA, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the City of Midwest City, a municipal corporation, a permanent easement across, over and under the following described lots, tracts or parcels of land situated in Oklahoma County, State of Oklahoma, to-wit:

SEE ATTACHMENT 'A'

This easement is granted for the purpose of enabling the City of Midwest City, its officers, agents, contractors and employees to go upon, layout, construct, change, and/or build improvement(s) upon the above-described lots, parcels or tracts of land and includes the permanent right of ingress and egress for employees, tools and equipment of the City of Midwest City, its officers, agents, contractors and employees.

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

Grantor hereby covenants and warrants that at the time of the delivery of this easement that the above-described real estate and premises are free of all liens and claims whatsoever, and that they will, so long as this easement is in full force and effect, defend the same unto the City of Midwest City against all claiming to the contrary.

WITNESS the hands of the parties this 7 day of Nov., 2025.

I.H. Development, LLC.


Signature

Printed Name: Jarce Starnbeck
Title: Manager

ACKNOWLEDGEMENT

STATE OF Oklahoma)
)ss.
COUNTY OF Cleveland)

7 Before me, the undersigned Notary Public in and for the state and county aforesaid, on this 7 day of Nov, 2025, personally appeared Jakee Stumpeck, to me known to be the identical person(s) who executed the within and foregoing as a free and voluntary act and deed for the uses and purposes herein set forth.

WITNESS, my hand and seal this 7 day of November, 2025.

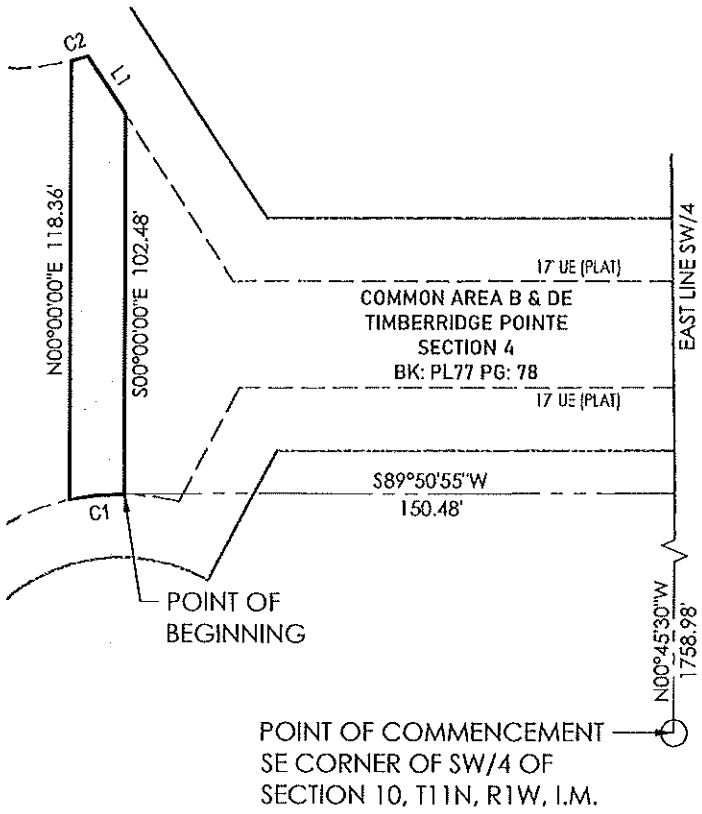
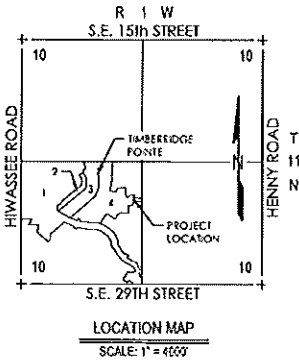
My Commission expires: 11-22-25



[Signature]
NOTARY PUBLIC

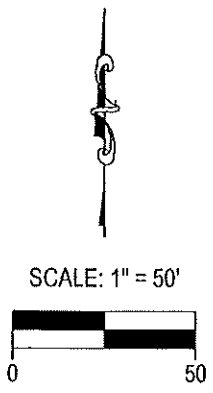
Approved by City Attorney _____ Date: _____

Approved by City Council _____ Date: _____




Line Table		
Line #	Direction	Length
L1	S33° 25' 44\"E	18.84'

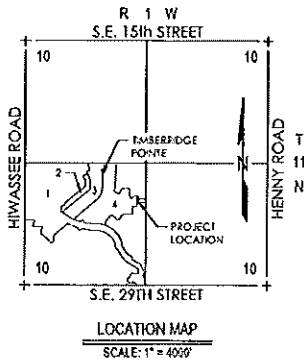
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.11'	67.00'	012°55'19"	S84° 09' 00\"W	15.08'
C2	4.82'	67.00'	004°07'27"	N73° 19' 54\"E	4.82'



BASIS OF BEARING = EAST LINE OF THE SW/4 OF SECTION 10, T11N, R1W, I.M. (N00°45'30\"W)

UTILITY EASEMENT - ATTACHMENT A	
 Craffon Tull architecture engineering surveying 405.787.6270 405.787.4376 www.craffontull.com	SHEET NO.: 2 of 2 DATE: 09/09/25 PROJECT NO.: 21604300

DRAWING: G:\21604300_T11N\POINT-OF-BEARING SURVEY\DWG\DEPT\OFFICE\EASEMENT\03.DWG



LEGAL DESCRIPTION

A tract of land situated within a portion of the Southwest Quarter (SW/4) of Section Ten (10), Township Eleven North (T11N), Range One West (R1W) of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SW/4; thence N00°45'30"W with the East line of said SW/4 a distance of 1758.98 feet; thence S89°50'55"W a distance of 150.48 feet to the POINT OF BEGINNING, same being a point on a curve to the left; thence

15.11 feet along the arc of said curve having a radius of 67.00 feet, subtended by a chord of 15.08 feet which bears S84°09'00"W; thence N00°00'00"W a distance of 118.36 feet to a point on a non-tangent curve to the left; thence 4.82 feet along the arc of said curve having a radius of 67.00 feet, subtended by a chord of 4.82 feet which bears N73°19'54"E; thence S33°25'44"E a distance of 18.84 feet; thence S00°00'00"E a distance of 102.48 feet to the POINT OF BEGINNING.

Said tract contains 1,695 Sq Ft or 0.04 Acres, more or less.

UTILITY EASEMENT - ATTACHMENT A)	
<p style="text-align: center; font-size: small;">300 Pointe Parkway Blvd. Yutan, Oklahoma 73099</p> <div style="text-align: center;"> <p style="font-size: large; font-weight: bold; margin: 0;">Crafton Tull</p> <p style="font-size: x-small; margin: 0;">architecture engineering surveying</p> <p style="font-size: x-small; margin: 0;">405.787.6270 405.787.6276 www.craftontull.com</p> </div>	<p style="font-size: x-small;">SHEET NO.: 1 of 2</p> <p style="font-size: x-small;">DATE: 09/09/25</p> <p style="font-size: x-small;">PROJECT NO.: 21604300</p>
<p>DRAWING NO: G\21604300_1\EMERIDGE POINTE\FRASER\JCL\RESURVEY\DWG\DR-SP\OFFSITE EASEMENT 03.DWG</p> <p style="text-align: center;">CERTIFICATE OF AUTHORIZATION CA 974 (PEAS), EXP 025 4/02/2016</p>	




City Clerk Department
100 N. Midwest Boulevard
Midwest City, OK 73110
office 405.739.1240
fax 405.869.8655

TO: Honorable Mayor and Council
FROM: Sara Hancock, City Clerk
DATE: March 24, 2026
SUBJECT: Discussion, consideration and possible action to approve a resolution to notify the public of publication of the most recent Supplement 21, dated February 2026 to the Midwest City Code of ordinances and to ratify all other previous supplements and codifications.

The approval of the resolution is necessary to notify the public of the Supplement 21 of penal ordinances of the Midwest City Code of ordinances in compliance with Title 11 of the Oklahoma Statutes, section 14-110 and to ratify all other previous supplements and codifications. As required by state statutes, this resolution shall be filed in the office of the county clerk of Oklahoma County upon its adoption.

Staff recommends approval.



Sara Hancock, City Clerk

RESOLUTION NO. _____

A RESOLUTION TO NOTIFY THE PUBLIC OF PUBLICATION OF THE MOST RECENT SUPPLEMENT 21, DATED FEBRUARY 2026 TO THE MIDWEST CITY CODE OF ORDINANCES AND TO RATIFY ALL OTHER PREVIOUS SUPPLEMENTS AND CODIFICATIONS.

WHEREAS, the Oklahoma Statutes 11 O.S., Section 14-110, requires the governing body of a municipality must adopt a resolution notifying the publication of a supplement of the city’s penal ordinances; and

WHEREAS, the most recent biennial supplement, supplement 21, dated February 2026, and to the Midwest City Code of Ordinances has been published and a copy of the Code is available for public inspection in the office of the City Clerk; and

WHEREAS, a permanent volume and each biennial supplement of the code has been deposited free of cost in the county law library;

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

- 1) The public is hereby notified that the most recent biennial supplement, dated February 2026, to the Midwest City Code of ordinances has been published; and
- 2) All other previous supplements and codification of the Midwest City Code are hereby ratified.

PASSED AND APPROVED BY THE Mayor and Council of the City of Midwest City, Oklahoma, this ____ day of _____, 2026.

ATTEST:

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

SARA HANCOCK, City Clerk

APPROVED as to form and legality this ____ day of _____, 2026.

DONALD MAISCH, City Attorney



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: Greg Wipfli, Chief of Police

DATE: March 24, 2026

SUBJECT: Discussion, consideration, and possible action to declare (1) Chevy Tahoe and its contents as surplus and authorizing disposal by public auction, sealed bid, or other necessary means. (G. Wipfli-Police Chief)

The item identified is property that the Midwest City Police Department no longer needs or uses and has been removed from service. Staff recommend this item be declared surplus.

- 060209 2023 Chevy Tahoe VIN# 1GNSCLED6PR318263

Greg Wipfli

Greg Wipfli, Chief of Police



City Managers Office
100 N Midwest Blvd
Midwest City, OK. 73110
Office: 405-739-1205

TO: Honorable Mayor and Council

FROM: Ryan Rushing, Director of Operations

DATE: March 24, 2026

SUBJECT: Discussion, consideration and possible action declaring the attached Animal Welfare list of items as surplus and authorizing disposal by public action, sealed bid or other means as necessary.

The following items will be removed and have no other useful applications within the city.

- Savin MP C4502 Copy Machine - Serial # W852Q801899
- Insignia Microwave – Serial # 340C770520113221300015

This agenda item will declare the items as surplus.

Ryan Rushing, Director of Operations

Memorandum

To: Honorable Mayor and City Council

From: Greg Wipfli, Chief of Police

Date: March, 24, 2026

Subject: Discussion, consideration and possible action to declare the miscellaneous items attached as surplus and authorizing disposal by public auction, sealed bid, or other necessary means. (G. Wipfli- Police Chief)

The items identified are property that The Midwest City Police Department no longer needs or uses and has been removed from service. Staff recommended these items be declared surplus.

- 1- American Dryer Company. Model ADG-50V. S/N MC81301992
- 2- filing cabinets with 4 vertical drawers.
- 2- filing cabinets with 2 horizontal drawers
- 1- desk with 3 drawers
- 9- tables. Approximately 60' long and 24" wide.
- 1- 1948 Ford (06-03-01) S/N 899A2366383. Has approximately 73,800 miles.


Greg Wipfli, Chief of Police

MEMO

To: Honorable Mayor and City Council

From: Doug Beabout, Fire Chief

Date: March 24, 2026

Subject: Discussion, consideration, and possible action of declaring a fire department cutoff saw as surplus and authorizing disposal by public auction, sealed bid or other means as necessary. (Fire - D. Beabout)

The following item has been inspected by Fleet and determined to be no longer working or of use to the Fire Department. The Husqvarna cut off saw with a fleet ID of 07-09-11 has been determined to have needed repair costs beyond reasonable expense.

Staff recommends approval.



Doug Beabout
Fire Chief



City Manager's Office
Vaughn Sullivan,
Assistant City Manager
vsullivan@midwestcityok.org
100 N. Midwest Blvd,
Midwest City, Oklahoma 73110
O: 405-739-1207 /Fax: 405-739-1208

TO: Honorable Mayor and Council

FROM: Vaughn K. Sullivan, Assistant City Manager

DATE: March 24, 2026

SUBJECT: Discussion, consideration, and possible action declaring a Manitowoc Self Cleaning dish washer model S320, Serial #931022716 as surplus and authorizing disposal by public auction, sealed bid or other means as necessary.

The following item will be removed during the Senior Center renovations and have no other useful applications within the city.

Manitowoc Self Cleaning dish washer
Model #S320
Serial #931022716

This agenda item will declare the items as surplus.

Vaughn K. Sullivan, Assistant City Manager



City Attorney, Donald D. Maisch

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

MEMORANDUM

To: Mayor and Members of the City Council

From: Don Maisch
City Attorney

RE: Discussion, consideration and possible action of appointing Sara Bana, Ward 5 City Council Member to administer the oath of office to the Ward 1 City Council Member, Brian Triger. (D. Maisch – City Attorney).

Date: March 24, 2026

Mr. Brian Triger was duly elected by the voters of Ward 1 in Midwest City to represent them on the City Council. Pursuant to state law, Mr. Triger's four (4) year term commences on April 20, 2026, at 12:00 pm. Additionally, state law and city charter require each newly elected member to take the Oath of Office.

Article VII, Section 9 of the Midwest City Charter states that "other officers as the council may authorize", can administer oaths in Midwest City. Ms. Sara Bana, as the Ward 5 City Council Member, is a public officer for the City. Mr. Triger has requested that Ms. Bana administer the oath of office to him on April 20, 2026.

Appointment is at the discretion of the City Council.

Respectfully submitted,

Donald D. Maisch
City Attorney

TO : Honorable Mayor and Council

FROM : Randall Fryar Chief Building Official

DATE : March 24, 2026

SUBJECT : Discussion, consideration, and possible action of awarding a bid to and approving a contract with Innovative Mechanical for \$177,000 to replace the boiler for City Hall and the Police Department, with the project expected to be completed in 240 Calendar Days. The City Council authorizes the City Manager to sign and execute the contract.

Bids were received on March 10, 2026, for the referenced project. Staff recommends awarding the contract to Innovative Mechanical, as they submitted the lowest apparent bid. Innovative Mechanical is currently in the process of replacing two of the air handling units (AHUs), and we believe it would be beneficial to award them this additional project as well.

For several years, we have faced ongoing issues with the boiler not igniting properly to heat the building. Two different mechanical contractors have attempted to resolve these issues without success. The prevailing theory suggests that the boiler was oversized when it was last replaced, resulting in short cycling (turning on and off frequently) and leading to premature failure. To address this, we have engaged Green Acorn Engineering to provide accurate sizing and a design that will incorporate multiple layers of redundancy.

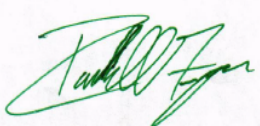
Staff recommends awarding the base bid totaling \$177,000.00. The contractor selected the contract length of 240 Calendar Days.

- Replacement of the Boiler serving City Hall and the Police Department

Attached are the bid tabulations for the 3 bids received.

Once the Council awards the bid, staff will coordinate with the contractor to secure the necessary bonds and contract signatures.

Funding for this project is appropriated as project #052602 (Fund 009)



Randall Fryar
Chief Building Official

**MIDWEST CITY BOILER
100 NORTH MIDWEST BLVD
MIDWEST CITY, OKLAHOMA 73110
3/10/2026
BID TABULATION**

CONTRACTOR	LUMP SUM BASE	Alternate 1	Total	CALENDAR DAYS
INNOVATIVE MECH.	\$177,000.00		\$177,000.00	240
UNITED MECH.				
HUNTER MECH.	\$189,500.00		\$189,500.00	99
JCM SPECIALTY SERVICES				
C4L OKC				
SOLUTIONS				
LIBER MECH				
SPAETH INC				
HARDESTY TEAM				
WATTIE WOLF	\$204,677.00		\$204,677.00	84
DANE ELECTRIC				
McINTOSH CORP				
JACKSON MECH				
ELECTRIC SOLUTIONS				
ABS				
DAVALL PLUMBING				
HARRISON ORR				
JOHN WILLIAMS				
Engineering Estimate				

TO : Honorable Mayor and Council
FROM : Randall Fryar Chief Building Official
DATE : March 24, 2026

SUBJECT : Discussion, consideration, and possible action of awarding the bid to and approving a contract with Innovative Mechanical in the amount of \$257,000 to replace AHU 1 and AHU 2 HVAC equipment at City Hall, with the project expected to be completed in 240 Calendar Days. The City Council authorizes the City Manager to sign and execute the contract.

Bids were received on March 10, 2026, for the referenced project. Staff recommends awarding the bid to Innovative Mechanical, which was the lowest apparent bidder. Innovative Mechanical is currently engaged in replacing two of the air handling units (AHUs), and staff suggests awarding them this bid as well.

Staff recommends awarding the base bid, which totals \$257,000. The contractor has selected a contract length of 240 calendar days.

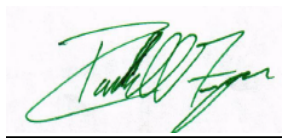
This project represents the third phase of a multi-year initiative to replace the HVAC equipment at City Hall and the Police Department. Most of the existing equipment is original to the building, constructed in 1971, and has significantly exceeded its typical life cycle. In 2023, a professional HVAC engineer assessed all associated systems and developed a comprehensive replacement plan. This project will address a total of 11 air handler units of varying sizes and conditions.

- Replacement of Air Handler #1 serves the basement of the Police Department
- Replacement of Air Handler #2 serves the basement of City Hall

Attached are the bid tabulations for the 3 bids received.

Once the Council awards the bid, staff will coordinate with the contractor to secure the necessary bonds and contract signatures.

Funding for this project is appropriated as project #052601 (Fund 009)



Randall Fryar
Chief Building Official

MIDWEST CITY AHU 1 & 2 Replacement
100 NORTH MIDWEST BLVD
MIDWEST CITY, OKLAHOMA 73110
3/10/2026
BID TABULATION

PHASE III

CONTRACTOR	AHU 1	AHU 2	LUMP SUM BASE	Alternate 1	Total	CALENDAR DAYS
INNOVATIVE MECH.	\$100,600.00	\$156,400.00	\$257,000.00		\$257,000.00	240
UNITED MECH.						
HUNTER MECH.	\$159,000.00	\$254,500.00	\$413,500.00		\$413,500.00	275
JCM SPECIALTY SERVICES						
C4L OKC						
HICKMAN PLUMBING SOLUTIONS						
LIBER MECH						
SPAETH INC						
HARDESTY TEAM						
WATTIE WOLF	\$170,732.00	\$211,609.00	\$382,341.00		\$382,341.00	168
DANE ELECTRIC						
McINTOSH CORP						
JACKSON MECH						
ELECTRIC SOLUTIONS						
ABS						
DAVALL PLUMBING						
HARRISON ORR						
JOHN WILLIAMS						
Engineering Estimate						
AHU-1 = \$60,000						
AHU-2 = \$112,000						
Total \$172,000						



Public Works Administration
R. Paul Streets, Director
rstreets@midwestcityok.org
Carrie J. Evenson, Assistant Director
cevenson@midwestcityok.org
8730 S.E. 15th Street,
Midwest City, Oklahoma 73110
O: 405-739-1060 /Fax: 405-739-1090

To: Honorable Mayor and Council

From: R. Paul Streets, Public Works Director

Date: March 24, 2026

Subject: Discussion, consideration, and possible action of approving a Public Fleet Conversion Grant Contract between the City of Midwest City and the Association of Central Oklahoma Governments in the amount of \$1,427,905.00 to purchase of one (1) CNG compressor, one (1) manual regenerative dryer, three (3) storage spheres and twenty (20) hose drops, two (2) solar powered EV charging stations, two (2) curbside level 2 EV charging stations, and three (3) electric vehicles and delegate to the City Manager the authority to execute the contract.

On February 12, 2026, the Association of Central Oklahoma Governments (ACOG) approved the City of Midwest City's application for Public Fleet Conversion grant and committed funds in the amount of \$1,427,905.00 for the purchase of one (1) CNG compressor, one (1) manual regenerative dryer, three (3) storage spheres and twenty (20) hose drops, two (2) solar powered EV charging stations, two (2) curbside level 2 EV charging stations, and three (3) electric vehicles. The City will match these funds with an estimated \$493,644.00

The Public Fleet Conversion Grant Contract is attached. Matching funds for these projects will be appropriated in separate agenda items at a later date. The City Council hereby delegates to the City Manager the authority to execute the contract.

Respectfully,

R. Paul Streets
Public Works Director

Attachments

PUBLIC FLEET CONVERSION GRANT CONTRACT
BETWEEN THE ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS
AND
THE CITY OF MIDWEST CITY
(CFDA 20.205)

This Grant Contract, by and between the Association of Central Oklahoma Governments, hereinafter referred to as "ACOG" and City of Midwest City., hereinafter referred to as the "Grantee," is for the provision of reimbursement of certain costs incurred for the purchase of one (1) CNG compressor, one (1) manual regenerative dryer, three (3) storage spheres and twenty (20) hose drops, two (2) Beam EV charging stations, two (2) curbside Beam level 2 EV charging stations, and three (3) electric vehicles as further defined in the "SCOPE OF SERVICES."

Amount of Grant not to exceed: One million, four hundred and twenty seven thousand, nine hundred and five dollars (\$1,427,905).

Grantee Federal Employer Identification: 73-6027530

A. SCOPE OF SERVICES

A.1. The Grantee shall provide all services and deliverables as required, described, and detailed by this Scope of Services and shall meet all service and delivery timelines specified in the Scope of Services section or elsewhere in this Grant Contract.

A.2. The intention of ACOG in awarding these grant funds is to seed the advancement of alternative fuel vehicles, certain hybrid vehicles, and alternative fuel infrastructure as delineated by the Federal Highway Administration's Congestion Mitigation Air Quality (CMAQ) and Carbon Reduction Program (CRP) funding guidelines within the Central Oklahoma region to reduce vehicle emissions and to support the Clean Air Act and its amendments. The State of Oklahoma considers ACOG a subrecipient of the federal funds it receives as reimbursement under this agreement. The Catalog of Federal Domestic Assistance (CFDA) number for this project is 20.205, title Highway Planning and Construction.

A.2.a. Grantee agrees that all equipment, parts, vehicles purchased with ACOG Public Fleet Conversion Grants funds, hereinafter referred to as "ACOG CLEAN AIR Public Fleet Grants," will be new and unused.

A.2.b. Funds are intended to defray costs related to the purchase of one (1) CNG compressor, one (1) manual regenerative dryer, three (3) storage spheres and twenty (20) hose drops, two (2) Beam EV charging stations, two (2) curbside Beam level 2 EV charging stations, and three (3) electric vehicles.

A.2.c. Except for circumstances described in Section D.8., Grantee agrees that any and all liability of any kind stemming from the purchase and use of these vehicles, or equipment, remains with and will be the sole responsibility of the Grantee.

A.2.d. Grantee shall be solely responsible for all ongoing maintenance of the vehicle(s) or equipment.

A.2.e. Grantee will check with ACOG to determine how to publicly mark vehicles and/or infrastructure equipment. Grantee will prominently and visibly mark all ACOG CLEAN AIR Public Fleet Grants-funded vehicles, fueling or charging station(s) in such a way that promotes alternative fuels or clean fuel vehicle technology, and clean air. Acceptable station signage shall include station banners, flags, marquees, pump toppers and pump wraps or other prominent pump signage. Acceptable vehicle signage shall include vehicle wraps or partial wraps, prominent slogans affixed to the vehicles, and the like. This signage shall remain affixed to fuel dispensers, and vehicles until the grant-funded equipment and/or vehicles are retired from Grantee's fleet service.

A.2.f. Grantee will visibly and distinctly label all ACOG CLEAN AIR Public Fleet Grants-funded vehicles with the following: "Funded in partnership with ACOG" or "Funded in Partnership with (ACOG logo)."

A.2.g. Grantee will visibly and distinctly label all ACOG CLEAN AIR Public Fleet Grants-funded *infrastructure* project with the following: CLEAN AIR Fueling Project funded in partnership with the Association of Central Oklahoma Governments or CLEAN AIR Fueling Facility funded in partnership with the Association of Central Oklahoma Governments.

A.3. **Progress Reports:** Grantee shall provide to ACOG quarterly progress reports once the contract has been executed and a notice to proceed is issued. The quarterly reports should consist of a short summary of the status of the project and any issues that may have come up.

A.3.a. Project Completion: Once the project is operational/complete the grantee will provide ACOG notification that the project is operational/complete to ensure the tracking of annual reporting. Any missing quarterly reports or the notification that the project is operational/complete will delay the process of reimbursement.

A.4. **Annual Reports:** Grantee shall provide to ACOG a minimum of four (4) annual reports covering 12 full months of project operation. These reports are due each year after the project is complete and additional reporting should occur each year after on this date. The maximum number of required annual reports period shall not exceed five (5) years. Missing or late annual reports will delay the process of reimbursement.

A.4.a. Annual Reports for vehicle projects shall include annual odometer readings, annual fuel/electricity consumption records, any maintenance or repair records and costs other than normal, routine vehicle maintenance associated with each vehicle purchased with ACOG CLEAN AIR Public Fleet Grants funds.

A.4. b. Annual reports for fueling/charging infrastructure projects shall include the amount of fuel(s) or electricity dispensed at the station(s), the number of grantee owned vehicles refueling/charging at the station(s), maintenance and repair records and written documentation of all other cost associated with the station equipment and installation purchase with ACOG CLEAN AIR Public Fleet Grants funds.

B. GRANT CONTRACT TERMS

B.1. ACOG shall have no obligation for costs incurred by the Grantee outside the period commencing the date of the notice to proceed.

- B.2. Reporting requirements as described in Sections A.4.,A.4.a A.4.b. of this Grant Contract shall be effective for the period commencing from the date of the notification to proceed from ACOG and ending no later than five years after project completion, herein after to as Part II of Contract terms.

C. PAYMENT TERMS AND CONDITIONS

- C.1. **Limitation of Liability:** In no event shall the maximum liability of ACOG under this Grant Contract exceed; One million, four hundred and twenty seven thousand, nine hundred and five dollars (\$1,427,905).

- C.2. **Payment Methodology:** The Grantee shall be reimbursed for Allowable Costs related to the purchase of one (1) dual DC fast charger and two (2) dual Level 2 electric vehicle charging stations as described in Section A.2.b., not to exceed the maximum liability established in Section C.1.

C.2.a. Allowable Costs are further defined as excluding any expenses such as personnel cost, land acquisition costs, administrative and legal expenses, appraisals, architectural and engineering fees, project inspection fees, site work, demolition and removal.

C.2.b. The grantee shall submit invoices accompanied by a bill of sale, retail sales order or other documentation as further described in Sections C.3.a through C.3.d, within 30 days of project completion.

- C.3. **Invoice Requirements:** Grantee shall invoice ACOG with all necessary and supporting documentation, to:

ACOG
Attention: David Frick, Air Quality and Clean Cities Planner III
4205 North Lincoln Blvd.
Oklahoma City, Oklahoma 73105
Telephone: 405-234-2264
Email: Dfrick@acogok.org

- C.3.a. Each invoice shall clearly and accurately detail the following required information:

- (1) Invoice/Reference Number (assigned by the Grantee);
- (2) Invoice Date;
- (3) Grant Contract Number (assigned by ACOG to this Grant Contract);
- (4) Grantee Name;
- (5) Grantee Federal Employer Identification Number (as referenced in this Grant Contract) & CFDA 20.205
- (6) Grantee Remittance Address;
- (7) Grantee Contact (name, phone, and/or email for the individual to contact with invoice questions);
- (8) Complete Itemization of Reimbursement Requested which shall include Documentation of Paid Expenses and shall include each of the following:

An Itemized Bill of Sale or sales order for each vehicle purchased, including VIN

number.

An Itemized Bill of Sale or sales order for each vehicle conversion, upfit, and/or engine repower to include separate line itemizations for the following:

1. Labor costs
 2. Cost of each alternative fuel system equipment package (exclusive of fuel tanks)
 3. Itemized Bill of Sale or sales order for all fueling infrastructure storage and dispensing equipment
 4. Total Reimbursement Amount Requested
- C.3.b. Each invoice shall be accompanied by a copy of the EPA emissions certification for each conversion, upfit, and/or engine repower unless the engine is EPA certified.
- C.3.c. Each invoice shall be accompanied by proof of removal from fleet and/or scrappage of vehicle(s), as applicable. Documentation for the vehicle listed in the contract for removal will include the VIN number of any/all vehicles scrapped.
- C.3.d. Each invoice shall be accompanied by a digital photo file(s) of the project displaying required labeling and signage promoting alternative fuels or clean fuel vehicle technology, and clean air.
- C.4. The Grantee understands and agrees that an invoice to ACOG under this Grant Contract shall include only reimbursement requests for actual expenditures as described in Section A.2.b. and Sections C.2., C.2.a., C.2.b. of this Grant Contract subject to the liability limits of the Grant Award as described in Section C.1.
- C.4.a. All invoices for **reimbursement must be received by ACOG no later than March 1, 2028** to include only expenses incurred during the period delineated as Part I of Contract Terms.
- C.4.b. The Grantee's failure to provide an invoice to ACOG by March 1, 2028 as required, shall result in the Grantee being deemed ineligible for reimbursement under this Grant Contract, and any and all financial and legal liabilities related to the awarded project shall be upon the Grantee and not the responsibility or liability of ACOG.
- C.5. **Payment of Invoice:** ACOG shall, within 90 days of receipt of invoice for eligible expenses relating to the purchase of vehicles, equipment, materials, labor and installation, review and process invoice as well as request reimbursement from ODOT for grantee's expenditures. Once ODOT has provided reimbursement for grantee's expenditures ACOG will issue payment to grantee.
- C.6. **Unallowable Costs:** The Grantee's invoice shall be subject to reduction for amounts included in any invoice which are determined by ACOG, on the basis of the terms of this Grant Contract and stated intent of the Grant Award, not to constitute allowable costs.

D. STANDARD TERMS AND CONDITIONS

- D.1. **Required Approvals:** ACOG is not bound by this Grant Contract until it is approved by the appropriate government entity legal signatory in accordance with applicable laws and regulations.
- D.2. **Notice to Proceed:** Reimbursable costs cannot be incurred until Grant Contract is executed and a

letter of Notice to Proceed is issued to Grantee.

- D.3. **Modification and Amendment:** This Grant Contract may be modified only by a written amendment executed by all parties hereto and approved by ACOG.
- D.4. **Termination for Cause:** If the Grantee fails to properly perform its obligations under this Grant Contract in a timely or proper manner, or if the Grantee violates any terms of this Grant Contract, ACOG shall have the right to terminate the Grant Contract and withhold any and all award funds for reimbursement regardless of any financial liability for equipment or services incurred by the Grantee. Notwithstanding the above, the Grantee shall not be relieved of liability to ACOG for damages sustained by virtue of any breach of this Grant Contract by the Grantee.
- D.5. **Records:** The Grantee shall maintain documentation for all purchases and installations under this Contract. The books, records, and documents of the Grantee, insofar as they relate to money received under this Contract, shall be maintained for a period of three (3) full years from the date of the final report and shall be subject to audit at any reasonable time and upon reasonable notice by ACOG, the Oklahoma Department of Transportation and/or Federal Highway Administration, the Oklahoma State Auditor and Inspector, or their duly appointed representatives.
- D.6. **Progress Reports:** The Grantee shall submit brief, quarterly progress reports, as described in Section A.3., to ACOG in addition to annual reports as described in Sections A.4 through A.4.b.
- D.7. **ACOG Liability:** ACOG shall have no liability except as specifically provided in this Grant Contract.
- D.8. **Force Majeure:** The obligations of the parties to this Grant Contract are subject to prevention by causes beyond the parties' control that could not be avoided by the exercise of due care including, but not limited to, acts of God, riots, wars, epidemics or any other similar cause.
- D.9. **State and Federal Compliance:** The Grantee shall comply with all applicable state and federal laws and regulations in the performance of this Grant Contract.
- D.10. **Governing Law:** This Grant Contract shall be governed by and construed in accordance with the laws of the State of Oklahoma.
- D.11. **Completeness:** This Grant Contract is complete and contains the entire understanding between the parties relating to the subject matter contained herein, including all the terms and conditions of the parties' agreement. This Grant Contract supersedes any and all prior understandings, representations, negotiations, and discussions between the parties relating hereto, whether written or oral.
- D.12. **Severability:** If any terms and conditions of this Grant Contract are held to be invalid or unenforceable as a matter of law, the other terms and conditions hereof shall not be affected thereby and shall remain in full force and effect. To this end, the terms and conditions of this Grant Contract are declared severable.

E. SPECIAL TERMS AND CONDITIONS

- E.1. **Conflicting Terms and Conditions:** Should any of these special terms and conditions conflict with any other terms and conditions of this Grant Contract, these special terms and conditions shall control.

- E.2. **Communications and Contacts:** All instructions, notices, consents, demands, or other communications required or contemplated by this Grant Contract shall be in writing and shall be made by certified, first-class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by EMAIL or facsimile transmission with recipient confirmation. Any such communications, regardless of method of transmission, shall be addressed to the respective party at the appropriate mailing address, facsimile number, or EMAIL address as set forth below or to that of such other party or address, as may be hereafter specified by written notice.

ACOG:

David Frick, Air Quality and Clean Cities Planner III
4205 North Lincoln Blvd.
Oklahoma City, Oklahoma 73105
Telephone: 405-234-2264
Email: Dfrick@acogok.org

Grantee:

Craig Davis, Public Works Fleet Manager
8730 SE 15th st
Midwest City, Oklahoma 73140
Telephone: 405-739-1066
Email: crdavis@midwestcityok.org

All instructions, notices, consents, demands, or other communications shall be considered effectively given upon receipt or recipient confirmation as may be required.

- E.3. **Hold Harmless:** To the extent that Oklahoma law permits, the Grantee agrees to hold harmless ACOG as well as its officers, agents, and employees from and against any and all claims, liabilities, losses, and causes of action which may arise, accrue, or result to any person, firm, corporation, or other entity which may be injured or damaged as a result of acts, omissions, or negligence on the part of the Grantee, its employees, or any person acting for or on its or their behalf relating to this Grant Contract. The Grantee further agrees it shall be liable for the reasonable cost of attorneys for ACOG in the event such service is necessitated to enforce the terms of this Grant Contract or otherwise enforce the obligations of the Grantee to ACOG.

Likewise, ACOG agrees to hold harmless Grantee as well as its officers, agents, and employees from and against any and all claims, liabilities, losses, and causes of action which may arise, accrue, or result to any person, firm, corporation, or other entity which may be injured or damaged as a result of acts, omissions, or negligence on the part of ACOG, its employees, or any person acting for or on its or their behalf relating to this Grant Contract. ACOG further agrees it shall be liable for the reasonable cost of attorneys for Grantee in the event such service is necessitated to enforce the terms of this Grant Contract or otherwise enforce the obligations of ACOG to Grantee.

In the event of any such suit or claim, the Grantee shall give ACOG immediate notice thereof and shall provide all assistance required by ACOG in ACOG's defense. ACOG shall give the Grantee written notice of any such claim or suit, and the Grantee shall have full right and obligation to conduct the Grantee's own defense thereof. Nothing contained herein shall be deemed to accord to the Grantee, through its attorney(s), the right to represent ACOG in any legal matter.

IN WITNESS WHEREOF:

Grantee Legal Entity Name

Signature of Authorized Official

Date

Printed Name and Title of Authorized Official

Mark W. Sweeney, AICP, Executive Director
Association of Central Oklahoma Governments

Date



DISCUSSION ITEMS



To: Honorable Mayor and Council

From: Matt Summers, Community Development Director

Date: March 24, 2026

Subject: (MP-30) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property described as a Subdivision of Lot Four (4) of the Soldier Creek Industrial Park, City of Midwest City, Oklahoma County, Oklahoma.

Executive Summary:

The Applicant is requesting approval of a minor plat that proposes the splitting of the subject property into two (2) lots.

The proposed minor plat splits one (1) lot into two (2) lots, with a total size of approximately 8.56 acres MOL. The proposed lots would split the 8.56-acre parcel into a 4.12-acre lot and a 4.43-acre lot.

The subject property was platted as a part of the Soldier Creek Industrial Park in 2021. It is zoned PUD, Planned Unit Development, with underlying zoning districts being C-4, General Commercial District, and I-2, Moderate Industrial District (PC-2076 and PC-2094).



Staff performed their standard review of the minor plat, and it is consistent with all applicable zoning requirements for the property and all other applicable requirements of the Subdivision Ordinance.

Development will be subject to formal site plan review when building permits are pulled. Both state and local notification requirements were met. At the time of this writing, staff have not received any public inquiries regarding this application.

At the public hearing before the Planning Commission, there were no comments in support or opposition to this application. The Planning Commission unanimously recommended approval of this item.

Action is at the discretion of the Council.

Dates of Hearing:

Planning Commission- March 3, 2026

City Council- March 24, 2026

Date of Pre-Application Meeting: December 30, 2025

Council Ward: Ward 5, Sara Bana

Owner: Midwest City Utilities Authority Public Trust

Applicant: Robert Coleman, Economic Development Director

Size: Contains an area of 8.56 acres MOL

Zoning Districts:

Area of Request:	PUD
North:	Outside MWC jurisdiction
South:	PUD
East:	A-1
West:	PUD

Land Use:

Area of Request:	Vacant
North:	Vacant; Single-Family Residential
South:	SCIP Recreational Trail
East:	Vacant
West:	American Glass Inc.

Municipal Code Citation:

Sec. 38-20 – Minor Plat

Sec. 38-20.1. Purpose.

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

In circumstances where no new interior public or private roads are created to serve the subdivision, then a minor plat may be suitable as an instrument to subdivide one (1) lot into five (5) or fewer lots.

Minor plats are intended to ensure the future growth and development of the entire city by ensuring new development does not hinder the provision of public facilities and services to neighboring and nearby properties.

Sec. 38-20.2. Applicability.

An application for approval of a minor plat may be filed when all of the following circumstances apply. Minor plat circumstances.

- (1) The proposed division results in five (5) or fewer lots;
- (2) All lots in the proposed subdivision front onto an existing public or approved private street and the construction or extension of a street or alley is not required to meet these Subdivision Ordinance requirements;
- (3) All lots meet the zoning ordinance area regulations and standards (minimum frontage, etc.); and
- (4) The plat does not require new interior public or private roads to serve the subdivision.

Sec. 38-20.5. Review and approval process.

- (a) Review action and approval action—Same as final plat. The review and approval processes for a minor plat shall be the same as the review and approval processes for a final plat per section 38-19.
- (b) Minor plat review criteria. The following criteria shall be used to determine whether the application for a minor plat shall be approved, approved with conditions, or denied:

- (1) The minor plat is consistent with all zoning requirements for the property (if applicable), and all other requirements of this Subdivision Ordinance that apply to the minor plat;
- (2) All lots to be created by the minor plat already are adequately served by improved public street access and by all required city utilities and services and by alleys, if applicable;
- (3) The ownership, maintenance and allowed uses of all designated easements have been stated on the minor plat; and
- (4) The plat does not require new interior public or private roads to serve the subdivision.

History:

1. This area was rezoned on May 22, 2012, to a PUD governed by the I-2, Moderate Industrial and C-4, General Commercial Districts (PC-1766).
2. Council approved a preliminary plat for this area on November 22, 2016 (PC-1888).
3. Council approved a final plat for Soldier Creek Industrial Park on June 26, 2018 (PC-1954).
4. Council approved the Amended PUD for this area on October 22, 2019 (PC-2022).
5. Council approved the revised Preliminary Plat for the Soldier Creek Industrial Park on January 14, 2020 (PC-2036).
6. The Soldier Creek Industrial Park Final Plat was approved October 6, 2020 (PC-2055).
7. An amendment of the PUD to change the underlying zoning of a part of Lot 4 was approved in May 2021 (PC-2076).
8. An amendment of the PUD to expand the allowable uses was approved in October 2021 (PC-2094).
9. A request to rename America Avenue to Soldier Street, and a request to rename Soldier Street to American Avenue in the Soldier Creek Industrial Park was approved by Council in October 2024 (PC-2187).

Next Steps:

If Council approves this minor plat, the applicant will need to file the plat with all required signatures with Oklahoma County and provide the City a copy of the filed plat (digital). After filed copy is received, new construction building permits can be pulled.

Staff Comments-

There are construction requirement references made in the Engineering portion of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for examples. This is a minor plat application, and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Water Supply and Distribution

There are public water mains bordering and bisecting the proposed area of request. A twelve (12) inch line extends along the south side of N.E. 23rd Street Avenue across the frontage of the north side of the proposed plat. An eight (8) inch line extends along the east side of America Avenue adjacent to the west side of the

proposed plat. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main bordering and extending into the south side of the area of request. An eight (8) inch line extends into America Avenue's right of way at the south end of the proposed plat. An extension of the system will be completed to provide service to the north lot prior to the filing of the minor plat. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off N.E. 23rd Street and America Avenue. Public road and sidewalk improvements are not required as part of this application. Sidewalk is being constructed as part of all new building permits.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in a Special Flood Hazard Area impacted by the 100-year floodplain and floodway on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. All building permits must meet the minimum design standards outlined in the floodplain development regulations. Soldier Creek impacts the site. Currently, the applicant is constructing a common detention pond to collect most of the on site runoff. The design engineer has factored in both the Soldier Creek watershed and all of the adjacent watershed into the drainage plans and the detention pond design. The detention pond outlet will discharge on site into Soldier Creek. The detention pond discharge combined with the existing Soldier Creek runoff creates a decrease in the flow rate of the water leaving the site.

Easements and Right-of-Way

Right of way is not required with this application.

Fire Marshal's Comments:

No comments at this time.

Planning Comments:

Staff met with the applicant on December 30, 2025, for a pre-application meeting.

Sec. 38-20.5(b): *Minor plat review criteria*. The following criteria shall be used to determine whether the application for a minor plat shall be approved, approved with conditions, or denied (staff comments in bold):

(1) The minor plat is consistent with all zoning requirements for the property (if applicable), and all other requirements of this Subdivision Ordinance that apply to the minor plat;

- The minor plat is consistent with all applicable zoning and subdivision requirements.

(2) All lots to be created by the minor plat already are adequately served by improved public street access and by all required city utilities and services and by alleys, if applicable;

- The created lots will be adequately served by utilities after the water line is tied into the public water system and the sewer line is extended to service the north lot and tied into the public sewer system. Refer to the Engineering staff comments.

(3) The ownership, maintenance and allowed uses of all designated easements have been stated on the minor plat; and

- The minor plat states all applicable of the above-mentioned.

(4) The plat does not require new interior public or private roads to serve the subdivision.

- The proposed plat does not require new interior public or private roads to serve the subdivision.

The Planning Commission unanimously recommended approval of this item based on its compliance with the Subdivision and Zoning Regulations.

Action is at the discretion of the Council.

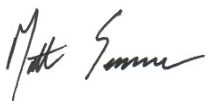
Action Required:

Approve or reject the Minor Plat for the property noted herein, subject to staff comments as found in the March 24, 2026, City Council agenda packet and made part of the MP-30 file.

Suggested Motion:

“To approve the Minor Plat for the property noted herein, subject to staff as found in the March 24, 2026, City Council agenda packet and made part of the MP-30 file.”

Please feel free to contact my office at (405) 739-1228 with any questions.

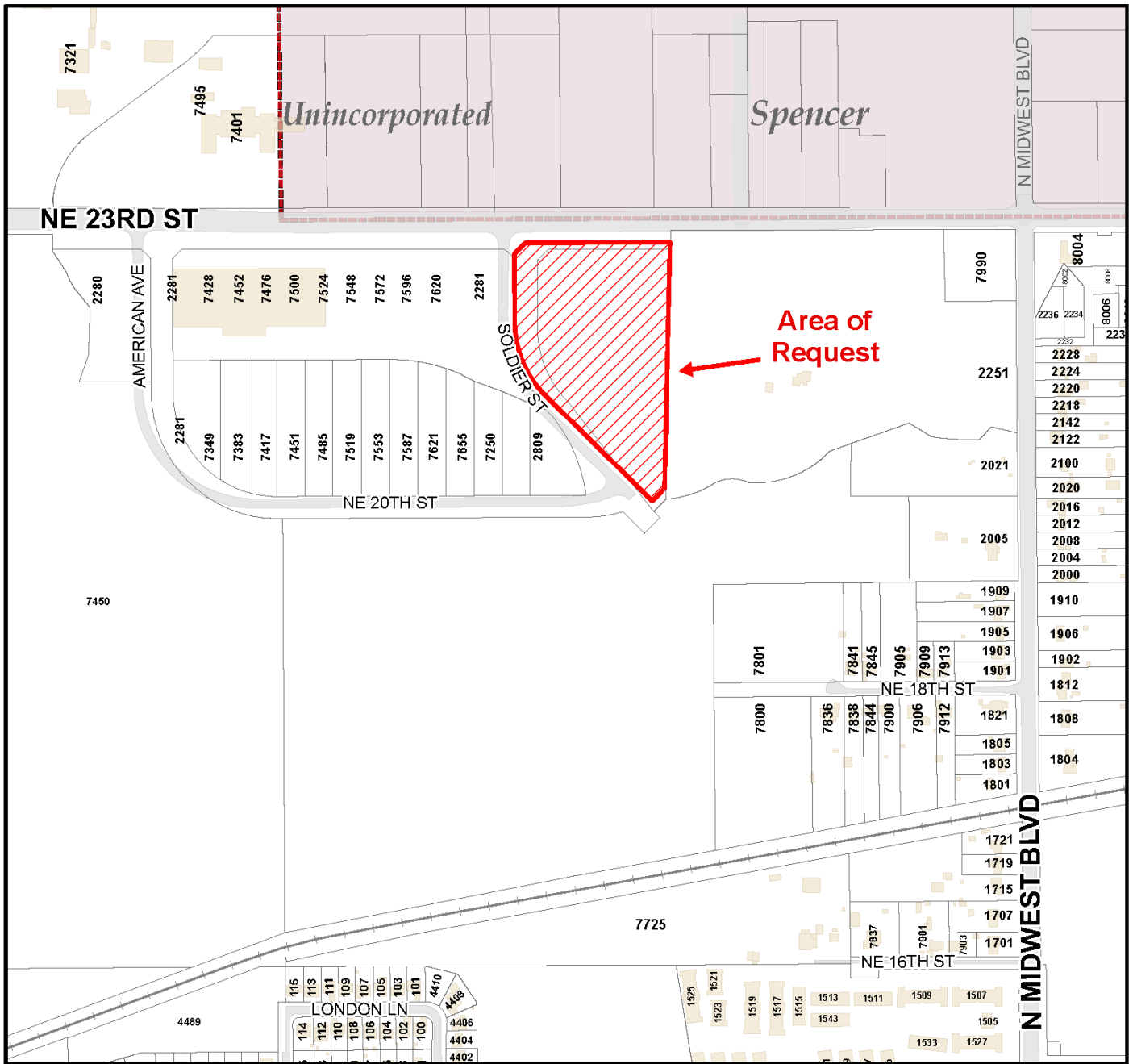


Matt Summers, AICP

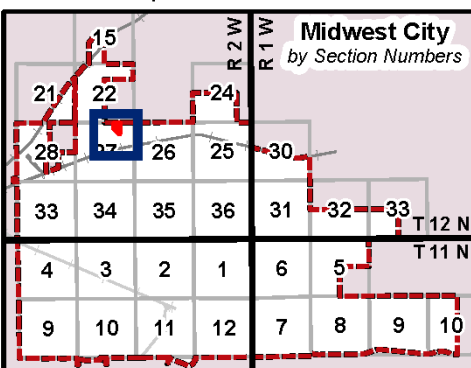
Community Development Director



GIS - Information Technology/ Planning & Zoning



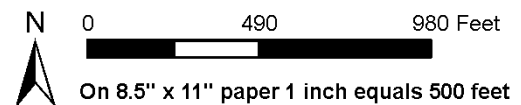
Locator Map



General Map Legend

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

GENERAL MAP FOR MP-30 (NE/4, Sec. 27, T12N, R2W)

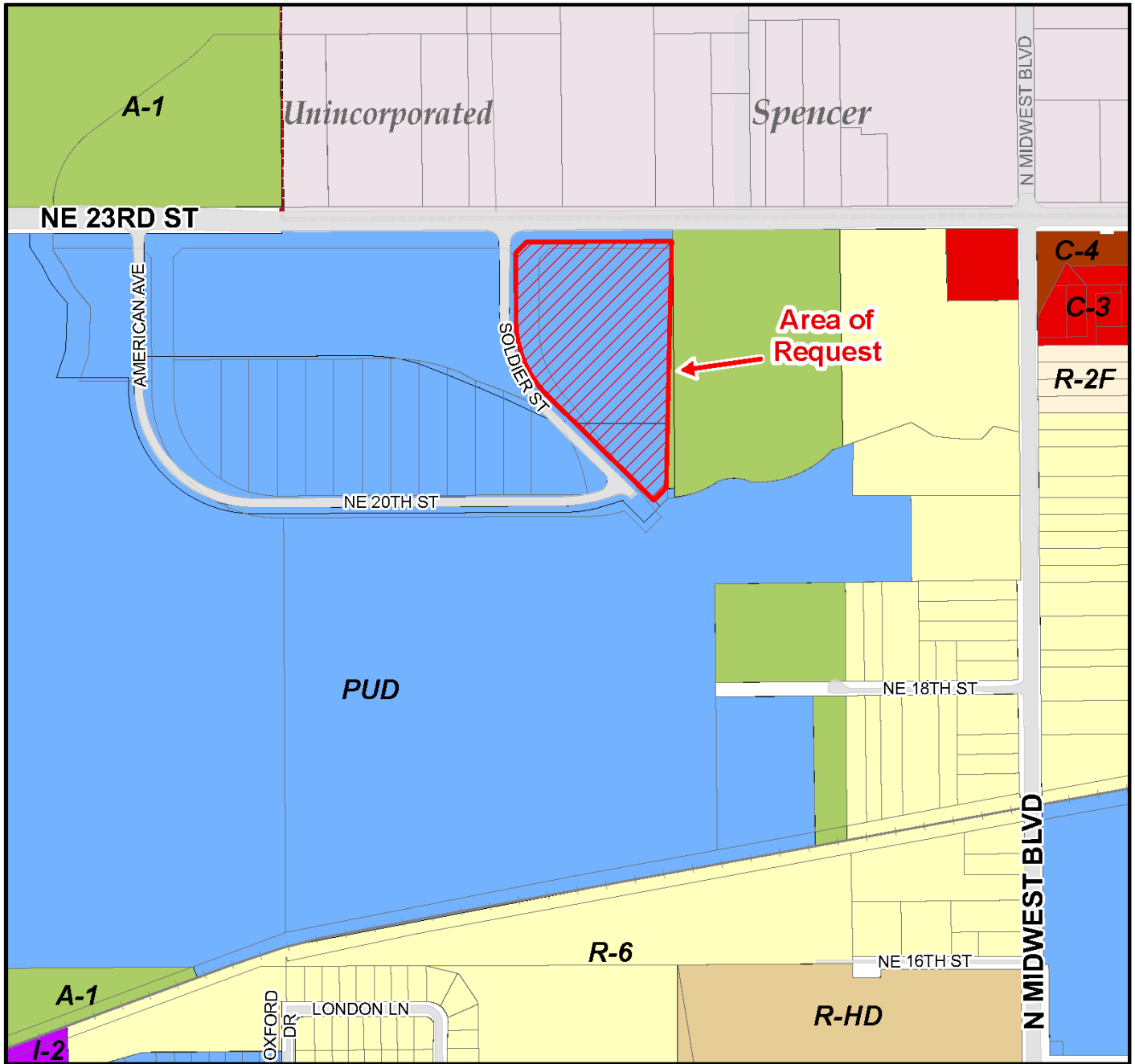


On 8.5" x 11" paper 1 inch equals 500 feet

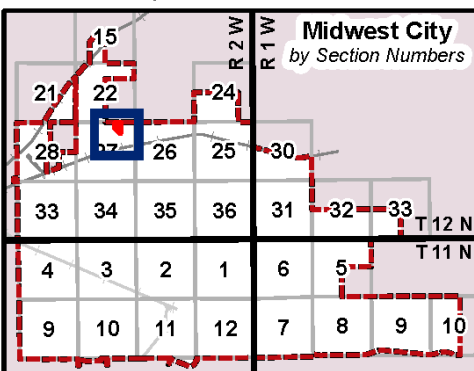
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning



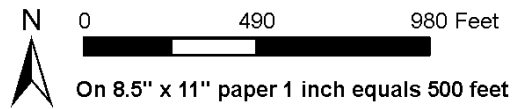
Locator Map



Current Zoning Legend

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

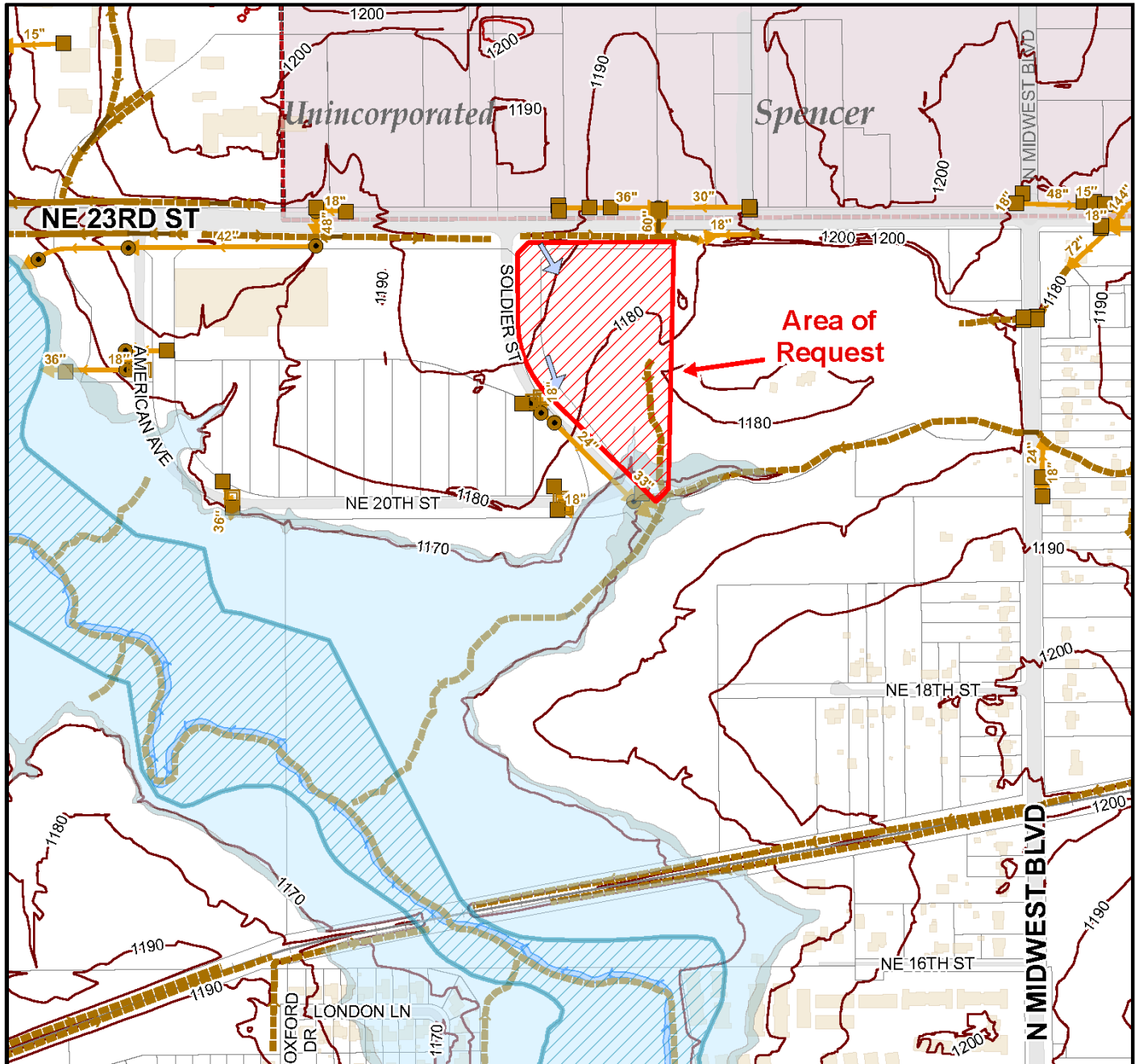
ZONING MAP FOR MP-30 (NE/4, Sec. 27, T12N, R2W)



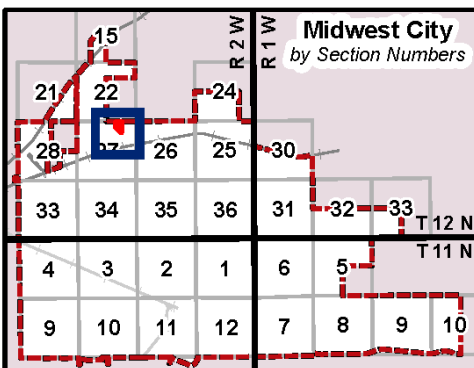
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning



Locator Map



Drainage Legend

- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
 - 500-yr floodplain
 - 100-yr floodplain
 - Floodway
-
- Contours
 - 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft
-
- Magnitude
 - <2°
 - 3-5°
 - 6-10°
 - 11-20°

DRAINAGE MAP FOR MP-30 (SE/4, Sec 6, T11N, R1W)

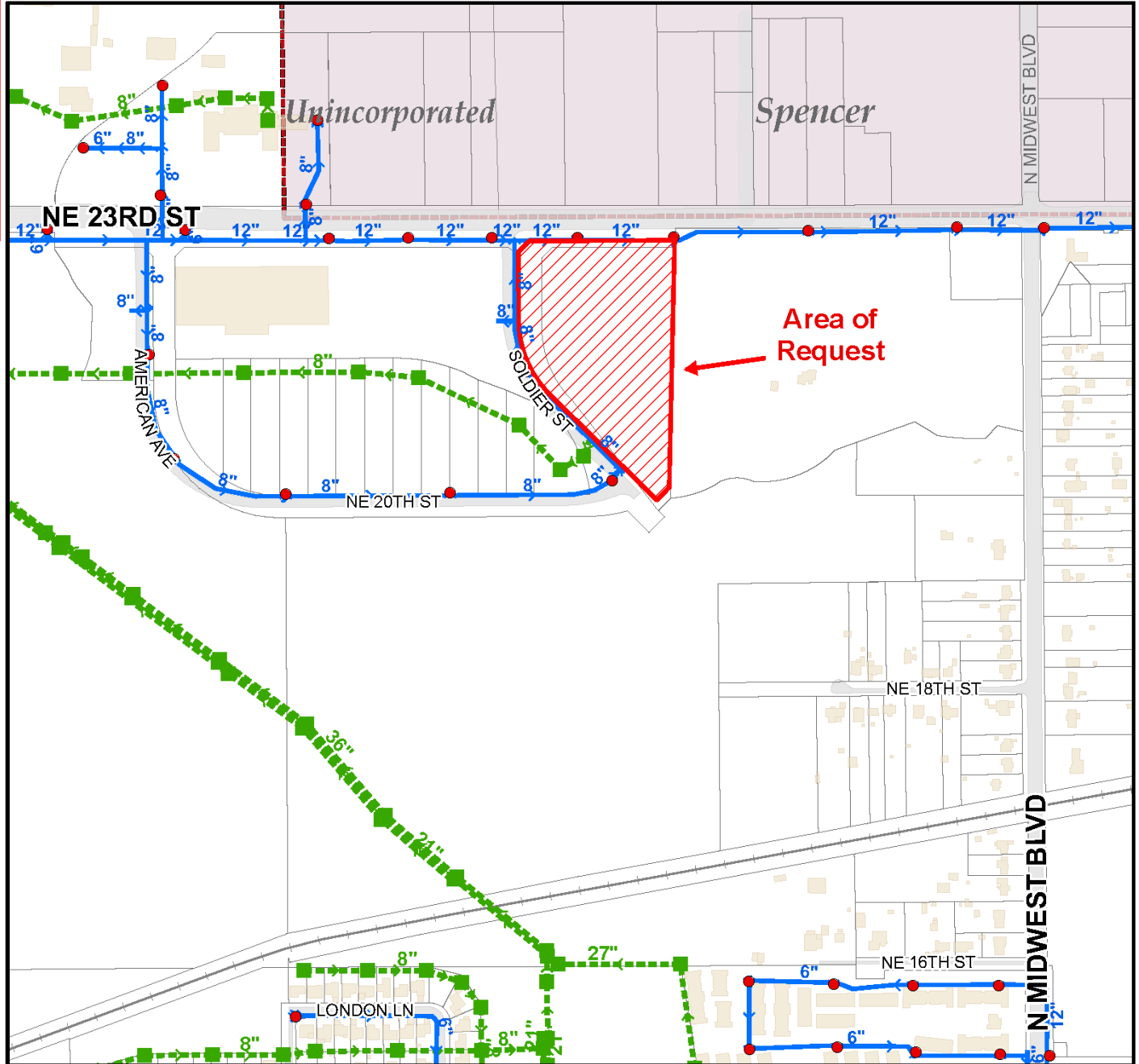
0 490 980 Feet

On 8.5" x 11" paper 1 inch equals 500 feet

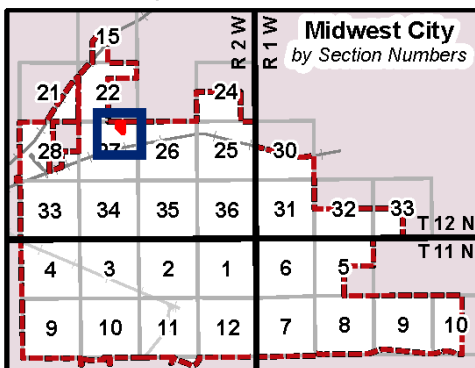
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning



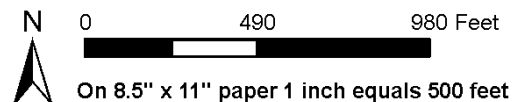
Locator Map



Water/Sewer Legend

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

WATER SEWER MAP FOR MP-30 (NE/4, Sec. 27, T12N, R2W)



On 8.5" x 11" paper 1 inch equals 500 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

To: Honorable Mayor and Council
From: Matt Summers, Community Development Director
Date: March 24, 2026

Subject: (PC-2241) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Hospitality District (“HOS”) with a Special Use Permit (“SUP”) to Simplified Planned Unit Development (“SPUD”) for the property located at 1716 S. Sooner Road, Midwest City, Oklahoma.

Executive Summary: The Applicant is requesting to rezone the subject property to Simplified Planned Unit Development (“SPUD”) with an underlying zoning of Community Commercial District (“C-3”).

The lot is currently vacant, and the proposed SPUD would allow the applicant to develop a uniquely designed fast-food restaurant in compliance with the Special Development Regulations submitted with the SPUD application.

The applicant proposes to construct an eight hundred (800) square foot quick-serve drive-through restaurant utilizing a modular building with an integrated drive-through lane. The site plan also includes covered outdoor seating with vehicular access from Sooner Road.

As proposed, the SPUD includes modifications to the regulations of the C-3 zoning district. Specifically, the request seeks relief from Section 5.12.1 (B)(1) of Appendix A, which requires that at least eighty (80) percent of the building’s exterior be constructed of masonry materials. The applicant is therefore requesting approval of the SPUD to allow a deviation from the masonry requirement.

The proposed development shall comply with all applicable City code requirements, including, but not limited to, regulations for parking, landscaping, and signage.

Both state and local notification requirements were met. Staff received one phone call from the general manager of a nearby hotel regarding the zone change request, but no comments in support or opposition were expressed.

No comments were made in favor of or opposed to this application at the Planning Commission meeting. The Planning Commission unanimously recommended approval of this application.

Action is at the discretion of the City Council.



Dates of Hearing:

Planning Commission- March 3, 2026

City Council- March 24, 2026

Date of Pre-Application Meeting: December 22, 2025

Date of the Site Plan Review Meeting: January 27, 2026

Council Ward: Ward 1, Brian Triger

Owner: QuikTrip Corporation

Applicant: Michael Gamble (Pouge Properties, LLC)

Proposed Use: Simplified Planned Unit Development (“SPUD”)

Size: 0.91 acres more or less

Zoning Districts:

Area of Request: HOS with a SUP
North: HOS
South: HOS with a SUP
East: HOS
West: Del City, City Limits

Land Use:

Area of Request: Vacant
North: Holiday Inn Express Hotel
South: AT&T and Randall MD Pain Management
East: Delta Hotel
West: Del City, City Limits

Municipal Code Citation:

2.26. – SPUD, Simplified Planned Unit Development

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

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

The SPUD is subject to special review procedures within 7.4 SPUD Application and Review and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.26.2. *Intent and Purpose.* The intent and purpose of the simplified planned unit development provisions are to ensure:

- (A) Innovative land development. Encourage innovative development and protect the health, safety and welfare of the community;

- (B) Efficient use of land. Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems.
- (C) Appropriate limitations and compatibility. Maintain appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

History:

1. The property was zoned C-4 in 1984 to allow for the use of a retail fence and installation business.
2. The subject property was designated Hospitality District (HOS) upon adoption of the 2010 Zoning Ordinance.
3. (PC-1800) A 2014 resolution requesting a Special Use Permit to allow 4.4.48 *Retail Sales and Services: General* in the Hospitality District (“HOS”) was denied.
4. City Council approved an ordinance to redistrict the subject property from Hospitality District (“HOS”) to Hospitality District (“HOS”) with a Special Use Permit to allow 4.4.41 *Medical Services: General*, 4.4.48 *Retail Sales and Services: General*, and 4.4.1 *Administrative and Professional Office* on April 26, 2022. (PC-2107)

Next Steps:

If Council approves the rezoning request, the applicant or any subsequent property owner may proceed with submitting applications for the required building permits.

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for example. This is a rezoning application, and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a twelve (12) inch line running along the east side of Sooner Road. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main bordering the proposed parcel, an eight (8) inch line running along the east side of the area of request in a dedicated utility easement. 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 Sooner Road. Westmoreland Avenue and Wilkinson Drive are designated as local roads in the Comprehensive Plan. Sooner Road is designated as a Primary Arterial in the Comprehensive Plan. Public road and sidewalk improvements are existing and are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

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

Easements and Right-of-Way

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

Fire Marshal's Comments:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2018 International Building Code (IBC), and the National Fire Codes.

Fire extinguishers are required to be installed in accordance with Section 906 of the International Fire Code, as well as NFPA 10.

Address shall be identified on the front side of the facility in contrasting colors and shall be legible from the public access road. IFC Section 505.

Fire / panic hardware is required on all egress doors that are not main entrance doors.

A fire lane is required in accordance with IFC Section 503 and the Midwest City Ordinances Section 15-15. A fire lane shall mean any thoroughfare twenty (20) feet or more in width and approved and accepted by the appropriate fire official as a fire lane. Fire lanes shall be interchangeable with the term "street" for the purpose of this Code, provided, the entire width of a fire lane on the same site may be used to determine horizontal separation between two (2) or more structures. Fire lane to be a 6" continuous red stripe with "Fire Lane – No Parking" in 4" white lettering spaced every 60'-0" O.C. Face of curbs shall be painted when applicable and the fire lane shall begin at the street access / egress point of the road and wrap around into the parking lot.

Pre-Engineered Kitchen Suppression System plans shall be submitted to the Midwest City Fire Marshal's Office for review and permitting by the licensed sub-contractor.

Paint striping is required on the floors in front of all electrical panels indicating "No Storage" areas. (IFC 605.3)

Knox Box 3200 series lock box keyed for Midwest City Fire Department is required to be installed adjacent to the main entrance to each commercial facility (building). (IFC 506)

This review has been provided with the current information provided from the applicant. This list is not an all-inclusive list of compliances due to the limited information available at the time of this report. A full review can be completed once a comprehensive floor plan/life safety analysis is provided by the architect/designer of record. For any questions or concerns pertaining to this project or the contents of this report, please contact the Midwest City Fire Marshal's Office via e-mail at FMO@MidwestCityOK.Org.

Planning Division:

Staff met with the applicant on December 22, 2025, for a pre-application meeting, and on January 27, 2026, for a site plan review meeting.

The subject property is currently undeveloped, and the applicant intends to construct a modular-style drive-through restaurant featuring an outdoor seating area covered by a canopy.

The proposed development satisfies the criteria for approval of a SPUD:

Innovative Development. The proposed modular-style building offers a creative approach to developing the vacant lot. Staff believe the project will be a valuable addition to the area, and this fast-food restaurant represents a trailblazing expansion for the company in Oklahoma City.

Efficient use of land. The proposal makes efficient use of the property, with an eight hundred (800) square-foot building that maximizes the developable area outside the 2009 FEMA 500-year floodplain.

Appropriate limitations and compatibility. This development is compatible with the surrounding uses and is located within walking distance of nearby hotels.

If the rezoning application is approved, any aspects not specifically addressed in the SPUD Design Statement shall comply with the development regulations of the C-3, Community Commercial District, as outlined in Appendix A of the Midwest City Municipal Code.

Parking

- Table 5.3-2 in Appendix A requires one (1) parking space per 100 square feet of Gross Floor Area (GFA), excluding cold storage areas.
- Table 5.3-1 in Appendix A requires one (1) handicapped parking space for every twenty-five (25) standard parking spaces.

Landscaping

- Section 5.2.5(B) (1) a. of Appendix A requires a minimum of six (6) trees and twelve (12) shrubs as base landscaping for a new building.

Signage

- Section 9-386. - Freestanding signs
 - (b) It is unlawful to erect any freestanding sign whose total height is greater than twenty (20) feet above ground level of the street upon which the sign faces.
 - (c) No freestanding sign shall be nearer than two (2) feet to any building or structure. Only one (1) freestanding sign shall be allowed per frontage unless the frontage is in excess of six hundred (600) feet.
 - (e) All freestanding signs shall conform to the provisions of this article.
- Section 9-388. - Wall Signs
 - (b) No wall sign shall cover wholly or partially any wall opening, or project beyond the ends or top of the wall to which it is attached; and no wall sign shall have a display surface area of more than five hundred (500) square feet.
 - (c) No wall sign shall extend more than fifteen (15) inches beyond the building line and shall not be attached to a wall at a height of less than seven (7) feet above the sidewalk or ground.

If the rezoning is approved, the applicant may proceed with submitting all required building permits, and all development shall comply with applicable codes and regulations.

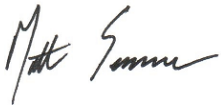
Action Required:

Approve or reject the ordinance to redistrict from Hospitality (“HOS”) to Simplified Planned Unit Development (“SPUD”) for the property noted herein, subject to staff comments as found in the March 24, 2026, City Council agenda packet and made part of the PC-2241 file.

Suggested Motion:

“To approve the ordinance redistricting 1716 S. Sooner Rd to Simplified Planned Unit Development subject to staff comments found in the March 24, 2026, City Council agenda packet and made part of the PC-2241 file.”

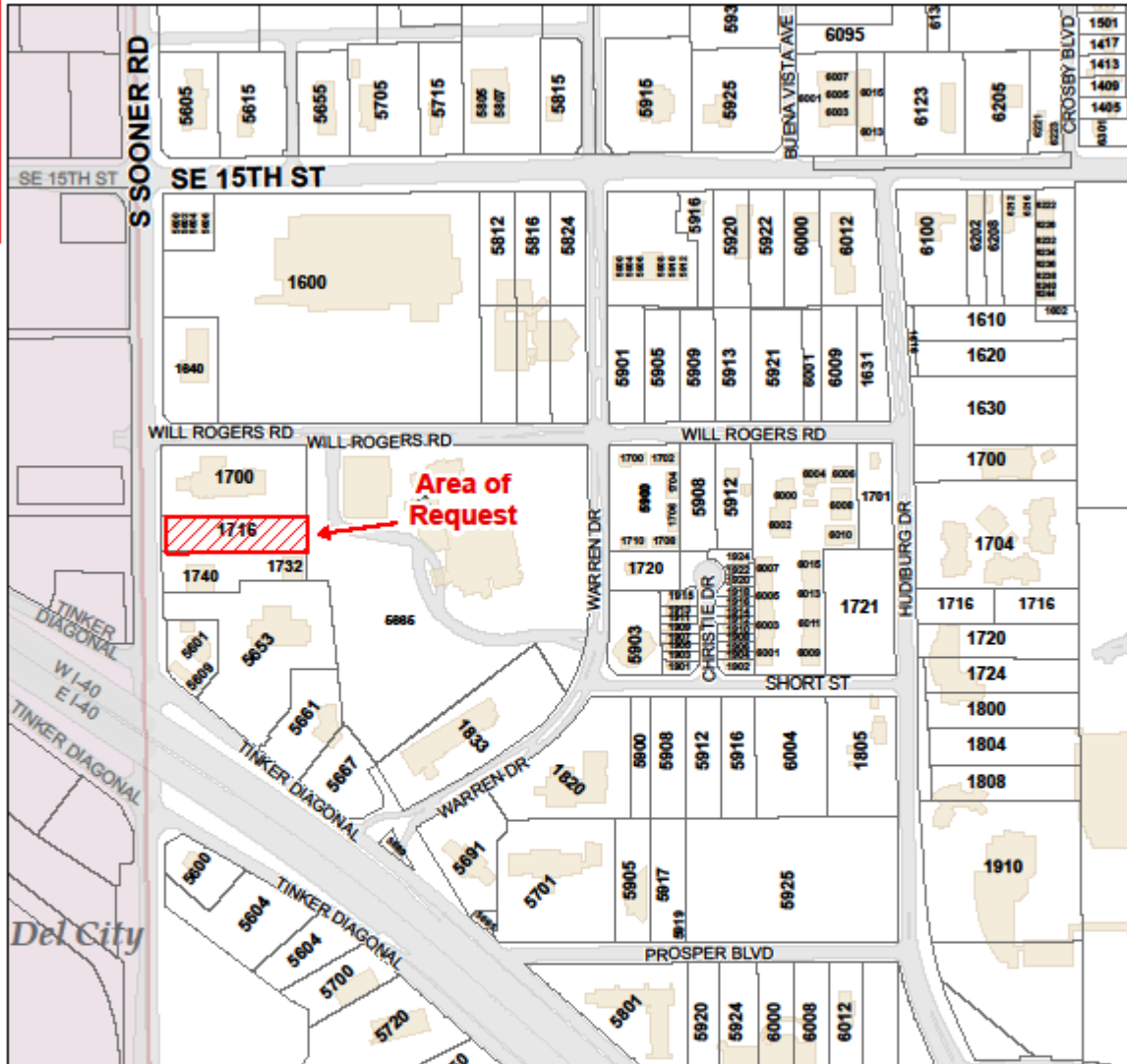
Please feel free to contact the Community Development Department at (405) 739-1220 with any questions.



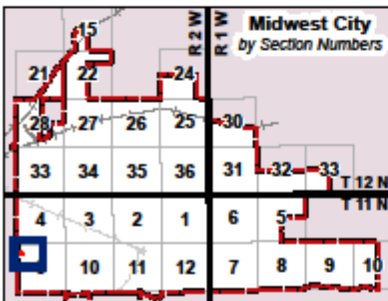
Matt Summers, AICP
Community Development Director



GIS - Information Technology/ Planning & Zoning



Locator Map

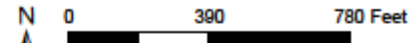


Created on February 16, 2026 using ArcPY script - PC-2241

General Map Legend

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

GENERAL MAP FOR PC-2241 (NW/4, Sec. 9, T11N, R2W)

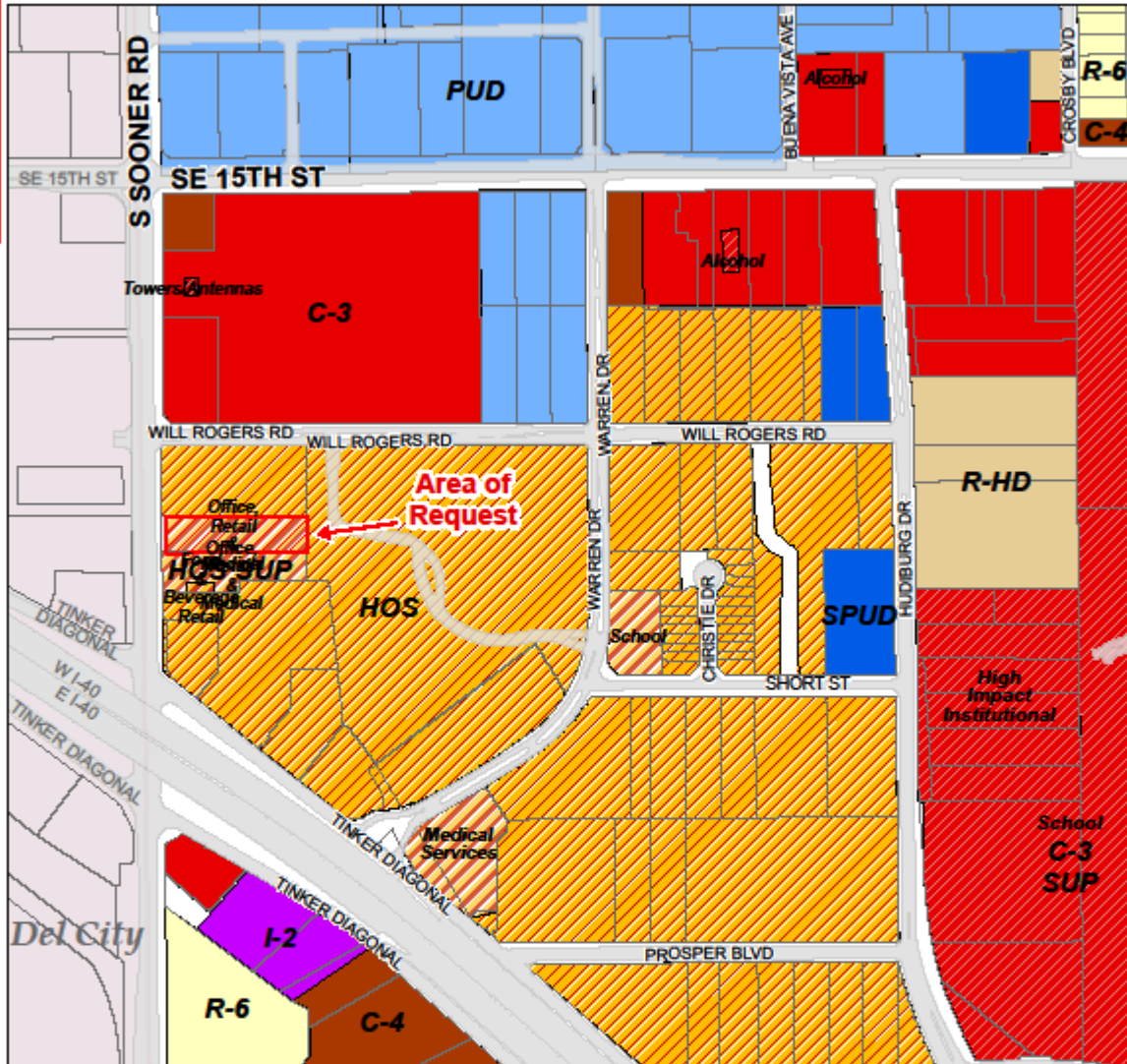


On 8.5" x 11" paper 1 inch equals 400 feet

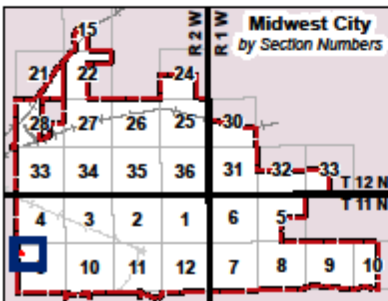
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning



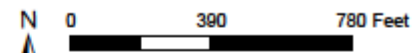
Locator Map



Current Zoning Legend

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

**ZONING MAP
FOR PC-2241
(NW/4, Sec. 9, T11N, R2W)**



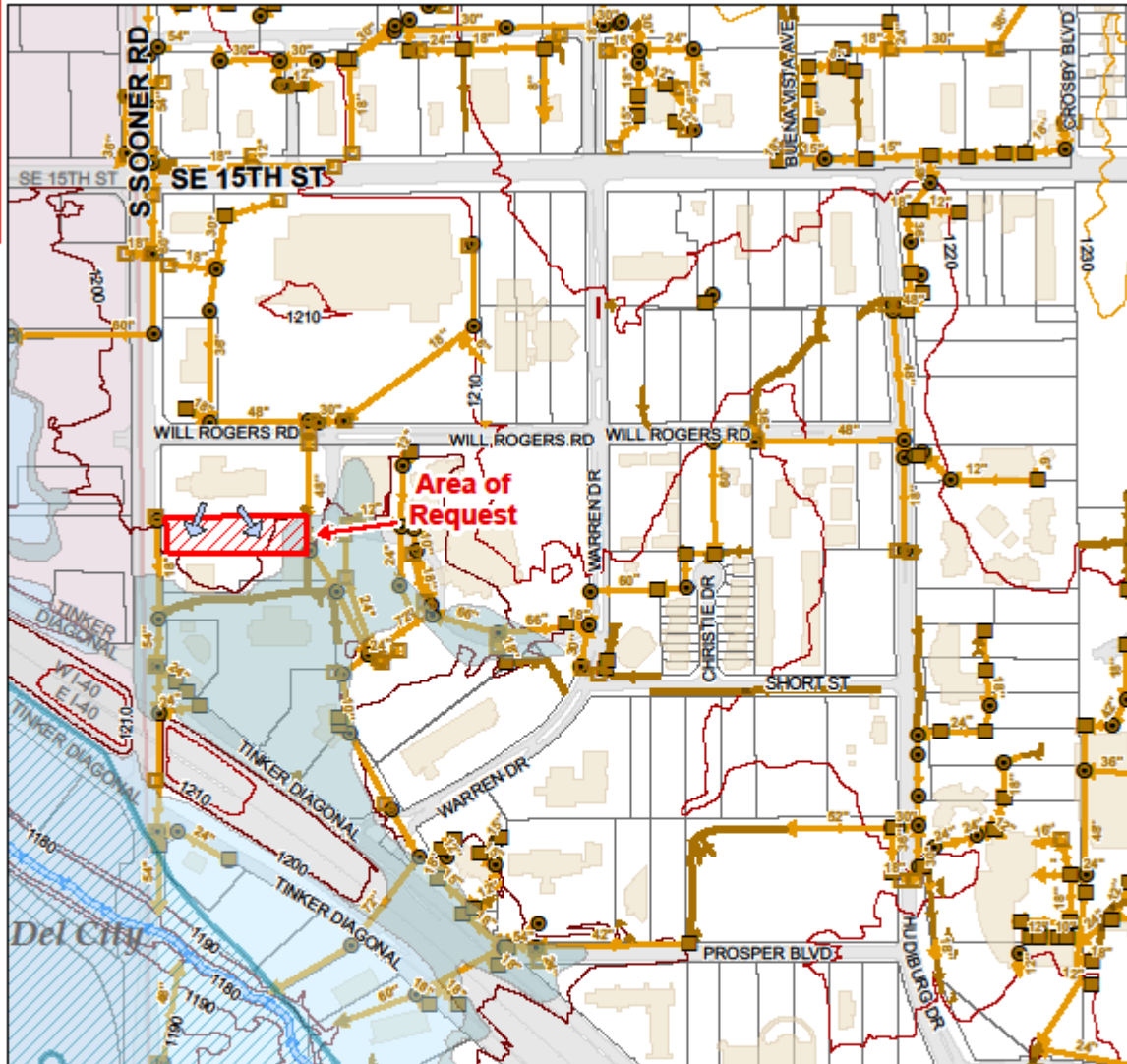
On 8.5" x 11" paper 1 inch equals 400 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

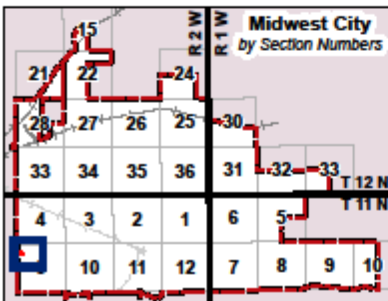
Created on February 16, 2026 using ArcPY script - PC-2241



GIS - Information Technology/ Planning & Zoning



Locator Map



Drainage Legend

- Curb Inlets
- Inlets
- Junction Box
- Culverts
- Flumes
- Developed Channels
- Trickle Channels
- Undeveloped Channels
- Storm Lines
- Creeks
- 2009 FEMA Floodplains
- 500-yr floodplain
- 100-yr floodplain
- Floodway

Contours

- 1166-1204 ft
- 1204-1228 ft
- 1228-1250 ft
- 1250-1278 ft
- 1278-1324 ft

Magnitude

- <2"
- 3-5"
- 6-10"
- 11-20"

DRAINAGE MAP FOR PC-2241 (SE/4, Sec 6, T11N, R1W)

0 390 780 Feet

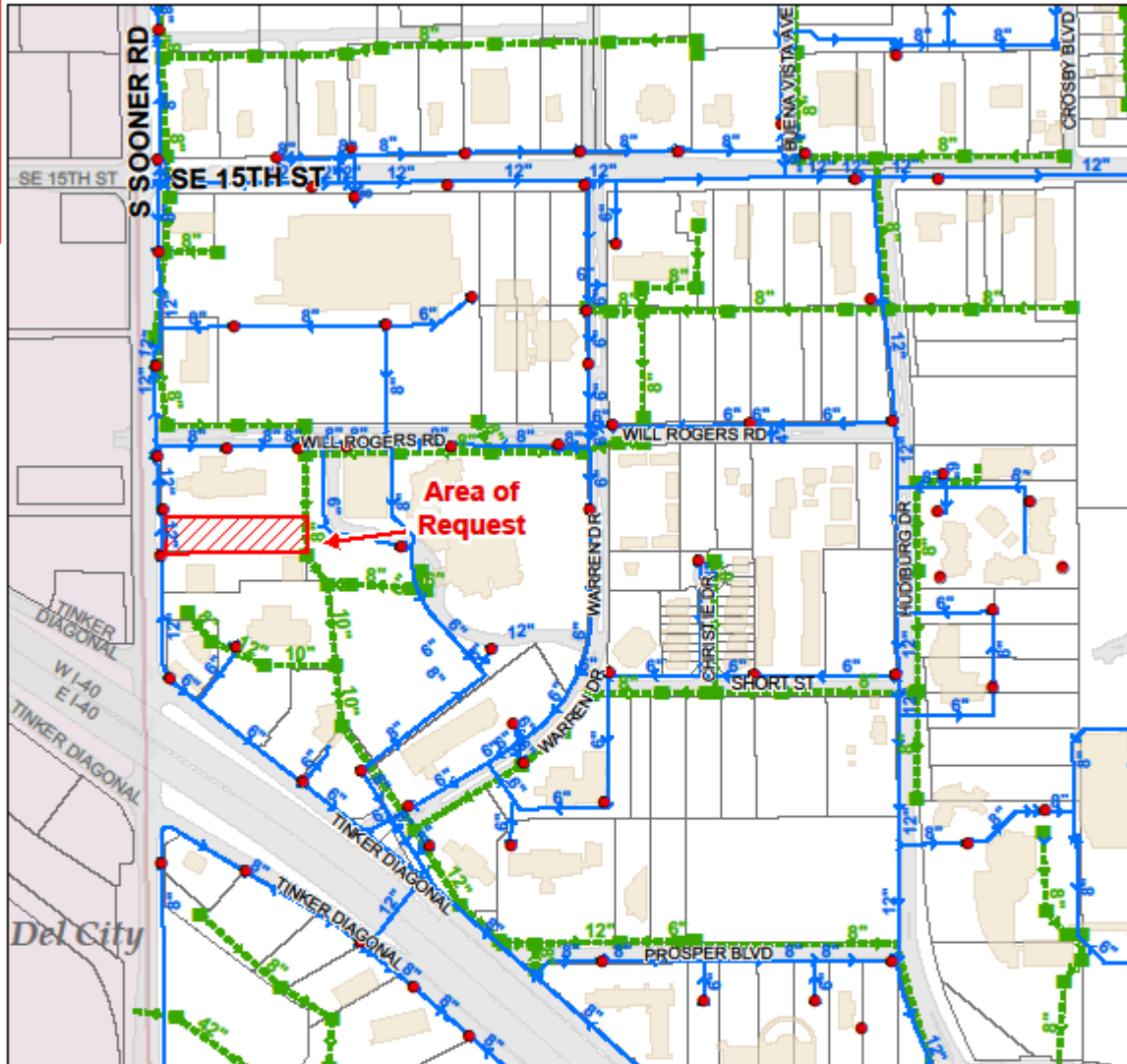
On 8.5" x 11" paper 1 inch equals 400 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

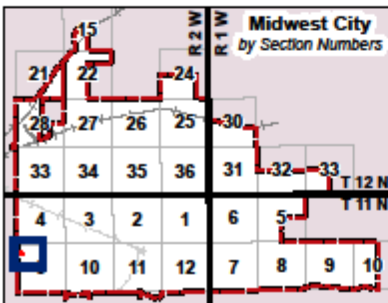
Created on February 16, 2026 using ArcPY script - PC-2241



GIS - Information Technology/ Planning & Zoning



Locator Map



Water/Sewer Legend

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

**WATER SEWER MAP
FOR PC-2241
(NW/4, Sec. 9, T11N, R2W)**

0 390 780 Feet



On 8.5" x 11" paper 1 inch equals 400 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

Created on February 16, 2026 using ArcPY script - PC-2241



1 PC-2241

2 ORDINANCE NO. _____

3 AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY
4 DESCRIBED IN THIS ORDINANCE FROM C-3, COMMUNITY COMMERCIAL
5 DISTRICT TO SPUD, SIMPLIFIED PLANNED UNIT DEVELOPMENT, AND
6 DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO
7 REFLECT THE RECLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT;
8 AND PROVIDING FOR REPEALER AND SEVERABILITY

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

10 ORDINANCE

11 SECTION 1. That the zoning district of the following described property is hereby reclassified
12 from OS, Hospitality District with a SUP, Special Use Permit to SPUD, Simplified Planned Unit
13 Development subject to the conditions contained in the PC-2241 file, and that the official Zoning
14 District Map shall be amended to reflect the reclassification of the property’s zoning district as
15 specified in this ordinance:

16 For the property located at 1716 S. Sooner Rd, described as the East 398.72 Feet of Lot Eleven
17 (11), Subdivision 004 in the AVIATION ACRES ADDITION, an Addition to Midwest City,
18 Oklahoma County, Oklahoma, according to the recorded plat thereof.

19 SECTION 2. That the SPUD master plan is adopted for the property described by the legal
20 description in Section 1. The master plan consists of both a Design Statement and a Master
21 Development Plan Map. The master plan is included in this ordinance as Exhibit A. Any
22 modifications, revisions, or expirations of the SPUD master plan will be handled in accordance
23 with Appendix A of the Midwest City Municipal Code.

24 SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict herewith are
25 hereby repealed.

26 SECTION 4. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
27 for any reason held to be invalid, such decision shall not affect the validity of the remaining
28 portions of the ordinance.

29 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
30 on the _____ day of _____, 2026.

31 THE CITY OF MIDWEST CITY,
32 OKLAHOMA

33 _____
34 MATTHEW D. DUKES II, Mayor

35 ATTEST:

36 _____
SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2026.

DONALD MAISCH, City Attorney

To: Honorable Mayor and Council
From: Matt Summers, Community Development Director
Date: March 24, 2026

Subject: (PC-2242) Public hearing, discussion, consideration, and possible action to redistrict from Single-Family Detached Residential District (“R-6”) to Medium Density Residential District (“R-MD”) for the subject property described as all of Blocks 1,2, and 3 of the Eagle Landing Addition, located in Midwest City, Oklahoma County, Oklahoma.

Executive Summary: The applicant is requesting to rezone the subject property from Single-Family Detached Residential District (“R-6”) to Medium Density Residential District (“R-MD”).

The R-MD District accommodates medium-density housing, allowing ten (10) to twenty (20) dwellings per gross acre, and permits a variety of residential uses, including single-family detached dwellings, duplexes, townhomes, and multi-family residential units.



The subject property currently consists of sixteen (16) developable lots, each approximately 6,098 square feet, along with one (1) additional lot designated for common area and stormwater detention.

The applicant is requesting to rezone the property from Single-Family Detached Residential (“R-6”) to Medium Density Residential (“R-MD”) to construct duplexes. Lots for duplexes, as defined in the Zoning Regulations, require at least 3,500 square feet per unit.

All state and local notification requirements have been met. As of the date of this report, staff have not received any public inquiries regarding the application.

At the public hearing before the Planning Commission, one (1) adjoining property owner expressed concerns regarding this application. The concerns included potential impact on surrounding property values, increased traffic, and pedestrian safety.

The Planning Commission voted 5-1 to recommend approval of this application.

Action is at the discretion of the City Council. .

Dates of Hearing:

Planning Commission- March 3, 2026

City Council- March 24, 2026

Date of Pre-Application Meeting: November 14, 2025

Date of Site Plan Review Team Meeting: January 27, 2026

Council Ward: Ward 6, Rick Favors

Owner: 1400 Post LLC

Applicant: Joel Bryant

Size: Contains an area of 3.37 acres MOL

Development Proposed by Comprehensive Plan:

Area of Request:	Neighborhood Low Density
North:	Neighborhood Low Density
South:	Neighborhood Low Density
East:	Neighborhood Low Density
West:	Neighborhood Low Density

Zoning Districts:

Area of Request:	R-6
North:	R-6
South:	C-1 (PC-2066)
East:	PUD (PC-1491)
West:	R-6

Land Use:

Area of Request:	Single-Family Detached Residential
North:	Single-Family Residential (Willow Ridge Estates)
South:	Restricted Commercial District
East:	Planned Unit Development for Housing (Riverwind Estates)
West:	Single-Family detached Residential

Comprehensive Plan Citation:

The future zoning land use for the subject property is Neighborhood Low Density.

Neighborhood Low Density

This use refers to single-family detached residential structures, representing the largest portion among residential categories. Typically located alongside other single-family homes, these areas are solely designated for residential purposes and do not include nonresidential uses, except for parks and recreation facilities supporting the area. Lot sizes in low density development will range from 6,000 to 12,000 square feet. While various lot sizes may be used, development density should fall between two to six dwelling units per acre.

Multi-family, Low Intensity is compatible in scale with nearby residential uses.

Municipal Code Citation:

2.9. - R-MD, Medium Density Residential District

2.9.1. *General Description.* This is a residential district to provide for medium density housing ranging from ten (10) to twenty (20) dwelling units per gross acre. The principal use of land is for townhouses and low-rise multifamily dwellings.

Related recreational, religious, and educational uses normally located to service residential areas are also permitted to provide the basic elements of convenient, balanced, and attractive living areas.

2.9.2. *District Use Regulations.* Property and buildings in the R-MD, Medium Density Residential District shall be used only for the purposes listed within Table 4.9-1: Use Chart (Page 75).

2.9.3. *Development Regulations.* Property and buildings shall conform to the related standards listed within Table 3.2-1: Residential Area Regulations and Standards Chart (Page 47) and Section 5 Supplemental Regulations (Page 81).

- (A) *Off-street parking, loading and access.* All uses shall contain adequate space on private property to provide for parking, loading, and maneuvering of vehicles in accordance with regulations established in [5.3](#) Parking and Loading (Page 91) of which Table 5.3-2: Specific Parking Requirements (Page 98) is included.
- (B) *Site plan.* A site plan shall be prepared in accordance with [7.5](#) Site Plan (Page 183) for any 4.2.3. Townhouse (Single-Family Attached) (Page 50), 4.2.4. Multifamily Residential (Page 50), or 4.2.8. Group Residential (Page 51) type use.

History:

1. The property had been zoned Single-Family Detached Residential at the time of the adoption of the 1985 zoning code.
2. In December 2023, City Council approved the preliminary plat (PC-2153) to divide the parcel into seventeen (17) lots, including sixteen (16) residential lots and one (1) lot designated for a stormwater detention common area.
3. The final plat for the subject property was approved by City Council in March 2025, with development of the parcels subject to formal site plan review at the time building permits are pulled. (PC-2208).

Next Steps:

If Council approves this rezone, the applicant will need to amend the plat for this development to meet the minimum lot size required for duplex construction, subject to the staff comments outlined in this report. All required City and State permits must be submitted prior to the start of construction.

Staff Comments-

There are construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for example. This is a rezoning application, and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering and bisecting the proposed parcel. Six (6) inch lines run along Lou Anna Place, Lynn Fry Drive, and the newly constructed Talon Drive. New service connections along Talon Drive will be required prior to the issuing of new building permits. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are eight (8) inch public sewer mains located along the newly constructed Talon Drive and adjacent to the south side of the area of request. New service connections along Talon Drive will be required prior to the issuing of new building permits. 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 Lou Anna Place, Lynn Fry Drive, and Talon Drive. All are classified as local roads in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application. Any new building permit will require sidewalk across the full frontage of the proposed parcel.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application, the improvements were constructed as part of the plat application.

Easements and Right-of-Way

No further easements or right of way are not required with this application.

Fire Marshal's Comments:

No Comments at this time. Development is required to comply with Chapter 15 of the Midwest City Ordinances and the International Fire Code (as applicable).

Planning Division:

Staff met with the applicant on November 14, 2025, for a pre-application meeting. A Site Plan Review Team meeting was held on January 27, 2026, and representatives from the following departments were present: Community Development, Fire Marshal's Office, and Engineering.

The subject property abuts an arterial roadway and borders two residential neighborhoods.

The R-MD District allows various residential use types; Single-family detached dwellings, duplexes (two-family attached), townhomes (single-family attached), and multi-family residential dwellings.

The lots in this development are currently about 6,098 square feet, and the applicant is proposing to construct duplexes. According to Table 3.2-1 of Appendix A - Zoning Regulations, the minimum lot size for duplexes in the R-MD district is 3,500 square feet per dwelling unit. In order to construct the proposed duplexes, the applicant will need to amend the lots to meet the minimum size requirement.



If the rezoning is approved, all development regulations for the R-MD district shall comply with applicable regulations, including masonry, parking, tree mitigation, and landscaping requirements. Formal review of the proposed development will be conducted after building permit applications have been submitted.

Action is at the discretion of the City Council.

Action Required:

Approve or deny the rezoning of the subject property from Single-Family Detached Residential District (“R-6”) to Medium Density Residential (“R-MD”) for the property noted herein, subject to staff comments included in the March 24, 2026, City Council agenda packet and made part of the PC-2242 file.

Suggested Motion:

“To approve the ordinance redistricting the subject property from Single-Family Detached Residential District (“R-6”) to Medium Density Residential (“R-MD”) subject to staff comments found in the March 24, 2026, City Council agenda packet and made part of the PC-2242 file.”

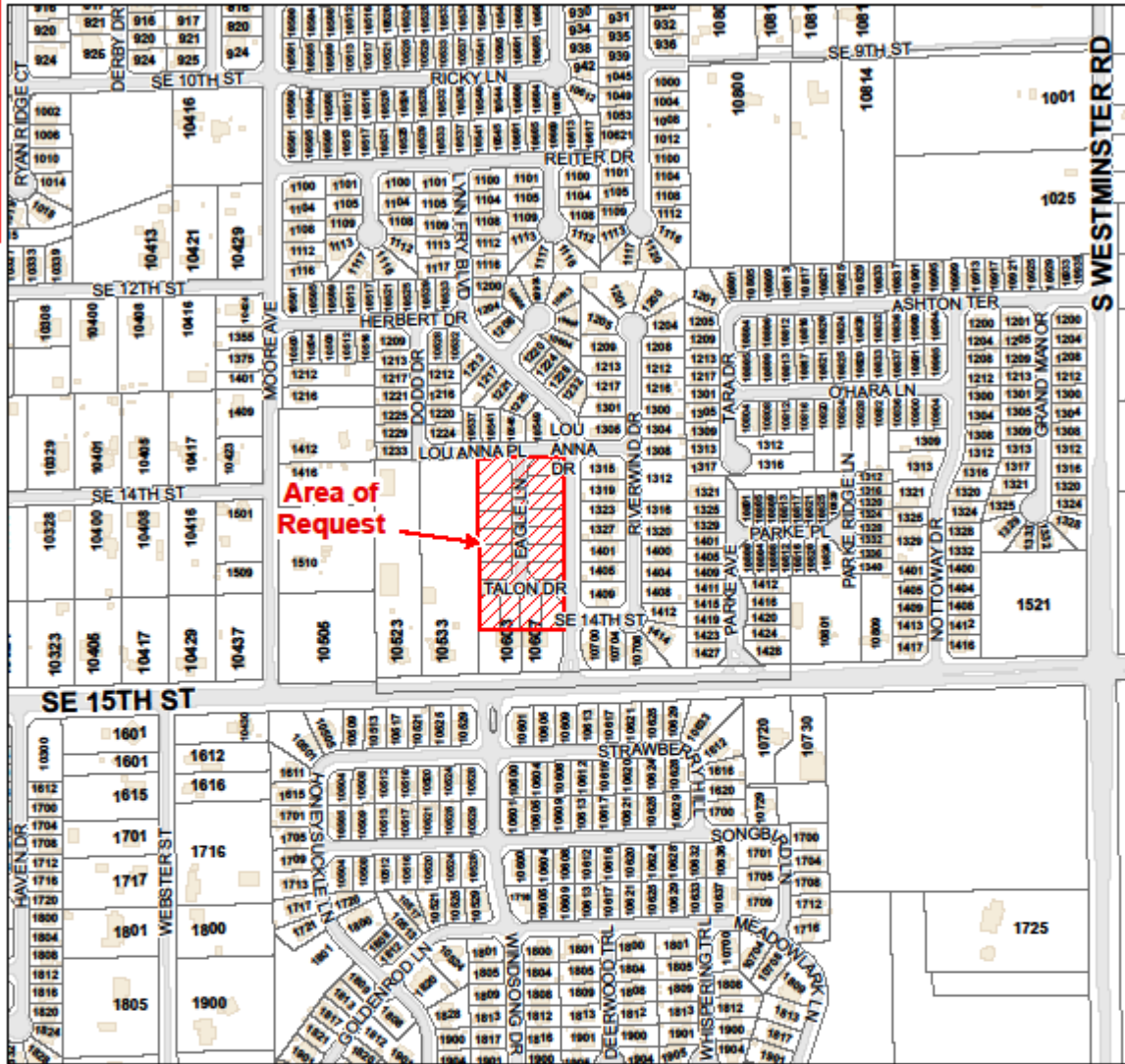
Please feel free to contact the Community Development office at (405) 739-1220 with any questions.

A handwritten signature in black ink that reads "Matt Summers". The signature is written in a cursive, flowing style.

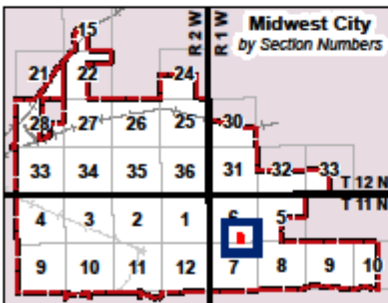
Matt Summers, AICP
Community Development Director



GIS - Information Technology/ Planning & Zoning



Locator Map



Created on February 17, 2026 using ArcPY script - PC-2242

General Map Legend

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

**GENERAL MAP
FOR PC-2242
(SE/4, Sec. 6, T11N, R1W)**

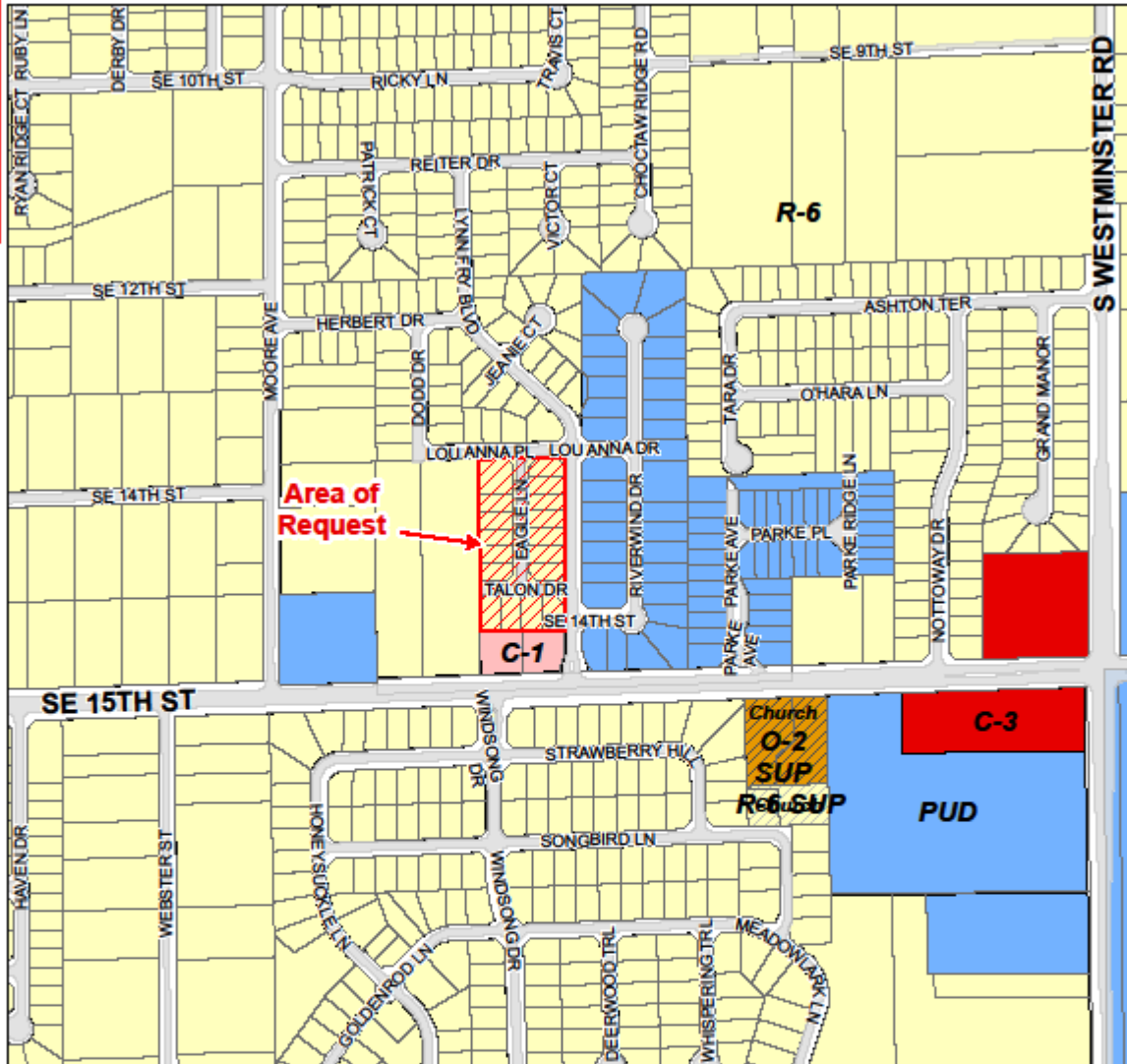


On 8.5" x 11" paper 1 inch equals 450 feet

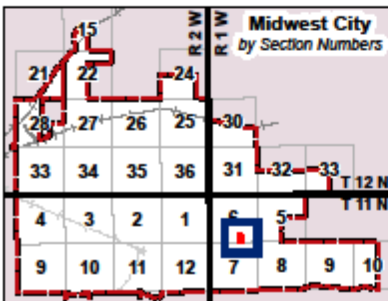
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning



Locator Map



Current Zoning Legend

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

ZONING MAP FOR PC-2242 (SE/4, Sec. 6, T11N, R1W)



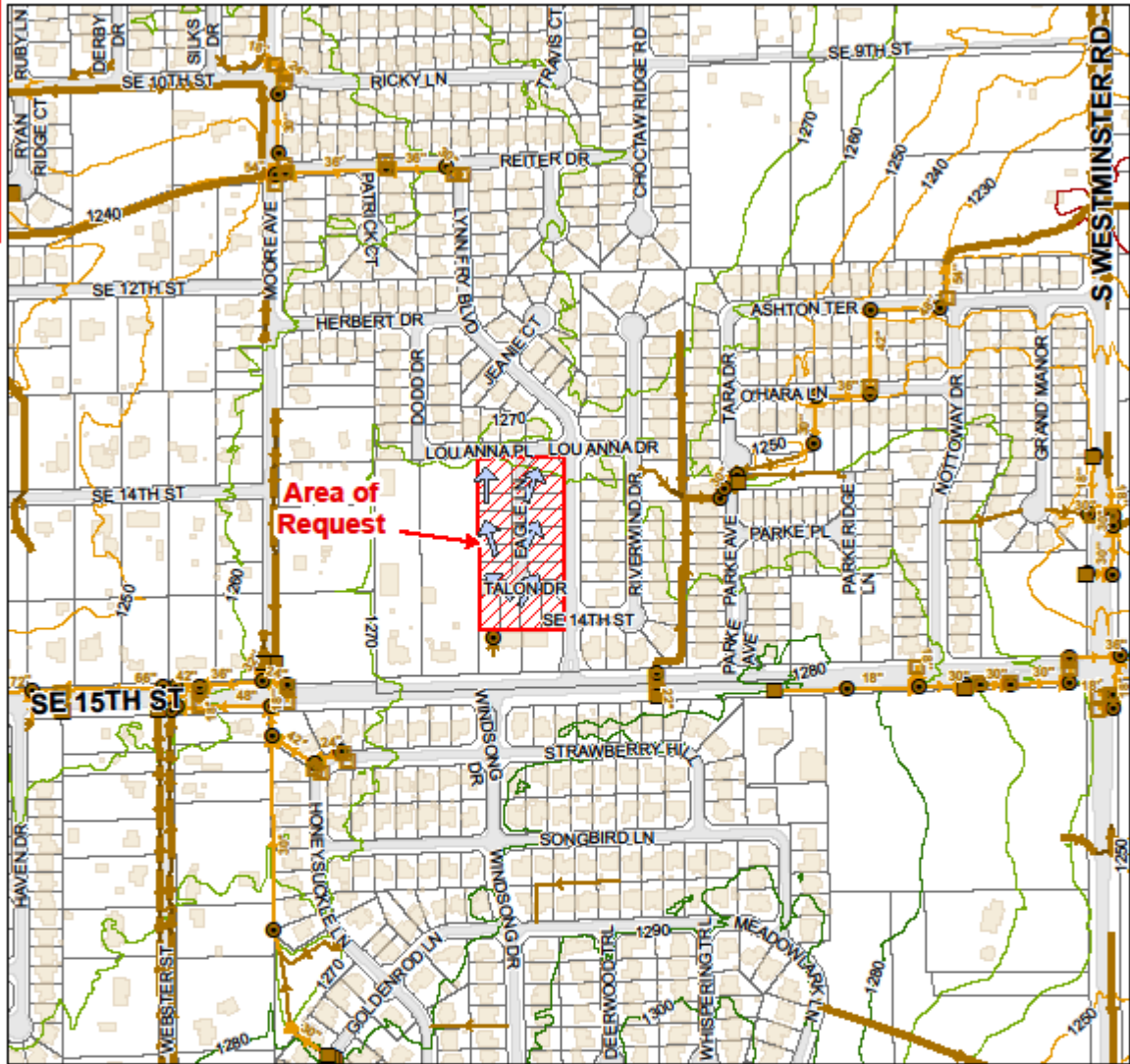
On 8.5" x 11" paper 1 inch equals 450 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

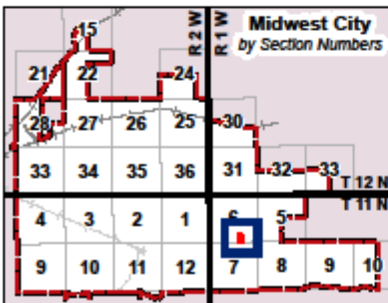
Created on February 11, 2026 using ArcPY script - PC-2242



GIS - Information Technology/ Planning & Zoning



Locator Map



Drainage Legend

- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
 - 2009 FEMA Floodplains
 - 500-yr floodplain
 - 100-yr floodplain
 - Floodway
- Contours**
 - 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft
- Slope**
 - <2%
 - 3-5%
 - 6-10%
 - 11-20%

DRAINAGE MAP FOR PC-2242 (SE/4, Sec 6, T11N, R1W)

0 440 880 Feet

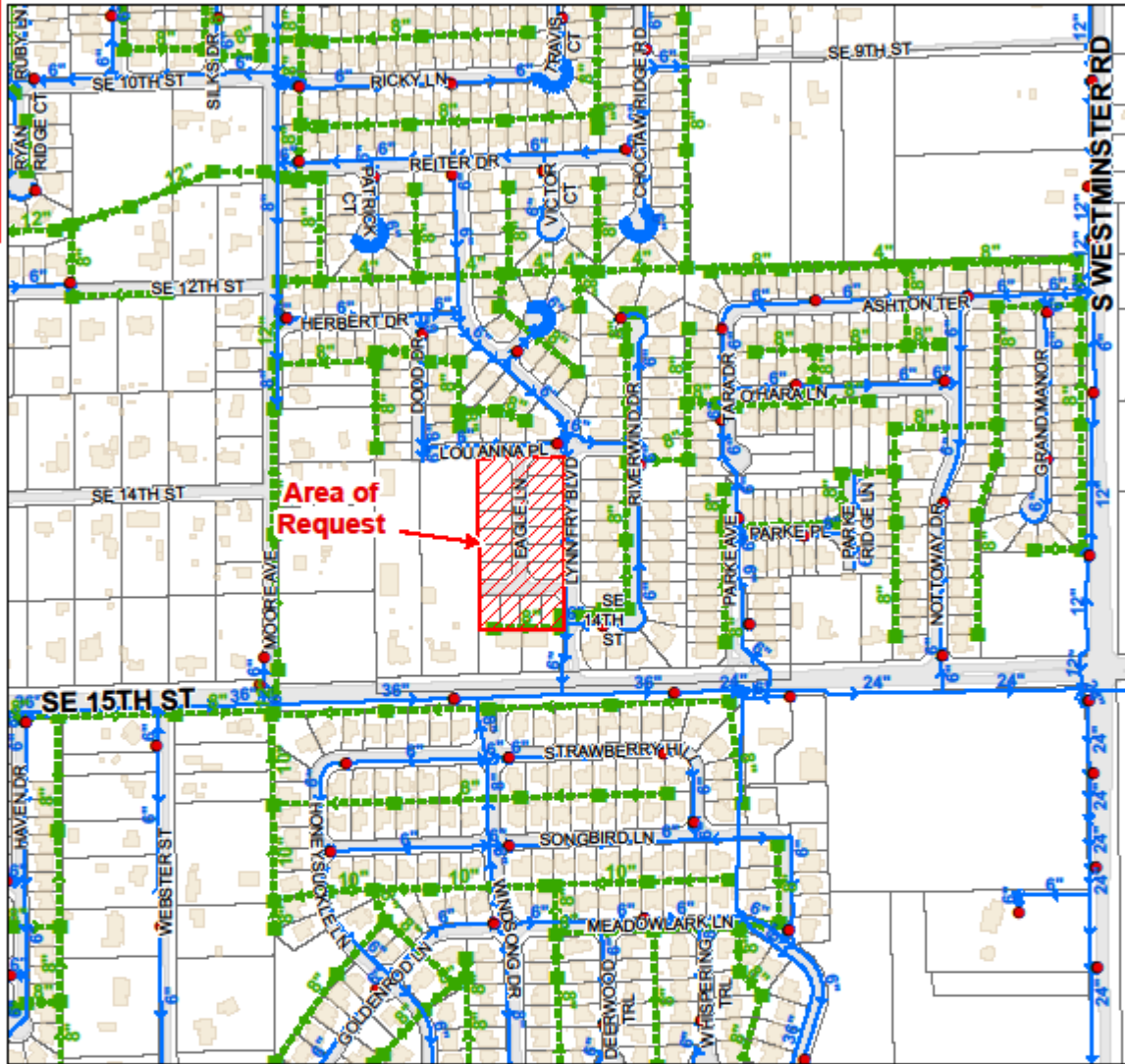
On 8.5" x 11" paper 1 inch equals 450 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

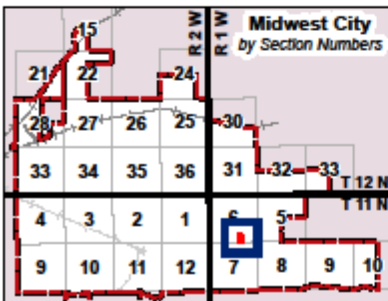
Created on February 11, 2026 using ArcPY script - PC-2242



GIS - Information Technology/ Planning & Zoning



Locator Map



Water/Sewer Legend

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

**WATER SEWER MAP
FOR PC-2242
(SE/4, Sec. 6, T11N, R1W)**

0 440 880 Feet



On 8.5" x 11" paper 1 inch equals 450 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

Created on February 11, 2026 using ArcPY script - PC-2242

1 PC-2242

2 ORDINANCE NO. _____

3 AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY
4 DESCRIBED IN THIS ORDINANCE FROM R-6, SINGLE-FAMILY DETACHED
5 RESIDENTIAL DISTRICT, TO R-MD, MEDIUM DENSITY RESIDENTIAL DISTRICT,
6 AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO
7 REFLECT THE RECLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT;
8 AND PROVIDING FOR REPEALER AND SEVERABILITY

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

10 ORDINANCE

11 SECTION 1. That the zoning district of the following described property is hereby reclassified
12 from R-6, Single-Family Detached Residential District to R-MD, Medium Density Residential
13 District subject to the conditions contained in the PC-2242 file, and that the official Zoning
14 District Map shall be amended to reflect the reclassification of the property’s zoning district as
15 specified in this ordinance:

16 For the property described as all of Blocks One (1), Two (2), and Three (3) of the EAGLE
17 LANDING ADDITION, an Addition to Midwest City, Oklahoma County, Oklahoma,
18 according to the recorded plat thereof.

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

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

24 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
25 on the _____ day of _____, 2026.

26 THE CITY OF MIDWEST CITY,
27 OKLAHOMA

28 _____
29 MATTHEW D. DUKES II, Mayor

30 ATTEST:

31 _____
32 SARA HANCOCK, City Clerk

33 APPROVED as to form and legality this _____ day of _____, 2026.

34 _____
35 DONALD MAISCH, City Attorney

To: Honorable Mayor and Council

From: Matt Summes, Community Development Director

Date: March 24, 2026

Subject: (PC-2243) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow *Low Impact Institutional: Neighborhood Related* in the Single-Family Detached Residential District (R-6) for the property located at 9125 & 9113 SE 15th Street, Midwest City, Oklahoma 73110.

Executive Summary: The Applicant is requesting a Special Use Permit (SUP) for the subject property to allow for the uses permitted under Section 4.3.6. *Low Impact Institutional: Neighborhood Related*.

The subject property was historically used as a church. In 2024, a Special Use Permit allowed operation of a school. Approval of the proposed Special Use Permit would allow the property to be used as a church again by a different congregation.

Both state and local public notice requirements were met. Staff received one phone call inquiring about the nature of this application. The caller did not express whether they were in favor of or opposed to this Special Use Permit.



The applicant was present at the Planning Commission meeting and stated that a proposed parking agreement with Soldier Creek Elementary School is pending approval. The Planning Commission recommended approval of this application contingent upon receiving the joint parking agreement and subject to all staff comments.

Action is at the discretion of the City Council.

Dates of Hearing:

Planning Commission- March 3, 2026

City Council- March 24, 2026

Date of Pre-Application Meeting: December 30, 2025

Date of Site Plan Review Team Meeting: January 27, 2026

Council Ward: Ward 2, Pat Byrne

Owner: Charles Reel

Applicant: Reyna Campos

Size: Contains an area of 3.11 acres MOL

Zoning Districts:

Area of Request:	R-6 with a SUP for School Occupancy
North:	R-6
South:	PUD
East:	R-6 with a SUP for Church Occupancy
West:	R-6 with a SUP for School Occupancy

Land Use:

Area of Request:	Single-Family District and Existing Structure for Church
North:	Single-Family Detached Residential
South:	Planned Unit Development Governed by Medium Density Residential
East:	Single-Family District and Existing Structure for Proposed Church
West:	Single-Family District and Existing Structure for School

Municipal Code Citation:

2.7 – R-6, Single Family Detached Residential District

2.7.1 *General Description.* The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA).

7.6. – Special Use Permit

7.6.1. *General Description and Authorization.* The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

- (A) *Consideration for compatibility.* With consideration given to setting, physical features, compatibility with surrounding land uses, traffic, and aesthetics, certain uses may located in an area where they will be compatible with existing or planned land uses.
- (B) *Review and approval.* The Planning Commission shall review each case on its own merit, apply the criteria established herein, and recommend either approval or denial of the special use permit to the City Council. Following the Planning Commission’s recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.
- (C) Use identified by individual zoning district. If a special use permit is granted it shall be for all the uses permitted in the specified district plus the special use permit requested.

7.6.2. *Application.* Application and public hearing procedures for a special permit shall be completed in the same manner as an application for rezoning. A site plan shall be included with the application as outlined in 7.5 Site Plan (Page 183).

7.6.3. *Criteria for Special Permit Approval.*

- (A) Special use permit *criteria.* The City Council shall use the following criteria to evaluate a special use permit:
 - (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.

- (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
 - (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
 - (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
 - (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.
- (B) *Specific conditions.* The City Council may impose specific conditions regarding:
- (1) the duration of the permit,
 - (2) the location, design, operation, and screening to assure safety,
 - (3) to prevent a nuisance, and
 - (4) to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

7.6.4. *Status of Special Use Permits.* Once a special use permit has been granted for a lot, said special use permit may not be expanded to another lot without application for a new special use permit. Provided, however, churches may expand if the property on which said church will be located is owned, as reflected by official records kept by the Registrar of Deeds for Oklahoma County, Oklahoma, on or prior to June 22, 1982.

7.6.5. *Expiration of Special Use Permits.* All special use permits shall expire by default:

- (A) *Non-establishment.*
- (1) If the use is not established within twelve (12) months and no extension is approved.
 - (2) When a building permit has not been issued for construction within twelve (12) months of City Council approval the applicant or owner may request a hearing for an extension of the initial special use permit approval.
 - (3) Good cause for an extension shall mean that the owner shows evidence that he has contractors or applications for continual development within the next year following the original approval.
- (B) *Discontinuance.* If the use once established has been discontinued for a period of twelve (12) months or abandoned.
- (C) *Lack of substantial compliance.* Whenever the Community Development Director finds that any proposed construction or occupancy will not, in his opinion, substantially comply with the special use permit, he shall refer the question to the City Council for its review.
- (D) *Amendment.* When the holder of a special use permit determines that an extension of time or modification of the use is necessary, he may apply for amendment in the same manner as the original application. The amendment shall be processed in the same manner as an original application.

History:

1. At the time of the 1985 zoning map, the subject property was zoned R-1-D with a Special Use Permit for church occupancy.
2. July 2024, City Council approved a Special Use Permit (PC-2180) for the subject property, allowing the operation of a school.

Next Steps:

If approved by City Council, the Special Use Permit would authorize the applicant to operate Midwest City Seventh-Day Adventist Church.

Staff Comments-

There are construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for examples. This is a special use permit application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the parcel, a eighteen (18) inch line running along the south side of S.E. 15th Street and the south side of the parcel. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main servicing the proposed parcel, an eight (8) inch line running to the northwest corner of the parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is available from S.E. 15th Street, respectively. S.E. 15th Street is classified as a secondary arterial in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

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

Fire Marshal's Comments:

No further comments at this time. (Applicant is aware that a fire alarm and kitchen suppression system inspections are required/outstanding).

Planning Division:

Staff recommend approval of this application due to its satisfaction with the criteria described in Section 7.6.3(A) of the Zoning Regulations.

The subject property currently has a total of eighty-one (81) parking spaces. The major assembly space can hold 705 occupants based on the fixed seating calculation. The applicable standard one (1) parking space per three (3) seats for *4.3.6 Low Impact Institutional: Neighborhood Related* uses found in Table 5.3-2 require a total of 234 parking spaces.

The subject property entered into a joint parking agreement with Soldier Creek Elementary School in 1988. The school continues to use the subject property's parking lot on weekdays for overflow parking and parent pickup operations. Due to the recent change in occupancy at the subject property, staff have requested an updated joint parking agreement. The applicant is currently working with Soldier Creek Elementary School to formalize a new agreement that will allow shared use of 134 parking spaces at the school. The agreement is pending approval by the superintendent. Once the shared parking agreement has been executed, a total of two hundred and fifteen (215) spaces will be available on site to accommodate Saturday church services.

Staff's responses to the criteria are bolded below:

- (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
The proposed use is in harmony with the policies of the Comprehensive Plan. The subject property is designated Public/Semi-Public on the Future land Use Map, which accommodates churches and other comparable institutional uses.
- (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
The proposed use is in harmony with the general purpose and intent of the applicable zoning district regulations and aligns with the property's historical use.
- (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
The proposed use is not expected to adversely affect neighboring properties, given its limited operation hours and the lack of substantial noise or odors associated with the activity.
- (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
Although the proposed use is expected to increase traffic volumes on Saturdays, it is not expected to create hazardous conditions or interfere with the existing flow of traffic along SE 15th Street.
- (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.
The existing structure is served by City water and sewer. It also provides adequate drainage, parking, loading facilities, and lighting.

The Planning Commission recommended approval of the application contingent upon receiving the joint parking agreement and subject to all staff's comments.

Action is at the discretion of the City Council.

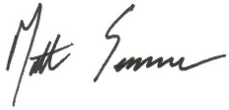
Action Required:

Approve or reject a Special Use Permit (SUP) to allow the use of *Low Impact Institutional: Neighborhood Related* in the Single-Family Detached Residential District (R-6) for the property noted herein, subject to staff comments as found in the March 24, 2026, City Council agenda packet and made part of the PC-2243 file.

Suggested Motion:

“To approve the Special Use Permit for 9125 & 9113 SE 15th Street to allow the use of Low Impact Institutional: Neighborhood Related in the R-6 District subject to staff comments found in the March 24, 2026, City Council agenda packet and made part of the PC-2243 file.”

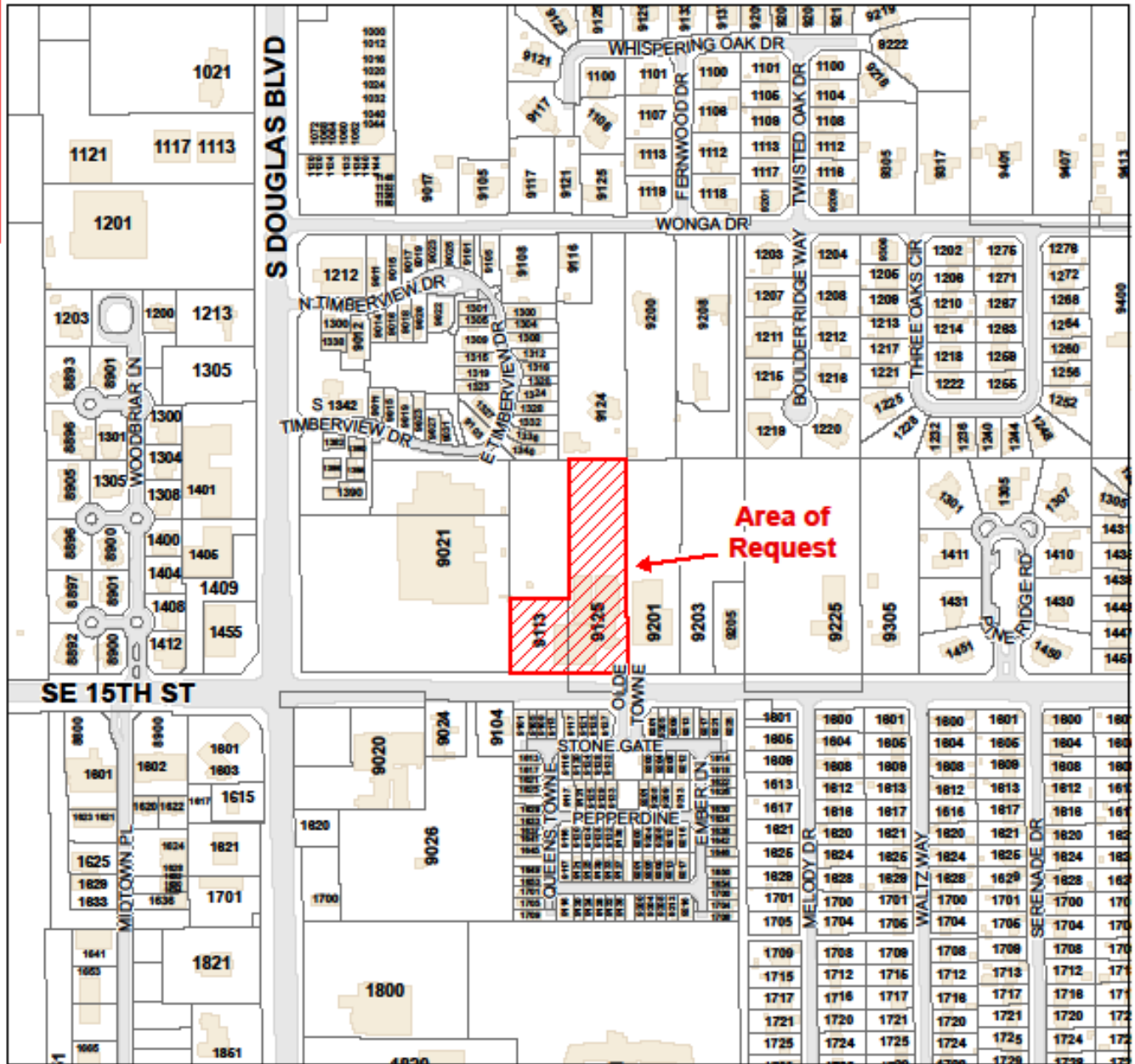
Please feel free to contact the Community Development Department at (405) 739-1220 with any questions.

A handwritten signature in black ink that reads "Matt Summers". The signature is written in a cursive style with a large initial "M".

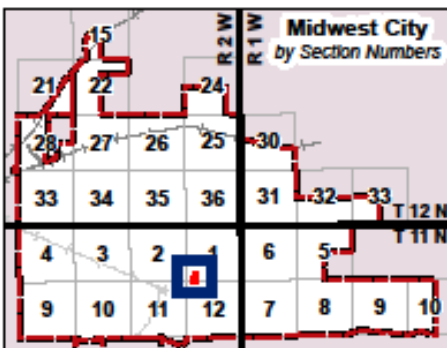
Matt Summers, AICP
Community Development Director



GIS - Information Technology/ Planning & Zoning



Locator Map

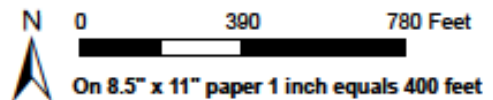


Created on February 17, 2026 using ArcPY script - PC-2243

General Map Legend

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

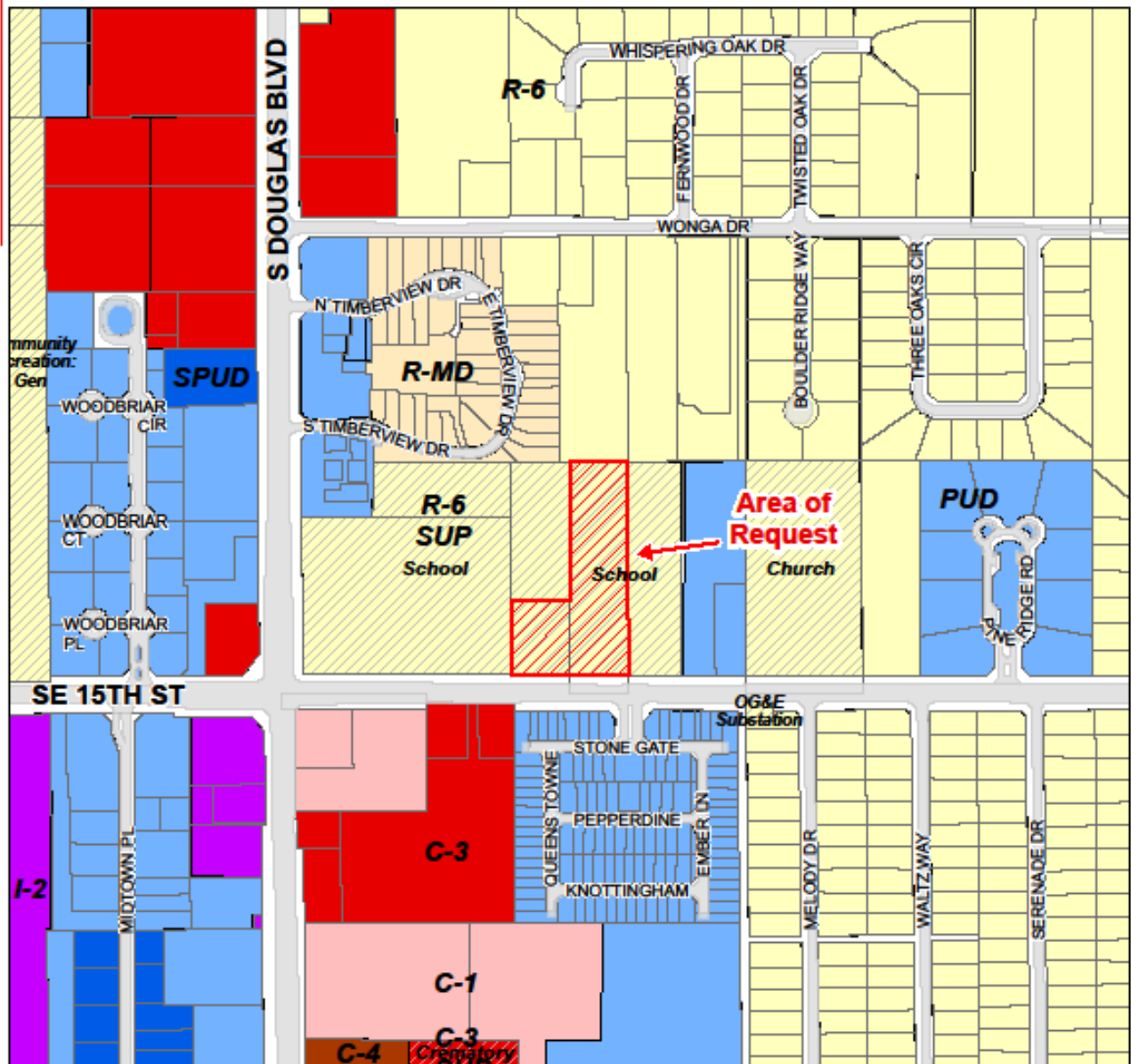
GENERAL MAP FOR PC-2243 (SW/4, Sec. 1, T11N, R2W)



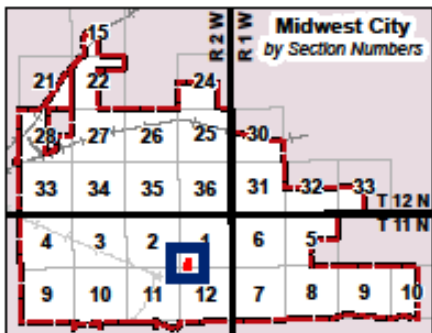
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



GIS - Information Technology/ Planning & Zoning



Locator Map



Current Zoning Legend

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

ZONING MAP FOR PC-2243 (SW/4, Sec. 1, T11N, R2W)

0 390 780 Feet



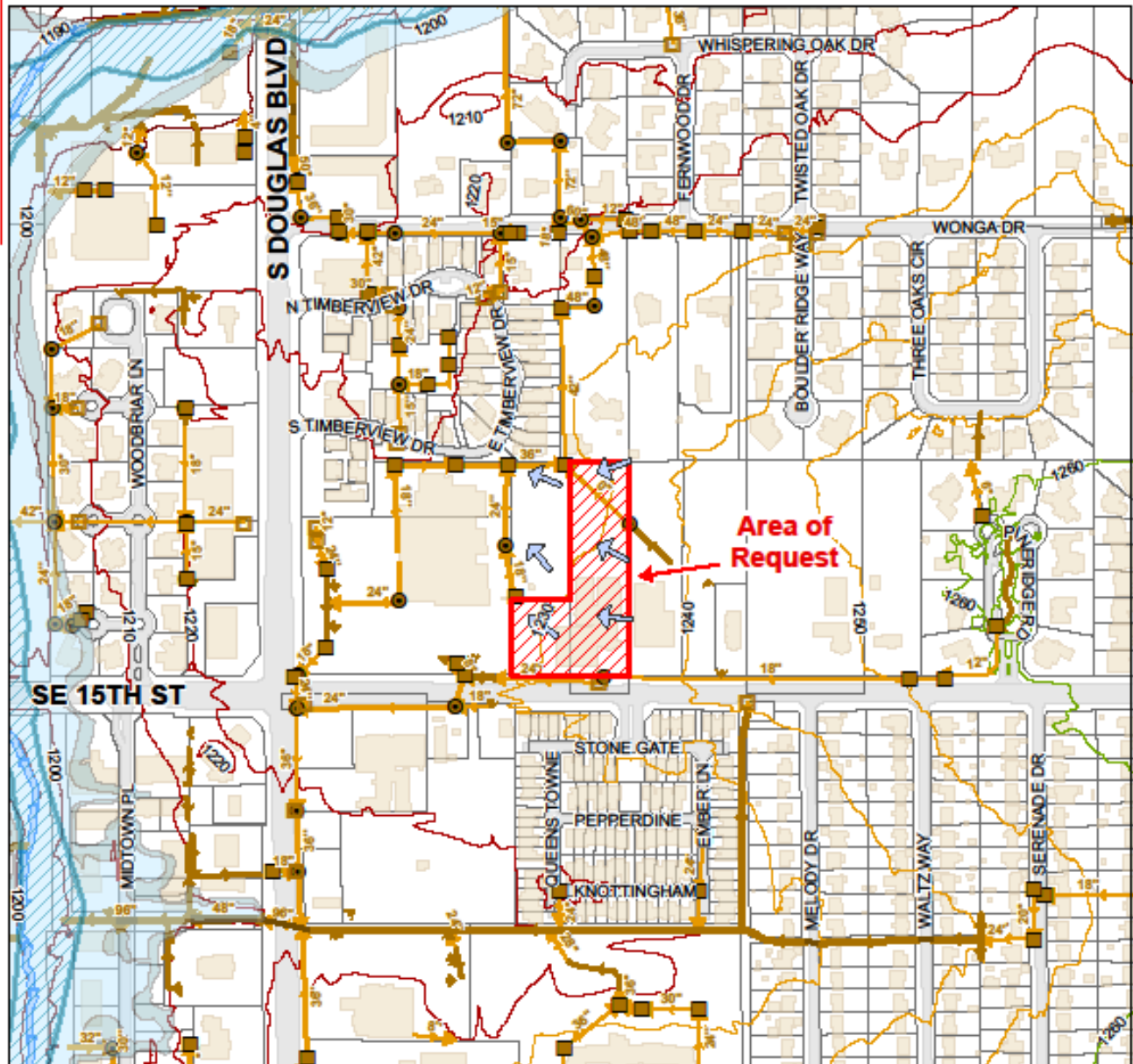
On 8.5" x 11" paper 1 inch equals 400 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

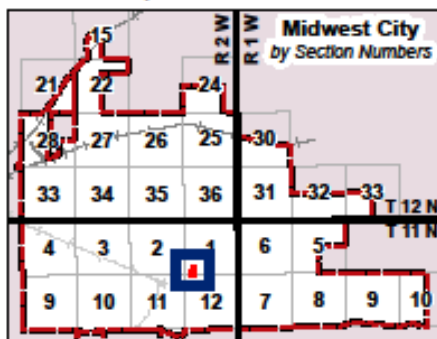
Created on February 17, 2025 using ArcPY script - PC-2243



GIS - Information Technology/ Planning & Zoning



Locator Map



Drainage Legend

- Curb Inlets
- Inlets
- Junction Box
- Culverts
- Flumes
- Developed Channels
- Trickle Channels
- Undeveloped Channels
- Storm Lines
- Creeks
- 2009 FEMA Floodplains
 - 500-yr floodplain
 - 100-yr floodplain
 - Floodway
- Contours
 - 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft
- Magnitude
 - <2"
 - 3-5"
 - 6-10"
 - 11-20"

**DRAINAGE MAP
FOR PC-2243
(SE/4, Sec 6, T11N, R1W)**

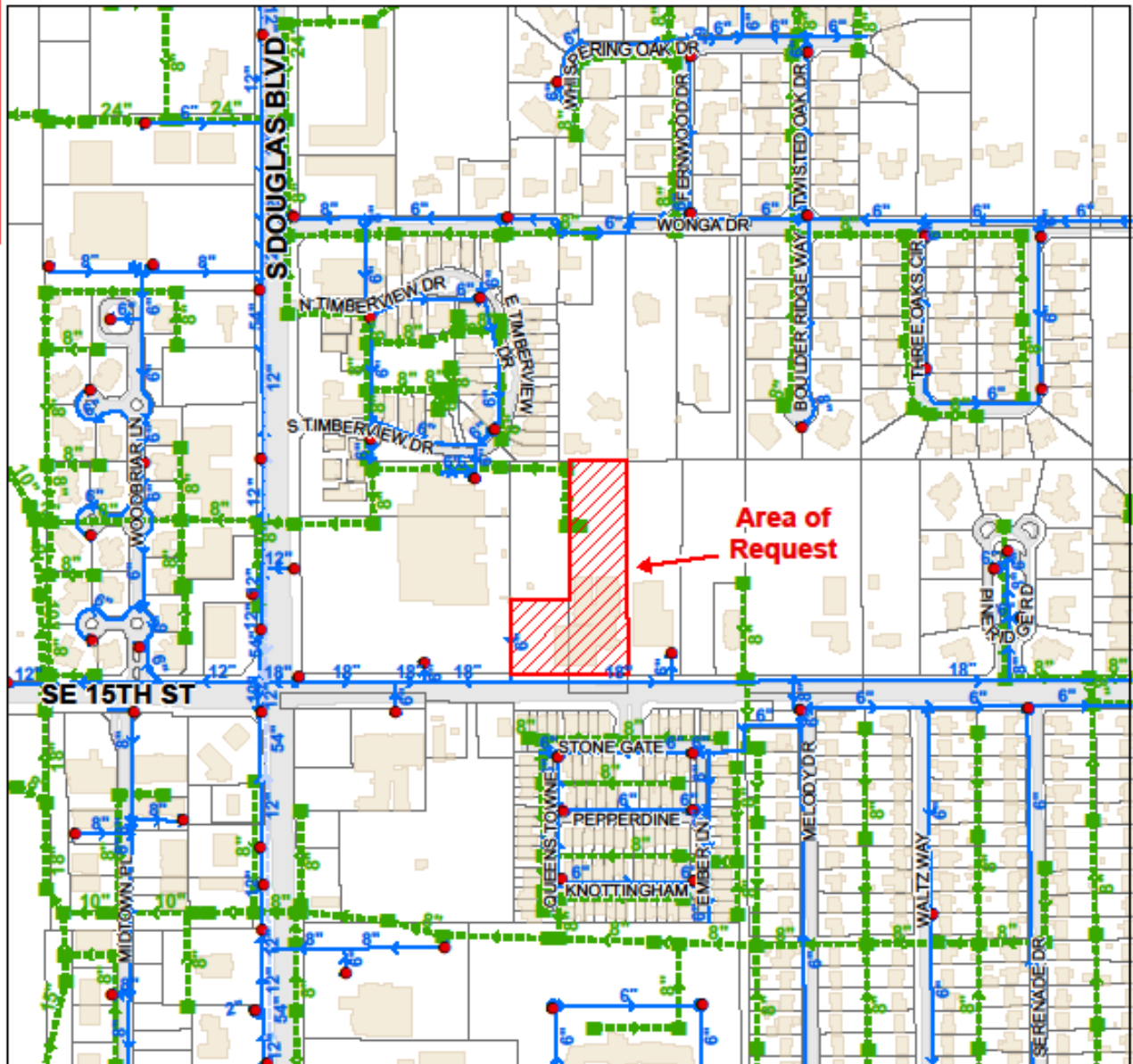
N 0 390 780 Feet
On 8.5" x 11" paper 1 inch equals 400 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

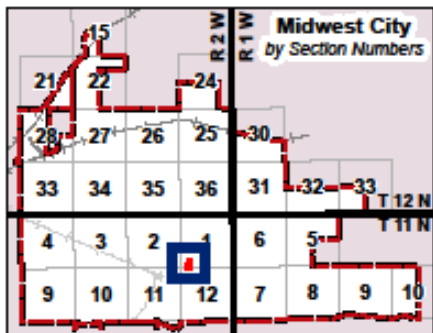
Created on February 17, 2026 using ArcPY script - PC-2243



GIS - Information Technology/ Planning & Zoning



Locator Map



Created on February 17, 2025 using ArcPY script - PC-2243

Water/Sewer Legend

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

**WATER SEWER MAP
FOR PC-2243
(SW/4, Sec. 1, T11N, R2W)**

N 0 390 780 Feet



On 8.5" x 11" paper 1 inch equals 400 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS, OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



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 Mayor and Council
FROM: R. Paul Streets, Public Works Director
DATE: March 24, 2026

SUBJECT: Discussion, consideration and possible action to approve an ordinance amending the Midwest City Municipal Code, Chapter 18 Garbage and Refuse, Article II, Municipal Collection and Disposal Service; Section 18-29, Fee for excessive amounts of garbage, trash, yard waste and brush and large household items; and providing for repealer and severability.

Midwest City Ordinance Chapter 18 defines the minimum standards and service fees associated with municipal solid waste services. A routine review of these standards and fees identified the need to update the service fee for special bulk waste pickups. Midwest City residential customers are provided with bulk waste pickups once a quarter, or four (4) times a year as part of the regular solid waste services offered by the City. When a residential customer needs an extra bulk waste pickup, they can contact the Public Works Department to schedule a special bulk waste pickup outside the regular quarterly bulk waste pickups for an extra fee. The fee for special pickups is described in Section 18-29 in Chapter 18 of the City's Code of Ordinances. The service fee set out in this section has not been updated since 2015 and is not sufficient to pay for the time, labor, and equipment required to perform these special bulk waste pickups. The proposed changes to Section 18-29 increase the service fee for special bulk waste pickups.

This item was discussed with the OOC Committee and recommendation was made to present ordinance changes to Council.

Action is at the discretion of the City Council.

Respectfully,

R. Paul Streets
Public Works Director
Attachments

1 (c) Beginning May 1, 2027, and continuing on May 1st of each subsequent year thereafter, the
2 fees for special pickups will be adjusted annually by the average monthly increase in the
3 Consumer Price Index as set out in Chapter 43, Article II, Division 4, Section 43-70.
4

5 **Section 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are hereby
6 repealed.
7

8 **Section 3. SEVERABILITY.** If any section, sentence, clause, or portion of this ordinance is for
9 any reason held to be invalid, such decision shall not affect the validity of the remaining
10 provisions of the ordinance.
11

12 PASSED AND APPROVED by the Mayor and the Council of the City of Midwest City,
13 Oklahoma, this _____ day of _____, 2026.
14
15
16

17 THE CITY OF MIDWEST CITY, OKLAHOMA

18 ATTEST:
19
20
21

22 _____
23 MATTHEW D. DUKES, II, Mayor
24
25

26 _____
27 SARA HANCOCK, City Clerk
28

29 Approved as to form and legality this _____ day of _____, 2026.
30
31
32

33 _____
DON MAISCH, City Attorney



NEW BUSINESS/
PUBLIC DISCUSSION





FURTHER INFORMATION





Community Development
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

TO : Honorable Mayor and Council

FROM : Randall Fryar, Chief Building Official

DATE : March 24, 2026

SUBJECT : Monthly Residential and Commercial Building report for February, 2026

The monthly building report is now available for review. This document is essential for all stakeholders involved in tracking and managing permits.

On a national scale, recent statistics indicate a slight recovery in new housing permits compared to previous months. This improvement can be attributed to a decrease in financing costs and a stabilization of building material prices, which have posed significant challenges. Many cities within our region continue to face these issues, leading to innovative solutions and renewed resilience.

We have noted that the overall number of new home permits has remained stable compared to last year, indicating continued resilience in our market. Additionally, we are pleased to report an increase in permits for new duplexes and remodel permits, reflecting our commitment to growth and innovation in the housing sector.

If you have any questions or need further information, please feel free to reach out.

Sincerely,

Randall Fryar

Randall Fryar
Chief Building Official



100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits by Type - Issued 2/1/2026 to 2/28/2026

Building - Commercial & Industrial

Com Accessory Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/20/26	1683 MIDTOWN PL, MIDWEST CITY, OK, 73130	Jeff Johnson	B-26-0533	\$200,000.00
				\$200,000.00

Com Driveway Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/19/26	2808 WHEELER PLZ, MIDWEST CITY, OK, 73110	Yesica Marrufo	B-26-0562	\$0.00
				\$0.00

Com Fence Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/12/26	8913 NE 10TH ST, MIDWEST CITY, OK, 73110	Grace an Sons Construction LLC	B-26-0235	\$13,000.00
				\$13,000.00

Com General Plumbing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/3/26	9213 NE 10TH ST, Midwest City, OK, 73130	BRAGGS PLUMBING	B-26-0366	
2/4/26	10620 SE 29TH ST, Midwest City, OK, 73150	CRAIG HAMBRIGHT	B-26-0351	\$39,905.00
2/26/26	1200 S AIR DEPOT BLVD, MIDWEST CITY, OK, 73110	Amy Cameron	B-26-0617	\$100.00
				\$40,005.00

Com New Certificate of Occupancy

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/25/26	8713 E MAIN ST, Midwest City, OK, 73110	Jennifer Sudik	B-25-3463	\$400,000.00
2/25/26	2820 GLOBAL PKWY, Midwest City, OK, 73110	Ryan Bright	B-25-2863	\$0.00
				\$400,000.00

Com New Const Electrical Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/10/26	9244 NE 10TH ST, MIDWEST CITY, OK, 73130	Tom Miller	B-26-0435	\$25,000.00
2/23/26	606 S AIR DEPOT BLVD, U	Joe Adams	B-26-0581	
				\$25,000.00

Com New Const Plumbing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
---------------	-----------------	------------------	---------------	--------------

Com Remodel Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/2/26	2370 S DOUGLAS BLVD, Midwest City, OK, 73130	Thunder Auto Wash	B-25-3087	\$300,000.00
2/6/26	1168 N DOUGLAS BLVD BLDG 6	ZUBEK, FRANK	B-26-0234	\$8,000.00
2/9/26	7430 SE 15TH ST	Jeff Johnson	B-25-3771	\$500,000.00
2/11/26	8251 E RENO AVE	Randall Fryar	B-25-3584	\$1,000,000.00
2/23/26	2740 GLOBAL PKWY, MIDWEST CITY, OK, 73110	Robert Grace	B-26-0377	\$115,000.00
2/25/26	1104 S AIR DEPOT BLVD, 2 Midwest City, OK, 73110	Renee Mack-Mitchell	B-26-0357	\$1,500.00

\$1,924,500.00

Com Retaining Wall Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/11/26	10505 SE 15TH ST, MIDWEST CITY, OK, 73130	Element Homes LLC	B-26-0470	\$35,000.00

\$35,000.00

Com Sign Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/23/26	7183 SE 29TH ST, MIDWEST CITY, OK, 73110	METRO SIGN	B-26-0253	\$12,000.00

\$12,000.00

Building - Public & Semi-Public

School Remodel Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/19/26	1621 MAPLE DR, Midwest City, OK, 73110	Shelby Christian	B-25-2691	\$777,065.00

\$777,065.00

Building - Residential

Res Accessory Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/2/26	1508 CHRISTINE DR, Midwest City, OK, 73130	GUADALUPE AREVALO	B-25-3299	\$36,000.00
2/3/26	137 BLAKE DR	HESTER, TERESA	B-26-0223	\$5,900.00
2/4/26	9589 SE 6TH ST	CASTILLO MARIBEL	B-25-2999	\$12,777.00
2/11/26	10825 SARA CT, MIDWEST CITY, OK, 73130	Tami Anderson	B-26-0430	\$7,813.00
2/17/26	508 E CURTIS DR, MIDWEST CITY, OK, 73110	Karrie Collins	B-26-0483	\$3,300.00
2/23/26	205 E MORNINGSIDE DR, MIDWEST CITY, OK, 73110	Ron Sandvik	B-26-0531	\$4,800.00

\$70,590.00

Res Carport Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/12/26	505 E RICKENBACKER DR, 73110	Ramsey, Larry	B-24-3149	\$1,200.00
2/13/26	1813 THOMPSON DR, MIDWEST CITY, OK, 73110	Roger Ring	B-26-0493	\$4,650.00

2/19/26	3213 N HOLMAN CT, OK, MIDWEST CITY, 73110	Jeffrey D Schoenberger	B-26-0511	\$7,200.00
---------	---	------------------------	-----------	------------

\$13,050.00

Res Demolition Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/16/26	9603 SE 4TH ST, Midwest City, OK, 73130	Gary Mathews	B-25-2740	\$0.00
2/19/26	1725 S WESTMINSTER RD, Midwest City, OK, 73130	M&M Wrecking, Inc.	B-26-0264	\$500.00

\$500.00

Res Driveway Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/13/26	10116 LE JEAN DR, MIDWEST CITY, OK, 73130	Nubia Reyes	B-26-0269	\$10,000.00
2/16/26	6005 SE 4TH ST, MIDWEST CITY, OK, 73110	Edna Ramirez	B-26-0514	\$5,000.00
2/18/26	339 GRACE DR, MIDWEST CITY, OK, 73110	Marco melendez	B-26-0543	\$10,000.00
2/18/26	337 GRACE DR, MIDWEST CITY, OK, 73110	Marco melendez	B-26-0542	\$10,000.00
2/18/26	2957 TREIGHT CREEK LN, MIDWEST CITY, OK, 73110	Marco melendez	B-26-0541	\$10,000.00
2/18/26	2955 TREIGHT CREEK LN, MIDWEST CITY, OK, 73110	Marco melendez	B-26-0540	\$10,000.00
2/18/26	2953 TREIGHT CREEK LN, MIDWEST CITY, OK, 73110	Marco melendez	B-26-0539	\$10,000.00
2/18/26	2951 TREIGHT CREEK LN, MIDWEST CITY, OK, 73110	Marco melendez	B-26-0538	\$10,000.00
2/18/26	2949 TREIGHT CREEK LN, MIDWEST CITY, OK, 73110	Marco melendez	B-26-0537	\$10,000.00
2/18/26	2947 TREIGHT CREEK LN, MIDWEST CITY, OK, 73110	Marco melendez	B-26-0536	\$10,000.00

\$95,000.00

Res General Electrical Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/2/26	2009 ALBERT DR, MIDWEST CITY, OK, 73130	Alayna Waddell	B-26-0297	\$19,706.00
2/2/26	1104 LIVEOAK DR, MIDWEST CITY, OK, 73110	Kylie Grimes	B-26-0348	
2/2/26	1321 PARKWOODS TER, MIDWEST CITY, OK, 73110	Alayna Waddell	B-26-0350	\$12,821.00
2/2/26	9816 NE 7TH ST, MIDWEST CITY, OK, 73130	Kylie Grimes	B-26-0372	
2/4/26	1401 N MIDWEST BLVD	Terry Ervin	B-26-0396	\$0.00
2/4/26	3500 Bella Vista	Nic Amanis	B-26-0389	
2/5/26	541 E ATKINSON DR, MIDWEST CITY, OK, 73110	Jacob Jaramillo	B-26-0410	\$0.00
2/5/26	3604 ROLLING LN, MIDWEST CITY, OK, 73110	BRAD MORGAN	B-26-0408	\$10,000.00
2/5/26	325 N DOUGLAS BLVD, MIDWEST CITY, OK, 73130	Milton Rockwell	B-26-0412	\$0.00
2/10/26	801 STAHL DR, Midwest City, OK, 73110	Scott Walter Moore / T-Bird Electric LLC	B-25-3595	\$3,500.00
2/10/26	1101 CAROLYN DR, MIDWEST CITY, OK, 73110	Alayna Waddell	B-26-0422	\$10,000.00
2/11/26	13172 AUSTRIAN PINE DR, MIDWEST CITY, OK, 73020	BRAD MORGAN	B-26-0437	\$1,500.00

2/12/26	13153 RED OAK DR, MIDWEST CITY, OK, 73020	Kylie Grimes	B-26-0475	
2/16/26	1105 LOCUST DR, MIDWEST CITY, OK, 73110	Brandon Moore	B-26-0494	
2/16/26	2601 SAINT PETER, MIDWEST CITY, OK, 73141	Noe Romero	B-26-0502	\$7,000.00
2/16/26	2821 BELLA VISTA, MIDWEST CITY, OK, 73110	Kailey John	B-26-0445	\$9,000.00
2/19/26	10517 TUMILTY TER, MIDWEST CITY, OK, 73130	Kevin Larrison	B-26-0521	\$8,000.00
2/19/26	1638 EMBER LN, Midwest City, OK, 73130	Corey Anderson	B-26-0557	\$0.00
2/23/26	2103 AVERY AVE, MIDWEST CITY, OK, 73130	Cory Green	B-26-0571	\$4,000.00
2/24/26	9621 SE 4TH ST, MIDWEST CITY, OK, 73130	Hill electric	B-26-0597	\$2,400.00
2/25/26	433 W DOUGLAS DR, MIDWEST CITY, OK, 73110	Michele Hartman	B-26-0626	\$6,000.00
2/26/26	209 CHAUCER CRESCENT, MIDWEST CITY, OK, 73130	Micah Miller	B-26-0535	\$5,800.00
2/26/26	201 OAK ST, MIDWEST CITY, OK, 73110	Richard Mays	B-26-0569	
2/26/26	215 SHADYBROOK PL, MIDWEST CITY, OK, 73110	Brian Dick	B-26-0635	\$3,000.00
2/26/26	708 S TIMBER LN, MIDWEST CITY, OK, 73130	Joe Curry	B-26-0640	
2/26/26	9716 RHYTHM RD, MIDWEST CITY, OK, 73130	Kylie Grimes	B-26-0627	
2/26/26	9209 PEPPERDINE, MIDWEST CITY, OK, 73130	Kylie Grimes	B-26-0628	
2/26/26	805 MEADOWGREEN DR, MIDWEST CITY, OK, 73110	Kylie Grimes	B-26-0629	

\$102,727.00

Res General Mechanical Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/2/26	9209 PEPPERDINE, MIDWEST CITY, OK, 73130	Kylie Grimes	B-26-0360	
2/3/26	2913 BELLA VISTA, MIDWEST CITY, OK, 73110	Rita	B-26-0380	\$19,583.00
2/5/26	315 BENT TREE DR, MIDWEST CITY, OK, 73130	THELMA BRATTEN	B-26-0413	\$4,876.00
2/10/26	12790 BRODY CT, MIDWEST CITY, OK, 73020	Rennie Nicholas	B-26-0440	\$0.00
2/12/26	12060 TUSCANY RIDGE RD, MIDWEST CITY, OK, 73130	wendy thompson	B-26-0441	
2/17/26	10508 FOXHORN CIR, MIDWEST CITY, OK, 73130	Kylie Grimes	B-26-0400	
2/24/26	1104 S AIR DEPOT BLVD, 2, MIDWEST CITY, OK, 73110 and 3	keith bruner	B-26-0600	
2/26/26	805 MEADOWGREEN DR, MIDWEST CITY, OK, 73110	Kylie Grimes	B-26-0588	
2/26/26	11207 MADISON AVE, MIDWEST CITY, OK, 73130	Kylie Grimes	B-26-0633	

\$24,459.00

Res General Plumbing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/2/26	1104 LIVEOAK DR, MIDWEST CITY, OK, 73110	Kylie Grimes	B-26-0347	
2/2/26	1712 SANDRA DR, MIDWEST CITY, OK, 73110	Brett pursell	B-26-0252	\$0.00

2/2/26	1213 TARA DR, MIDWEST CITY, OK, 73130	Holly Ray	B-26-0352	\$4,555.07
2/2/26	624 E THORNTON DR, OK, MIDWEST CITY, 73110	Leland Gaston	B-26-0363	\$0.00
2/2/26	8404 WATERLEAF CT, Midwest City, OK, 73110	Houston Story, II	B-26-0299	\$0.00
2/2/26	8406 WATERLEAF CT, Midwest City, OK, 73110	Houston Story, II	B-26-0300	\$0.00
2/2/26	8408 WATERLEAF CT, Midwest City, OK, 73110	Houston Story, II	B-26-0301	
2/2/26	8402 WATERLEAF CT, Midwest City, OK, 73110	Houston Story, II	B-26-0298	\$0.00
2/2/26	11620 LORENE AVE, MIDWEST CITY, OK, 73130	Rita	B-26-0367	\$3,714.00
2/3/26	10507 NE 10TH ST, MIDWEST CITY, OK, 73130	Daniel Chesnut	B-26-0387	\$0.00
2/5/26	11512 VILLAGE AVE, MIDWEST CITY, OK, 73130	A&T MECHANICAL	B-26-0407	\$2,800.00
2/6/26	9401 WONGA DR, MIDWEST CITY, OK, 73130	Jennifer Kipp	B-26-0421	\$500.00
2/9/26	3604 ROLLING LN, MIDWEST CITY, OK, 73110	Rapid Pipe Plumbing Inc. dba Kelly's Plumbing	B-26-0438	\$0.00
2/12/26	504 THREE OAKS DR, MIDWEST CITY, OK, 73130	Holly ray	B-26-0411	\$12,194.01
2/12/26	1628 MELODY DR, MIDWEST CITY, OK, 73130	Albert Pray	B-26-0447	\$400.00
2/16/26	320 E KITTYHAWK DR, MIDWEST CITY, OK, 73110	Kelly's Plumbing & Heating, Inc.	B-26-0497	
2/16/26	3327 MEADOWOOD DR, MIDWEST CITY, OK, 73110	Hoyt Ritchie	B-26-0513	
2/17/26	1342 TINA DR, MIDWEST CITY, OK, 73110	Daniel Chesnut	B-26-0518	
2/17/26	624 E BOUSE DR, MIDWEST CITY, OK, 73110	Tom Maples	B-26-0525	\$0.00
2/17/26	220 OAKTREE DR, MIDWEST CITY, OK, 73130	Cary Dodd	B-26-0446	\$1,600.00
2/18/26	2009 ALBERT DR, MIDWEST CITY, OK, 73130	MARIAN BENDER	B-26-0509	\$3,020.00
2/18/26	716 E STEED DR, MIDWEST CITY, OK, 73110	MARIAN BENDER	B-26-0510	\$3,235.00
2/18/26	13169 WHITEBUD PL, MIDWEST CITY, OK, 73020	MARIAN BENDER	B-26-0548	\$2,465.25
2/19/26	225 W GLENHAVEN DR, MIDWEST CITY, OK, 73110	Matthew Davidson	B-26-0476	
2/19/26	327 E STEED DR	Daniel Chesnut	B-26-0534	
2/19/26	10517 TUMILTY TER, MIDWEST CITY, OK, 73130	Gerald Convery Jr	B-26-0544	\$1,050.00
2/19/26	12001 ELIZABETH DR, MIDWEST CITY, OK, 73130	Larry Whiteley	B-26-0563	\$0.00
2/23/26	1312 TIMBER RD, MIDWEST CITY, OK, 73130	Cary Dodd	B-26-0546	\$730.00
2/23/26	3327 MEADOWOOD DR, MIDWEST CITY, OK, 73110	Matt Morgan	B-26-0593	\$1,000.00
2/24/26	701 SMALL OAKS DR, MIDWEST CITY, OK, 73110	Jennifer Kipp	B-26-0589	\$500.00
2/24/26	913 N LILAC LN, MIDWEST CITY, OK, 73110	Daniel Chesnut	B-26-0599	\$0.00
2/25/26	10501 RICKY LN, MIDWEST CITY, OK, 73130	MARIAN BEDNDER	B-26-0577	\$3,635.00
2/25/26	817 W SILVER MEADOW DR, MIDWEST CITY, OK, 73110	West Shore Home	B-26-0608	\$6,500.00
2/26/26	9621 SE 4TH ST, MIDWEST CITY, OK, 73130	Jennifer Kipp	B-26-0618	\$500.00

2/26/26	11207 MADISON AVE, MIDWEST CITY, OK, 73130	Holly Ray	B-26-0625	\$1,900.00
---------	--	-----------	-----------	------------

\$50,298.33

Res Multi-Fam Remodel Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/16/26	1168 N DOUGLAS BLVD, 201, MIDWEST CITY, OK, 73130	Alberto Gandara	B-26-0210	\$400.00
2/16/26	1168 N DOUGLAS BLVD, 306, MIDWEST CITY, OK, 73130	Alberto Gandara	B-26-0213	\$400.00
2/16/26	1168 N DOUGLAS BLVD, 710, MIDWEST CITY, OK, 73130	Alberto Gandara	B-26-0205	\$1,150.00
2/16/26	1168 N DOUGLAS BLVD, 501, MIDWEST CITY, OK, 73130	Alberto Gandara	B-26-0206	\$980.00
2/16/26	1168 N DOUGLAS BLVD, 104, MIDWEST CITY, OK, 73130	Alberto Gandara	B-26-0209	\$1,500.00
2/16/26	1168 N DOUGLAS BLVD, 101 73130	Alberto Gandara	B-26-0207	\$700.00
2/16/26	1168 N DOUGLAS BLVD, 304, MIDWEST CITY, OK, 73130	Alberto Gandara	B-26-0211	\$1,500.00

\$6,630.00

Res New Const Electrical Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/25/26	1107 BELL DR, MIDWEST CITY, OK, 73110	Riodrick Mcgary	B-26-0609	\$8,000.00

\$8,000.00

Res New Const Mechanical Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/2/26	10032 PRIMROSE LN, MIDWEST CITY, OK, 73130	A-Better Heating & Air Conditioning	B-26-0349	
2/12/26	543 N WESTMINSTER RD, MIDWEST CITY, OK, 73130	Painter Trey	B-26-0473	
2/17/26	1107 BELL DR, MIDWEST CITY, OK, 73110	Erik Barron	B-26-0495	
2/20/26	404 E JARMAN DR, MIDWEST CITY, OK, 73110	Kaleb Key	B-26-0409	\$8,000.00

\$8,000.00

Res New Const Plumbing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/3/26	1123 CYPRESS WAY, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0386	\$0.00
2/4/26	8748 PATRIOT DR	Colter R Nolan	B-26-0394	
2/4/26	8750 PATRIOT DR	Colter Rein Nolan	B-26-0395	
2/5/26	1127 CYPRESS WAY, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0390	
2/5/26	1131 CYPRESS WAY, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0391	
2/5/26	1135 CYPRESS WAY, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0392	
2/5/26	1139 CYPRESS WAY, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0393	
2/9/26	1119 CYPRESS WAY, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0418	
2/9/26	1115 CYPRESS WAY, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0419	
2/9/26	1111 CYPRESS WAY, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0420	
2/9/26	8754 PATRIOT DR, MIDWEST CITY, OK, 73110	Colter R Nolan	B-26-0443	

2/9/26	8756 PATRIOT DR, MIDWEST CITY, OK, 73110	Colter R Nolan	B-26-0442	
2/11/26	10240 NE 7TH ST, MIDWEST CITY, OK, 73130	Trysten Graham	B-26-0492	
2/12/26	10023 SPRUCE LN, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0459	
2/12/26	10027 SPRUCE LN, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0460	
2/12/26	10031 SPRUCE LN, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0467	
2/12/26	10039 SPRUCE LN, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0469	
2/12/26	10024 FIR TER, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0485	
2/12/26	10028 FIR TER, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0486	
2/12/26	10032 FIR TER, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0487	
2/12/26	10036 FIR TER, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0489	
2/12/26	10040 FIR TER, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0490	
2/16/26	10035 SPRUCE LN, MIDWEST CITY, OK, 73130	Donald Mohmed	B-26-0468	
2/16/26	1408 N DOUGLAS BLVD, MIDWEST CITY, OK, 73130	tommy miller	B-26-0466	\$0.00
2/24/26	2108 S AIR DEPOT BLVD, MIDWEST CITY, OK, 73110	Red Plains Plumbing	B-26-0491	
2/25/26	9606 NE 3rd St	Derek Davis	B-26-0606	

\$0.00

Res New Townhouse Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/3/26	1062 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0028	\$127,500.00
2/3/26	1058 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0039	\$127,500.00
2/3/26	1054 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0040	\$127,500.00
2/3/26	1050 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0042	\$127,500.00
2/3/26	1046 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0043	\$127,500.00
2/3/26	1042 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0045	\$127,500.00
2/3/26	1038 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0046	\$127,500.00
2/3/26	1034 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0047	\$127,500.00
2/3/26	10045 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0050	\$127,500.00
2/3/26	10049 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0051	\$127,500.00
2/3/26	10053 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0057	\$127,500.00
2/3/26	10057 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0058	\$127,500.00
2/3/26	10061 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0060	\$127,500.00
2/3/26	10065 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0061	\$127,500.00
2/3/26	10044 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0067	\$127,500.00
2/3/26	10048 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0068	\$127,500.00
2/3/26	10052 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0069	\$127,500.00
2/3/26	10056 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0070	\$127,500.00
2/3/26	10060 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0072	\$127,500.00
2/3/26	10064 FIR TER, 73130	Laura Ramer J Bentley Inc	B-26-0073	\$127,500.00
2/3/26	10043 SPRUCE LN, 73130	Laura Ramer J Bentley Inc	B-26-0087	\$127,500.00
2/3/26	10047 SPRUCE LN, 73130	Laura Ramer J Bentley Inc	B-26-0088	\$127,500.00
2/3/26	10051 SPRUCE LN, 73130	Laura Ramer J Bentley Inc	B-26-0089	\$127,500.00
2/3/26	10055 SPRUCE LN, 73130	Laura Ramer J Bentley Inc	B-26-0091	\$127,500.00
2/3/26	10063 SPRUCE LN, 73130	Laura Ramer J Bentley Inc	B-26-0094	\$127,500.00
2/3/26	1030 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0095	\$127,500.00
2/3/26	1022 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0098	\$127,500.00
2/3/26	1018 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0099	\$127,500.00
2/3/26	1014 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0100	\$127,500.00

2/3/26	1010 YAUPON DR, 73130	Laura Ramer	B-26-0101	\$127,500.00
2/3/26	10024 FIR TER, 73130	Laura Ramer J Bentley Inc	B-25-3736	\$127,500.00
2/3/26	10029 FIR TER, 73130	Laura Ramer J Bentley Inc	B-25-3764	\$127,500.00
2/3/26	1026 YAUPON DR, 73130	Laura Ramer J Bentley Inc	B-26-0097	\$127,500.00
2/3/26	10059 SPRUCE LN, 73130	Laura Ramer J Bentley Inc	B-26-0092	\$127,500.00
2/23/26	1111 CYPRESS WAY, 73130	Laura Ramer J Bentley Inc	B-25-3359	\$127,500.00

\$4,462,500.00

Res Patio Cover Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/23/26	716 BRIARCREST DR, 73110	Larry Murrell	B-25-2922	\$4,000.00

\$4,000.00

Res Roofing Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/2/26	8892 WOODBRIAR PL, Midwest City, OK, 73110	Charles Tartaglione	B-26-0361	\$20,000.00
2/2/26	1708 DORCHESTER RD, MIDWEST CITY, OK, 73130	Trademark Exteriors Restoration	B-26-0319	\$14,000.00
2/2/26	817 HUNTERS RUN, MIDWEST CITY, OK, 73130	RANDY WIYNINGER	B-26-0368	\$20,000.00
2/2/26	10505 SE 23RD ST, MIDWEST CITY, OK, 73130	Laura Jenkins	B-26-0353	\$12,854.00
2/2/26	9700 KENT DR, MIDWEST CITY, OK, 73130	Amanda Yanase	B-26-0355	\$12,000.00
2/2/26	1000 WOODCREST DR, MIDWEST CITY, OK, 73110	Superior Exterior Insurance Restoration	B-26-0376	\$12,491.00
2/2/26	12805 GLEN AEIRE RD, MIDWEST CITY, OK, 73020	Trademark Exteriors Restoration	B-26-0365	\$16,264.00
2/2/26	12796 KATIE CT, MIDWEST CITY, OK, 73020	Trademark Exteriors Restoration	B-26-0375	\$20,330.00
2/2/26	6708 SE 5TH ST, MIDWEST CITY, OK, 73110	Jarred Mullins	B-26-0354	\$0.00
2/2/26	11193 BROOK LN, MIDWEST CITY, OK, 73130	Nick Gay	B-26-0378	\$0.00
2/3/26	508 E STEED DR, MIDWEST CITY, OK, 73110	Logan Litz	B-26-0373	\$10,000.00
2/3/26	3832 BELLA VISTA, MIDWEST CITY, OK, 73110	Lauren Jones	B-26-0374	\$15,100.00
2/3/26	2309 ALICIA DR, MIDWEST CITY, OK, 73130	Vicki McHughes	B-26-0370	\$42,000.00
2/3/26	2040 CAMELOT DR, MIDWEST CITY, OK, 73130	Vicki McHughes	B-26-0371	\$22,903.00
2/3/26	2028 GERRIE ST, MIDWEST CITY, OK, 73130	Vicki McHughes	B-26-0369	\$0.00
2/3/26	2343 SHELL DR, MIDWEST CITY, OK, 73130	Gerardo Ochoa	B-26-0384	\$12,000.00
2/3/26	1132 LLOYD DR, MIDWEST CITY, OK, 73130	Charli O'Malley	B-26-0382	\$11,420.00
2/3/26	709 LEISURE DR, Midwest City, OK, 73110	Elliott Roofing	B-26-0381	\$27,801.00
2/4/26	4613 MEADOWPARK DR, MIDWEST CITY, OK, 73110	Duong, Michael	B-26-0385	\$10,000.00
2/4/26	13216 RAIN DROP, MIDWEST CITY, OK, 73020	Jeff D Lane	B-26-0401	\$24,000.00
2/4/26	1125 HOLLY LN, Midwest City, OK, 73110	SALAZAR ROOFING & CONSTRUCTION, INC	B-26-0403	\$8,846.00
2/5/26	10805 ASHTON TER, MIDWEST CITY, OK, 73130	Andy Anderson	B-26-0399	\$12,400.00
2/5/26	2230 BROOK DR, Midwest City, OK, 73020	Mark Plumbtree	B-26-0406	\$16,000.00

2/5/26	9625 LYRIC LN, Midwest City, OK, 73130	Jennifer Crowel	B-26-0388	\$11,250.00
2/9/26	1932 TREAT DR, MIDWEST CITY, OK, 73110	K KELLEY CONSTRUCTION	B-26-0433	\$9,350.00
2/9/26	200 LEONARD LN, MIDWEST CITY, OK, 73110	Parker Brothers Construction and Roofing inc.	B-26-0414	\$20,400.00
2/9/26	828 HUNTERS RUN, MIDWEST CITY, OK, 73130	Parker Brothers Construction and Roofing inc.	B-26-0415	\$32,359.00
2/9/26	2518 RED OAK DR, MIDWEST CITY, OK, 73020	Parker Brothers Construction and Roofing inc.	B-26-0424	\$33,882.00
2/9/26	1976 LESLIE BEACHLER LN, MIDWEST CITY, OK, 73130	Parker Brothers Construction and Roofing inc.	B-26-0425	\$24,500.00
2/9/26	3604 GLENMANOR CIR, MIDWEST CITY, OK, 73110	James McNeely	B-26-0397	\$14,516.00
2/9/26	11411 VILLAGE AVE, MIDWEST CITY, OK, 73130	Donna Cook	B-26-0398	\$14,150.00
2/10/26	2409 FOREST CROSSING DR, MIDWEST CITY, OK, 73020	HICKS ROOFING	B-26-0439	\$11,500.00
2/10/26	6220 SE 9TH ST, MIDWEST CITY, OK, 73110	Priority Roofing	B-26-0436	\$11,300.00
2/10/26	2062 HUNTINGTON RD, MIDWEST CITY, OK, 73130	SALAZAR ROOFING & CONSTRUCTION, INC	B-26-0456	\$18,400.00
2/10/26	2309 SANDRA DR, MIDWEST CITY, OK, 73110	Michael Duong	B-26-0444	\$10,000.00
2/11/26	916 CRAB TREE CV, MIDWEST CITY, OK, 73110	Jeremy Owens	B-26-0480	\$12,855.00
2/11/26	1431 PINERIDGE RD, MIDWEST CITY, OK, 73130	Potter, Jared	B-26-0484	\$62,160.00
2/11/26	1431 PINERIDGE RD, MIDWEST CITY, OK, 73130	Gaby Franco	B-26-0484	\$62,160.00
2/11/26	2313 AVERY AVE, MIDWEST CITY, OK, 73130	Nicholas Ray	B-26-0431	\$16,000.00
2/12/26	10505 SE 25TH ST, MIDWEST CITY, OK, 73130	Dustin Hart	B-26-0496	\$15,000.00
2/12/26	10508 SE 25TH ST, MIDWEST CITY, OK, 73130	Fancy Shields	B-26-0498	\$20,000.00
2/12/26	10504 KRISTIE LN, MIDWEST CITY, OK, 73130	Parker Brothers Construction and Roofing inc.	B-26-0500	\$20,578.00
2/12/26	2337 SNAPPER LN, MIDWEST CITY, OK, 73130	Parker Brothers Construction and Roofing inc.	B-26-0501	\$15,177.00
2/13/26	10112 FOREST LN, MIDWEST CITY, OK, 73130	Chris Halsrud	B-26-0499	\$14,500.00
2/16/26	2300 CELINA DR, MIDWEST CITY, OK, 73130	Alan D Talkington	B-26-0503	\$24,500.00
2/16/26	11515 ANDOVER CT, MIDWEST CITY, OK, 73130	Peggy Pate	B-26-0448	\$18,000.00
2/16/26	13125 AUSTRIAN PINE DR, MIDWEST CITY, OK, 73020	Peggy Pate	B-26-0449	\$23,000.00
2/16/26	12425 GOLDSBOROUGH RD, MIDWEST CITY, OK, 73130	Peggy Pate	B-26-0450	\$25,000.00
2/16/26	9621 WILLOW WIND DR, MIDWEST CITY, OK, 73130	Peggy Pate	B-26-0451	\$14,000.00
2/16/26	2540 S WESTMINSTER RD, MIDWEST CITY, OK, 73130	bryan funderburgh	B-26-0404	\$25,000.00
2/16/26	9005 BROOKWOOD DR, MIDWEST CITY, OK, 73130	OK MHM Roofing and Construction OK	B-26-0428	\$11,399.00
2/16/26	11513 DEVONBROOK CT, MIDWEST CITY, OK, 73130	Eddie Myers	B-26-0432	\$19,209.00
2/16/26	3505 N RIDGEWOOD DR, MIDWEST CITY, OK, 73110	SANDRA HEINTZELMAN	B-26-0429	\$11,000.00
2/16/26	2048 CAMELOT DR, MIDWEST CITY, OK, 73130	HEINTZELMAN CONSTRUCTION & ROOFING LLC	B-26-0461	\$18,000.00

2/16/26	2583 FOREST CROSSING DR, MIDWEST CITY, OK, 73020	Peggy Pate	B-26-0452	\$25,000.00
2/16/26	1917 GOLDENROD LN, MIDWEST CITY, OK, 73130	Peggy Pate	B-26-0453	\$14,000.00
2/16/26	11520 SHERWOOD CT, MIDWEST CITY, OK, 73130	Peggy Pate	B-26-0454	\$14,000.00
2/16/26	2201 S HIWASSEE RD, MIDWEST CITY, OK, 73020	Peggy Pate	B-26-0455	\$15,000.00
2/16/26	3905 N SHADYWOOD DR, MIDWEST CITY, OK, 73110	Peggy Pate	B-26-0462	\$12,000.00
2/16/26	1423 PARKE AVE, MIDWEST CITY, OK, 73130	Peggy Pate	B-26-0471	\$17,000.00
2/16/26	13132 CHINKAPIN OAK PL, MIDWEST CITY, OK, 73020	Peggy Pate	B-26-0478	\$25,000.00
2/17/26	225 CHAUCER CRESCENT, MIDWEST CITY, OK, 73130	SALAZAR ROOFING & CONSTRUCTION, INC	B-26-0512	\$20,200.00
2/17/26	1728 S WILLOW WIND DR	Tristan Ullstrom	B-26-0524	\$17,000.00
2/17/26	2901 MEADOWOOD DR, MIDWEST CITY, OK, 73110	Trademark Exteriors Restoration	B-26-0482	\$15,200.00
2/17/26	1412 RIVERWIND DR, MIDWEST CITY, OK, 73130	Annie Jenkins	B-26-0527	\$27,800.00
2/18/26	11044 SHEFFIELD ST, MIDWEST CITY, OK, 73130	Faith tenBroek	B-26-0529	\$23,000.00
2/18/26	10822 TURTLE BACK DR, MIDWEST CITY, OK, 73130	Ryan Carmichael	B-26-0545	\$0.00
2/18/26	9124 WONGA DR, MIDWEST CITY, OK, 73130	Aspen Roofing Inc	B-26-0552	\$42,000.00
2/18/26	136 W STEED DR, MIDWEST CITY, OK, 73110	Emilie Williams	B-26-0519	\$5,000.00
2/19/26	713 FAIRLANE DR, MIDWEST CITY, OK, 73110	Parker Brothers Construction and Roofing inc.	B-26-0517	\$12,400.00
2/19/26	322 E STEED DR, MIDWEST CITY, OK, 73110	Parker Brothers Construction and Roofing inc.	B-26-0526	\$8,100.00
2/19/26	9116 WONGA DR, MIDWEST CITY, OK, 73130	Parker Brothers Construction and Roofing inc.	B-26-0528	\$20,000.00
2/19/26	231 E KITTYHAWK DR, MIDWEST CITY, OK, 73110	Parker Brothers Construction and Roofing inc.	B-26-0565	\$5,717.00
2/20/26	10812 PARKE PL, MIDWEST CITY, OK, 73130	Heather Coots	B-26-0568	\$18,974.00
2/20/26	10808 PARKE PL, MIDWEST CITY, OK, 73130	Heather Coots	B-26-0567	\$18,103.00
2/23/26	11537 HAMPTON DR, MIDWEST CITY, OK, 73130	John Martin	B-26-0559	\$28,000.00
2/23/26	1700 SHANNON DR, MIDWEST CITY, OK, 73130	Vicki McHughes	B-26-0585	\$14,000.00
2/23/26	2059 YORKSHIRE DR, MIDWEST CITY, OK, 73130	Charli O'Malley	B-26-0584	\$21,400.00
2/23/26	11631 LORENE AVE, MIDWEST CITY, OK, 73130	Charli O'Malley	B-26-0583	\$0.00
2/24/26	9120 OAK HOLLOW DR, MIDWEST CITY, OK, 73130	Trent Anderson	B-26-0596	\$25,000.00
2/24/26	2051 RIDGEVIEW RD, MIDWEST CITY, OK, 73130	Peggy Pate	B-26-0591	\$24,000.00
2/24/26	2014 CHAMPOLI DR, MIDWEST CITY, OK, 73020	Peggy Pate	B-26-0601	\$30,000.00
2/24/26	12175 TUSCANY RIDGE RD, MIDWEST CITY, OK, 73130	Peggy Pate	B-26-0602	\$59,000.00
2/24/26	2820 WOODCREEK, MIDWEST CITY, OK, 73110	American Capital Roofing & Const.	B-26-0594	\$28,500.00
2/25/26	3620 GARDEN VIEW DR, MIDWEST CITY, OK, 73110	Trademark Exteriors Restoration	B-26-0619	\$14,800.00
2/25/26	1116 LOCUST DR, MIDWEST CITY, OK, 73110	Trademark Exteriors Restoration	B-26-0620	\$11,200.00

2/25/26	9712 OAKTREE TER, MIDWEST CITY, OK, 73130	Superior Exterior Insurance Restoration	B-26-0621	\$14,000.00
2/25/26	10521 APPLGROVE CIR, Midwest City, OK, 73130	Graham Dixon	B-26-0578	\$30,400.00
2/25/26	1905 SHIRLEY DR, MIDWEST CITY, OK, 73020	Drew Abney	B-26-0623	\$39,000.00
2/25/26	9011 Timberview Drive	Rod Vernon	B-26-0624	\$20,000.00
2/25/26	2320 CELINA DR, MIDWEST CITY, OK, 73130	SANDRA HEINTZELMAN	B-26-0586	\$14,000.00
2/25/26	1913 WINDSONG DR, MIDWEST CITY, OK, 73130	SANDRA HEINTZELMAN	B-26-0587	\$14,000.00
2/26/26	824 E TOWRY DR, MIDWEST CITY, OK, 73110	Charles Tartaglione	B-26-0634	\$8,000.00
2/26/26	10545 SE 23RD ST, MIDWEST CITY, OK, 73130	Parker Brothers Construction & Roofing, Inc.	B-26-0637	\$12,303.00
2/26/26	10455 CATTAIL TER, MIDWEST CITY, OK, 73130	Teresa Lehman	B-26-0632	\$10,000.00
2/26/26	2051 CAMELOT DR, OK, MIDWEST CITY, 73130	Teresa / J&M Roofing and Exterior Solutions	B-26-0547	\$25,000.00
2/26/26	13129 AUSTRIAN PINE DR, MIDWEST CITY, OK, 73020	Eddie Myers	B-26-0611	\$0.00
2/26/26	214 SHADYBROOK PL, Midwest City, OK, 73110	Jeremy Owens Enterprises LLC	B-26-0641	\$5,629.00

\$1,783,280.00

Res Single-Fam Addition Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/18/26	9809 LLOYD DR, Midwest City, OK, 73130	Billy Burrows	B-25-2298	\$31,760.74
2/18/26	9013 NE 17TH ST, MIDWEST CITY, OK, 73141	Mildred Justus	B-26-0358	\$15,000.00

\$46,760.74

Res Single-Fam New Const Bldg Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/9/26	9606 NE 3RD ST, MIDWEST CITY, OK, 73130	Two Structures Homes	B-26-0289	\$260,000.00
2/20/26	9234 ELAINE DR, MIDWEST CITY, OK, 73130	Douglas Development Corporation	B-26-0256	\$250,000.00
2/20/26	9235 JOAN DR, MIDWEST CITY, OK, 73130	Douglas Development Corporation	B-26-0263	\$250,000.00
2/27/26	2780 HAND RD, MIDWEST CITY, OK, 73130	McKaelyn Smith	B-26-0379	

\$760,000.00

Res Single-Fam Remodel Building Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/4/26	2601 SAINT PETER, Midwest City, OK, 73141	David Romero	B-25-3555	\$95,000.00
2/18/26	404 E JARMAN DR, MIDWEST CITY, OK, 73110	James Elder	B-26-0426	\$35,000.00

\$130,000.00

Res Solar Permit

<u>Issued</u>	<u>Location</u>	<u>Applicant</u>	<u>Case #</u>	<u>Value</u>
2/10/26	801 STAHL DR, Midwest City, OK, 73110	Scott Moore	B-25-3594	\$20,399.00
2/23/26	101 Remington Avenue, Midwest City, OK 73130	Riley Zoby	B-26-0204	\$6,350.00

\$26,749.00



100 N Midwest Boulevard - Midwest City, OK 73110

Building Permits Summary - Issued 2/1/2026 to 2/28/2026

Building - Commercial & Industrial

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
1	Com Accessory Bldg Permit	\$200,000.00
1	Com Driveway Permit	\$0.00
1	Com Fence Permit	\$13,000.00
3	Com General Plumbing Permit	\$40,005.00
2	Com New Certificate of Occupancy	\$400,000.00
2	Com New Const Electrical Permit	\$25,000.00
1	Com New Const Plumbing Permit	
6	Com Remodel Bldg Permit	\$1,924,500.00
1	Com Retaining Wall Permit	\$35,000.00
1	Com Sign Permit	\$12,000.00
Total Value of Building - Commercial & Industrial:		2,649,505.00

Building - Public & Semi-Public

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
1	School Remodel Bldg Permit	\$777,065.00
Total Value of Building - Public & Semi-Public:		777,065.00

Building - Residential

<u>Count</u>	<u>Permit Type</u>	<u>Value</u>
6	Res Accessory Bldg Permit	\$70,590.00
3	Res Carport Permit	\$13,050.00
2	Res Demolition Permit	\$500.00
10	Res Driveway Permit	\$95,000.00
28	Res General Electrical Permit	\$102,727.00
10	Res General Mechanical Permit	\$49,109.00
36	Res General Plumbing Permit	\$50,798.33
7	Res Multi-Fam Remodel Bldg Permit	\$6,630.00
1	Res New Const Electrical Permit	\$8,000.00
4	Res New Const Mechanical Permit	\$8,000.00
26	Res New Const Plumbing Permit	\$0.00
35	Res New Townhouse Permit	\$4,462,500.00
1	Res Patio Cover Permit	\$4,000.00
97	Res Roofing Permit	\$1,721,120.00
2	Res Single-Fam Addition Bldg Permit	\$46,760.74
4	Res Single-Fam New Const Bldg Permit	\$760,000.00
2	Res Single-Fam Remodel Building Permit	\$130,000.00
2	Res Solar Permit	\$26,749.00
3	Res Storm Shelter Permit	\$19,250.00
2	Res Swimming Pool / Hot Tub Permit	\$155,656.43
Total Value of Building - Residential:		7,730,440.50

Grand Total: \$11,157,010.50



100 N Midwest Boulevard - Midwest City, OK 73110

Inspections Summary - Inspected 2/1/2026 to 2/28/2026

<u>Inspection Description</u>	<u>Count</u>
Accessory Bldg Inspection	2
Building/Electrical General Inspection	4
Buildings - CO Inspection & Sign Off	2
Com Building Final Inspection	2
Com Driveway Inspection	1
Com Duct Smoke Detector Retest/Reinspection (Building)	1
Com Duct Smoke Detector Retest/Reinspection (Fire Marsh	1
Com Electrical Ceiling Inspection	1
Com Electrical Final Inspection	2
Com Electrical Ground Inspection	1
Com Electrical Rough-in Inspection	3
Com Electrical Service Inspection	3
Com Fire Sprinkler Final Inspection	2
Com Fire Sprinkler Rough Inspection	1
Com Framing Inspection	2
Com Gas Meter Inspection	2
Com Grease Trap Final Inspection	1
Com Grease Trap Final Reinspection	2
Com Grease Trap Rough Inspection (Building)	1
Com Grease Trap Rough Inspection (Line Maintenance)	1
Com Hood Suppression Reinspection	1
Com Mechanical Ceiling Inspection	2
Com Mechanical Rough-in Inspection	3
Com Mechanical Rough-in Reinspection	1
Com Oil Separator Final Inspection	1
Com Oil Separator Rough Inspection (Building)	1
Com Oil Separator Rough Inspection (Line Maintenance)	1
Com Plumbing Final Reinspection	1
Com Plumbing Ground Inspection	1
Com Plumbing Rough-in Inspection	6
Com Plumbing Rough-in Reinspection	1
Com Roofing Inspection	3
Com Sewer Service Inspection	7
Com Sewer Service Reinspection	2
Com Water Service Line Inspection	1
Com Water Service Line Reinspection	1
Commercial Meter Tap Inspection	2
Electrical Generator Inspection	2
Electrical Generator Reinspection	1
Engineering Site Inspection (1-2 Residential)	3
Fire - CO Inspection & Sign Off	5
Fire Marshal General Inspection	1
General Inspection	3
Hot Water Tank Inspection	14
Hot Water Tank Reinspection	2

Hydro Test Above (Fire)	1
Irrigation System Inspection	1
Line Maintenance General Inspection	1
Mechanical Change Out Inspection	11
Mechanical Change Out Reinspection	5
Planning - CO Inspection & Sign Off	16
Plumbing/Mechanical General Inspection	1
Pre-Con Site Inspection/Meeting	6
Res Building Final Inspection	11
Res Carport Inspection	1
Res Drainage1 Inspection	8
Res Drainage2 Inspection	8
Res Drainage3 Inspection	6
Res Drainage4 Inspection	6
Res Drainage4 Reinspection	1
Res Drainage5 Inspection	9
Res Driveway Inspection	10
Res Electrical Final Inspection	22
Res Electrical Final Reinspection	5
Res Electrical Ground Inspection	1
Res Electrical Pool Bonding Inspection	1
Res Electrical Rough-in Inspection	8
Res Electrical Rough-in Reinspection	1
Res Electrical Service Inspection	32
Res Electrical Service Reinspection	1
Res Footing & Building Setback Inspection	13
Res Footing & Building Setback Reinspection	1
Res Framing Inspection	8
Res Framing Reinspection	1
Res Gas Meter Inspection	4
Res Gas Meter Reinspection	1
Res Gas Piping Inspection	10
Res Gas Piping Reinspection	2
Res Insulation Inspection	18
Res Mechanical Final Inspection	15
Res Mechanical Final Reinspection	7
Res Mechanical Rough-in Inspection	3
Res Mechanical Rough-in Reinspection	2
Res Plumbing Final Inspection	26
Res Plumbing Final Reinspection	3
Res Plumbing Ground Inspection	25
Res Plumbing Rough-in Inspection	7
Res Plumbing Rough-in Reinspection	2
Res Roofing Inspection	44
Res Roofing Reinspection	7
Res Sewer Service Inspection	31
Res Sewer Service Reinspection	3
Res Solar Final Inspection	5
Res Solar Final Reinspection	1
Res Storm Shelter Inspection	1
Res Temporary Electrical Pole Inspection	6
Res Termite Inspection	7
Res Water Service Line Inspection	24
Residential Meter Tap Inspection	3
Residential Meter Tap Reinspection	1
Sewer Cap Inspection	1
Sewer Cap/Cave Inspection	1

Stormwater Site Inspection (Residential)	6
Utilities - CO Inspection & Sign Off	6
Utilities - CO Reinspection & Sign Off	2
Utilities Site Inspection (Residential)	5
Utilities Site Reinspection (Residential)	6
<hr/>	
Total Number of Inspections:	582

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

DATE February 3, 2026 - 5:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on February 3, 2026, at 5:00 p.m., with the following members present:

Commissioners present: Jim Smith
Russell Smith *Chairman*
Rick Dawkins
Dean Hinton
Rick Rice

Commissioners absent: JD Collins
Jess Huskey

Staff present: Matthew Summers, Community Development Director
Zamya Darthard, Planner II
Brylee Hester, Planner I
Patrick Menefee, City Engineer
Don Maisch, City Attorney

A. CALL TO ORDER

The meeting was called to order by Chairperson Russell Smith at 5:00 p.m.

B. DISCUSSION

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the January 6, 2026, Planning Commission Meeting.

A motion was made by Dawkins, seconded by J. Smith, to approve the minutes of the January 6, 2026, Planning Commission meeting as presented.

Voting Aye: R. Smith, Dawkins, J. Smith, Hinton, and Rice.

Nay: none.

Motion carried.

2. (MP-00029) Public hearing, discussion, consideration, and possible action of approval of a Minor Plat for a tract of land described as BLK 001 LOT 003 of the 29th and Douglas Apartments, located in Midwest City, Oklahoma.

Planner, Zamya Darthard, presented the item. The applicant, Jeff Johnson, was available to answer questions and had no objections to the staff report. The Commissioners had no further questions for the applicant. A public comment was made by an adjacent property owner, Jim Standifer, inquiring about the trail easement and plans for a trail along the east side of Soldier Creek.

A motion was made by Dawkins to recommend approval of the item subject to all staff comments, seconded by Hinton.

Voting aye: R. Smith, Dawkins, J. Smith, Hinton, and Rice.
Nay: None.
Motion carried.

- 3. (PC-2237) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow the use of a church (Low Impact Institutional: Neighborhood Related) in the R-6, Single-Family Detached Residential district for the property located at 9201 SE 15th Street, Midwest City, Oklahoma 73110.

Planner, Zanya Darthard, presented the item. The applicant, Cory Fahrenkamp, was available to answer questions and provided clarification on joint parking agreements with Soldier Creek Elementary School and adjacent church. Chairman, R. Smith, inquired on the current status of the shared parking agreements. Commissioner Hinton expressed concerns about potential conflicts with the proposed neighboring church and the intent to construct an additional parking lot on the north side of the existing structure. The Applicant confirmed the Agreements are in progress. There were no public comments on this item.

A motion was made by Dawkins to recommend approval of the Special Use Permit with 252 parking spaces, contingent on receiving the joint parking agreements and subject to all staff comments. The motion was seconded by Rice.

Voting aye: R. Smith, Dawkins, J. Smith, Hinton, and Rice.
Nay: None.
Motion carried.

C. NEW BUSINESS/PUBLIC DISCUSSION

None.

D. FURTHER INFORMATION

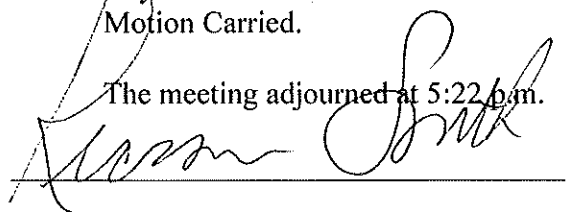
Community Development Director, Matt Summers, announced to the Commissioners that the APA National Planning Conference will be taking place in Detroit at the end of April 2026. The Commissioners were asked to inform him if they would like to attend the conference.

E. ADJOURNMENT

A motion to adjourn was made by Dawkins, seconded by Rice.

Voting Aye: R. Smith, Dawkins, J. Smith, Hinton, and Rice.
Nay: None.
Motion Carried.

The meeting adjourned at 5:22 p.m.



Chairman Russell Smith (Chair)

(bh)

**MINUTES OF MIDWEST CITY BOARD OF ADJUSTMENT REGULAR MEETING
December 16, 2025 – 5:00 P.M.**

This regular meeting of the Midwest City Board of Adjustment was held in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on December 16, 2025. The following members were present:

Present: Jess Huskey, Chair
 Frank Young
 Cy Valanejad

Absent: Charles McDade
 Tammy Cook

Staff present: Matt Summers – Community Development Director
 Brylee Hester – Planner I
 Zamy Darthard – Planner II
 Don Maisch – City Attorney

A. CALL TO ORDER:

The meeting was called to order by Huskey at 5:01 P.M.

B. MINUTES:

A motion was made by Young, seconded by Valanejad, to approve the minutes of the meeting of November 18, 2025, as presented.

Voting aye: Young, Valanejad & Huskey
Nay: none.
Motion carried.

C. ANNOUNCEMENTS:

None

D. NEW MATTERS:

1. (BA-423) Public hearing, discussion, consideration, and possible action of any possible amendment of an application for a variance to the Midwest City Zoning Ordinance Section 5.7.7(F) – Accessory Structures in Residential Zoning Districts – concerning the location of accessory structures within rear yards for the property located at 6701 SE 5th St.

Brylee Hester presented the staff report. Young asked about utility easements, trees, or fences. Valanejad asked about the layout of the existing structures on the subject property.

The applicants, David & Leslie Weiss, were present and addressed the Board.

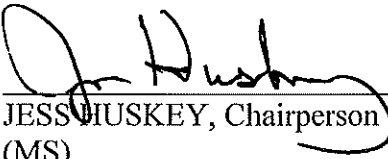
A motion was made by Valanejad, seconded by Young, to approve the request because all four criteria for a variance were met.

Voting aye: Young, Valanejad, & Huskey
Voting nay: None.
Motion carried.

- E. **BOARD DISCUSSION:** None
- F. **PUBLIC DISCUSSION:** None.
- G. **FURTHER INFORMATION:** None.
- H. **ADJOURN:** A motion was made by Young, seconded by Valanejad, to adjourn the meeting.

Voting aye: Young, Valanejad, & Huskey
Nay: none.
Motion carried.

The meeting adjourned at 5:20 P.M.



JESS HUSKEY, Chairperson
(MS)



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

To: Honorable Mayor and Council
From: Matt Summers, Community Development Director
Date: March 24, 2026
Subject: (PC-2238) Public hearing, discussion, consideration, and possible action on an ordinance to amend the zoning map from R-6 to PUD for the property described as a tract of land being a part of the East Half (E/2) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County Oklahoma.

In an email dated February 26, 2026, the applicant requested this application be postponed. Community Development Staff have sent new public notice indicating the time, date, and location for when this item will be heard by the Planning Commission. Please let me know if you have any questions.

Sincerely,

Matt Summers, AICP
Community Development Director



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

To: Honorable Mayor and Council
From: Matt Summers, Community Development Director
Date: March 24, 2026
Subject: (PC-2239) Public hearing, discussion, consideration, and possible action on a preliminary plat, for the property described as a tract of land being a part of the East Half (E/2) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County Oklahoma.

In an email dated February 26, 2026, the applicant requested this application be postponed. Community Development Staff have sent new public notice indicating the time, date, and location for when this item will be heard by the Planning Commission. Please let me know if you have any questions.

Sincerely,

Matt Summers, AICP
Community Development Director



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 24, 2026
RE: Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager.

This item is placed on the agenda at the request of the Council. Attached to this memo is information regarding the current financial condition of the City Employees' Health Benefits Plan for the month of February 2026, which is the eighth (8) period of FY 2025/2026.

Troy Bradley, Human Resources Director

FISCAL YEAR 2025-2026	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
PLAN INCOME												
Projected Budgeted (MTD)	968,983	968,983	968,983	968,983	968,983	968,983	968,983	968,983	968,983	968,983	968,983	968,983
Actual (MTD)	925,863	946,617	954,697	937,766	927,354	1,114,908	916,094	1,033,181				
Projected Budgeted (YTD)	968,983	1,937,966	2,906,949	3,875,932	4,844,915	5,813,898	6,782,881	7,751,864	8,720,847	9,689,830	10,658,813	11,627,796
Actual (YTD)	925,863	1,872,480	2,827,177	3,764,943	4,692,297	5,807,205	6,723,299	7,756,480				
PLAN CLAIMS/ADMIN COSTS	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Projected Budgeted (MTD)	885,720	885,720	1,107,150	885,720	885,720	1,107,150	885,720	885,720	1,107,150	885,720	885,720	1,107,150
Actual (MTD)	823,840	1,321,553	1,048,759	1,023,119	1,121,793	843,641	1,203,889	707,970				
Projected Budgeted (YTD)	885,720	1,771,440	2,878,590	3,764,310	4,650,030	5,757,180	6,642,900	7,528,620	8,635,770	9,521,490	10,407,210	11,514,360
Actual (YTD)	823,840	2,145,393	3,194,152	4,217,271	5,339,064	6,182,705	7,386,594	8,094,564				
EXCESS INCOME vs. EXPENDITURES	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Projected Budgeted (MTD)	83,263	83,263	-138,167	83,263	83,263	-138,167	83,263	83,263	-138,167	83,263	83,263	-138,167
Actual (MTD)	102,023	-374,936	-94,062	-85,353	-194,439	271,267	-287,795	325,211				
Projected Budgeted (YTD)	83,263	166,526	28,359	111,622	194,885	56,718	139,981	223,244	85,077	168,340	251,603	113,436
Actual (YTD)	102,023	-272,913	-366,975	-452,328	-646,767	-375,500	-663,295	-338,084				

FISCAL YEAR 2024-2025	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
PLAN INCOME												
Projected Budgeted (MTD)	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681	963,681
Actual (MTD)	1,438,404	897,547	910,732	1,029,474	983,958	906,254	898,970	902,636	950,624	876,782	927,455	935,273
Projected Budgeted (YTD)	963,681	1,927,362	2,891,043	3,854,724	4,818,405	5,782,086	6,745,767	7,709,448	8,673,129	9,636,810	10,600,491	11,564,172
Actual (YTD)	1,438,404	2,335,951	3,246,683	4,276,157	5,260,115	6,166,369	7,065,339	7,967,975	8,918,599	9,795,381	10,722,836	11,658,109
PLAN CLAIMS/ADMIN COSTS	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Projected Budgeted (MTD)	1,066,931	853,545	1,066,931	853,545	853,545	1,066,931	853,545	853,545	1,066,931	853,545	853,545	1,066,931
Actual (MTD)	739,422	896,199	1,040,618	888,177	960,024	1,039,942	979,095	929,105	938,811	808,945	1,028,454	922,187
Projected Budgeted (YTD)	1,066,931	1,920,476	2,987,407	3,840,952	4,694,497	5,761,428	6,614,973	7,468,518	8,535,449	9,388,994	10,242,539	11,309,470
Actual (YTD)	739,422	1,635,621	2,676,239	3,564,416	4,524,440	5,564,382	6,543,477	7,472,582	8,411,393	9,220,338	10,248,792	11,170,979
EXCESS INCOME vs. EXPENDITURES	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Projected Budgeted (MTD)	-103,250	110,136	-103,250	110,136	110,136	-103,250	110,136	110,136	-103,250	110,136	110,136	-103,250
Actual (MTD)	698,982	1,348	-129,886	141,297	23,934	-133,688	-80,125	-26,469	11,813	67,837	-100,999	13,086
Projected Budgeted (YTD)	-103,250	6,886	-96,364	13,772	123,908	20,658	130,794	240,930	137,680	247,816	357,952	254,702
Actual (YTD)	698,982	700,330	570,444	711,741	735,675	601,987	521,862	495,393	507,206	575,043	474,044	487,130

February 8/FY 2026: \$2,490,160
 February 8/FY 2025: \$2,836,506
 February 8/FY 2024: \$2,230,141
 February 8/FY 2023: \$2,413,504

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



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 24, 2026

SUBJECT: Review of the City Manager's Report for the month of February 2026.

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

Police Capitalization (21) decreased due to the payments for: Vehicles	<\$490,012>
Fire Capitalization (41) decreased because of the payment to: Banner Fire Equipment Inc.	<\$999,274>
G.O. Debt Services (350) decreased due to the payment for: Interest	<\$429,900>
MWC Hospital Authority (425) activities for February: Compounded Principal (9010) - unrealized loss on investment Discretionary (9050) - unrealized loss on investment	<\$231,908> <\$108,864>

Tiatia Cromar

Tiatia Cromar
Finance Director/ City Treasurer

City of Midwest City
Financial Summary by Fund
for Period Ending February, 2026

(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2025 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
9	GENERAL GOVERNMENT SALES TAX	10,556,622	(11,286)	10,698,872	2,371,511	(2,525,047)	(153,536)	10,545,336
10	GENERAL	16,342,046	(117,716)	14,881,636	31,519,548	(30,176,854)	1,342,694	16,224,330
13	STREET AND ALLEY FUND	2,309,972	-	2,116,708	413,752	(220,487)	193,265	2,309,972
14	TECHNOLOGY FUND	761,743	5,593	799,731	1,015,355	(1,047,749)	(32,394)	767,337
15	STREET LIGHT FEE	526,986	-	695,053	408,106	(576,173)	(168,068)	526,986
16	REIMBURSED PROJECTS	1,455,122	(1,600)	902,307	636,191	(84,976)	551,215	1,453,522
20	MWC POLICE DEPARTMENT	16,074,123	5,270	16,248,268	13,830,345	(13,999,220)	(168,874)	16,079,394
21	POLICE CAPITALIZATION	2,432,493	723	2,321,559	2,007,777	(1,896,120)	111,657	2,433,216
25	JUVENILE FUND	125,326	-	125,414	29,193	(29,281)	(88)	125,326
30	POLICE STATE SEIZURES	86,555	614	85,949	5,877	(4,657)	1,220	87,168
31	SPECIAL POLICE PROJECTS	90,201	-	92,543	2,658	(5,000)	(2,342)	90,201
35	EMPLOYEE ACTIVITY FUND	23,562	-	17,660	23,399	(17,498)	5,901	23,562
36	JAIL	313,640	193	313,718	51,752	(51,637)	115	313,832
37	POLICE IMPOUND FEE	158,092	4,563	153,924	23,940	(15,208)	8,732	162,656
40	MWC FIRE DEPARTMENT	11,077,911	14,625	10,334,533	10,636,885	(9,878,881)	758,003	11,092,536
41	FIRE CAPITALIZATION	1,737,304	230	3,122,389	621,900	(2,006,756)	(1,384,855)	1,737,534
45	MWC WELCOME CENTER	632,285	-	669,719	127,242	(164,676)	(37,434)	632,285
46	CONV / VISITORS BUREAU	1,009,193	157	911,480	270,205	(172,335)	97,870	1,009,350
60	CAPITAL DRAINAGE IMP	77,100	-	283,841	319,440	(526,181)	(206,741)	77,100
61	STORM WATER QUALITY	1,552,307	626	1,595,559	1,045,679	(1,088,306)	(42,627)	1,552,932
65	STREET TAX FUND	2,736,378	-	2,588,874	456,507	(309,003)	147,504	2,736,378
70	EMERGENCY OPER FUND	1,860,328	30	1,926,358	896,084	(962,084)	(66,000)	1,860,358
75	PUBLIC WORKS ADMIN	1,805,554	5,532	1,214,464	1,721,913	(1,125,291)	596,623	1,811,087
80	INTERSERVICE FUND	821,331	308	641,874	2,547,685	(2,367,921)	179,765	821,639
81	SURPLUS PROPERTY	963,529	(728,783)	207,245	52,059	(24,559)	27,500	234,745
115	ACTIVITY FUND	417,683	772	466,020	149,201	(196,766)	(47,565)	418,455
123	PARK & RECREATION	4,559,734	(12,149)	3,615,005	1,342,847	(410,267)	932,580	4,547,585
141	COMM. DEV. BLOCK GRANT	5,879	150	6,029	447,139	(447,139)	-	6,029
142	GRANTS/HOUSING ACTIVITIES	274,867	22	301,962	87,184	(114,257)	(27,073)	274,889
143	GRANT FUNDS	88,557	(28,557)	60,000	817,681	(817,681)	-	60,000
157	CAPITAL IMPROVEMENTS	11,823,496	(219,005)	9,616,479	3,718,500	(1,730,487)	1,988,013	11,604,492
172	CAP. WATER IMP-WALKER	2,273,288	(6,468)	1,655,017	923,143	(311,340)	611,804	2,266,821
178	CONST LOAN PAYMENT REV	7,248,218	-	5,898,441	1,670,538	(320,761)	1,349,777	7,248,218
184	SEWER BACKUP FUND	224,041	-	164,471	59,570	-	59,570	224,041
186	SEWER CONSTRUCTION	5,782,361	(7,539)	4,727,583	1,350,444	(303,204)	1,047,239	5,774,822

City of Midwest City
Financial Summary by Fund
for Period Ending February, 2026
(Unaudited)

Fund Number	Fund Description	Assets	Liabilities	6/30/2025 Fund Balance	Revenues	Expenditures	Gain or (Loss)	Fund Balance
187	UTILITY SERVICES	1,803,574	(855)	1,560,388	1,119,881	(877,550)	242,331	1,802,719
188	CAP. SEWER IMP.-STROTH	2,227,845	(32,336)	2,702,775	674,742	(1,182,008)	(507,267)	2,195,508
189	UTILITIES CAPITAL OUTLAY	4,998,248	(103,733)	3,309,134	1,585,382	-	1,585,382	4,894,515
190	MWC SANITATION DEPARTMENT	8,128,968	862	8,406,772	6,637,076	(6,914,018)	(276,942)	8,129,830
191	MWC WATER DEPARTMENT	10,335,190	(3,284,843)	5,939,110	7,232,319	(6,121,082)	1,111,237	7,050,347
192	MWC SEWER DEPARTMENT	8,774,762	(39,266)	7,641,806	7,526,026	(6,432,336)	1,093,690	8,735,496
193	MWC UTILITIES AUTHORITY	1,405,825	-	1,382,263	25,561	(2,000)	23,561	1,405,825
194	DOWNTOWN REDEVELOPMENT	54,789	(37,901)	380,048	6,993	(370,153)	(363,160)	16,888
195	HOTEL/CONFERENCE CENTER	967,749	(1,550,547)	(556,117)	2,374,396	(2,401,078)	(26,682)	(582,799)
196	HOTEL 4% FF&E	1,032,707	-	967,216	86,655	(21,164)	65,491	1,032,707
197	JOHN CONRAD REGIONAL GOLF	2,121,786	(4,916)	1,723,950	1,405,611	(1,012,692)	392,919	2,116,869
201	URBAN RENEWAL AUTHORITY	2,672,069	-	2,554,079	118,000	(11)	117,990	2,672,069
202	RISK MANAGEMENT	1,375,369	4	1,678,061	1,296,916	(1,599,604)	(302,688)	1,375,373
204	WORKERS COMP	3,628,028	-	3,642,975	667,005	(681,953)	(14,947)	3,628,028
220	ANIMALS BEST FRIEND	177,469	(2,000)	141,209	59,968	(25,707)	34,260	175,469
225	HOTEL MOTEL FUND	-	-	-	500,250	(500,250)	-	-
230	CUSTOMER DEPOSITS	1,464,704	(1,464,704)	-	33,810	(33,810)	-	-
235	MUNICIPAL COURT	145,737	(145,737)	-	2,282	(2,282)	-	-
240	L & H BENEFITS	2,547,272	(51,276)	2,835,074	7,746,824	(8,085,902)	(339,078)	2,495,996
250	CAPITAL IMP REV BOND	2,363,139	(28,148,904)	(26,472,617)	8,202,877	(7,516,025)	686,852	(25,785,765)
270	2018 ELECTION G.O. BOND	1,997,500	-	2,266,069	119,054	(387,623)	(268,569)	1,997,500
271	2018 G.O. BONDS PROPRIETARY	312,296	-	305,288	7,008	-	7,008	312,296
272	2022 ISSUE G.O. BOND	859,775	670	906,819	20,213	(66,587)	(46,374)	860,445
310	DISASTER RELIEF	8,444,704	(226,749)	8,091,790	379,193	(253,028)	126,165	8,217,956
340	REVENUE BOND SINKING FUND	-	-	-	1,750,153	(1,750,153)	-	-
350	G. O. DEBT SERVICES	4,995,833	(14,576)	2,817,853	3,322,062	(1,158,658)	2,163,405	4,981,258
352	SOONER ROSE TIF	1,865,930	-	1,589,915	611,977	(335,963)	276,015	1,865,930
353	ECONOMIC DEV AUTHORITY	58,722,154	(49,849,128)	9,355,019	1,296,543	(1,778,536)	(481,992)	8,873,027
354	NORTHSIDE TIF	28,412	(267,076)	(239,301)	637	-	637	(238,664)
425-9010	MWC HOSP AUTH-COMP PRINCIPAL	117,044,693	(3,848)	115,727,316	8,038,082	(6,724,549)	1,313,533	117,040,849
425-9050	MWC HOSP AUTH-DISCRETIONARY	27,104,413	(954)	23,574,323	5,347,343	(1,818,209)	3,529,135	27,103,458
425-9060	MWC HOSP IN LIEU OF/ROR/MISC	12,162,139	(32,613)	11,304,646	1,020,131	(195,251)	824,879	12,129,525
425-9080	MWC HOSP AUTH GRANTS	1,149,439	-	569,062	580,377	-	580,377	1,149,439
425-9090	MWC HOSP AUTH OPIOID SETTLEMENT	1,619,812	(3,796)	1,407,942	208,415	(340)	208,074	1,616,016
	TOTAL	400,760,156	(86,357,919)	294,973,549	151,605,011	(132,176,320)	19,428,692	314,402,241



MUNICIPAL AUTHORITY

AGENDA





MUNICIPAL AUTHORITY AGENDA

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

March 24, 2026 - 6:01 PM

Presiding members: Chairman Matthew Dukes City Staff:
Trustee Brian Triger Trustee Marc Thompson General Manager Tim Lyon
Trustee Pat Byrne Trustee Sara Bana Secretary Sara Hancock
Trustee Rita Maxwell Trustee Rick Favors Authority Attorney Don Maisch

A. CALL TO ORDER.

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

1. Discussion, consideration and possible action to approve the meeting minutes for February 24, 2026. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action of declaring a conveyor/hopper system used for bagging compost from the Water Resources Recovery Facility, Public Works Department as surplus and authorizing its disposal by sealed bid, public auction or by other means as necessary. (Public Works - R. Paul Streets)
3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2025-2026, increase: Sanitation Department, Expenditure/Equipment (41) \$1,300,000. (Finance – T. Cromar)

C. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of approving Work Order No. 2503018 to the On-Call Professional Services Agreement with Garver, LLC, in the amount of \$3,952,370.00 to provide engineering services related to the Water Resources Recovery Facility Secondary Treatment Improvements Project. (Public Works - R. Paul Streets)

D. **NEW BUSINESS/PUBLIC DISCUSSION.** “In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the 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.**”

E. ADJOURNMENT.



CONSENT AGENDA



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

Midwest City Municipal Authority Minutes

February 24, 2026

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

Chairman Matt Dukes called the meeting to order at 7:31 PM with the following member present:

Trustee Brian Triger	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

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

1. Discussion, consideration and possible action to approve the meeting minutes for January 27, 2026.
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2025-2026, MWC Water Department, decrease of expenditure/Capital Outlay Property (42) \$-1,502,406; increase of expenditure/Capital outlay Utility Property (44) \$1,502,406.

DISCUSSION ITEM.

1. **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.

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

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 7:32 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 24, 2026

Subject: Discussion, consideration, and possible action of declaring a conveyor/hopper system used for bagging compost from the Water Resources Recovery Facility, Public Works Department as surplus and authorizing their disposal by sealed bid, public auction or by other means as necessary.

The Public Works Department has a conveyor/hopper system previously used for bagging compost that has been replaced, removed from service, and/or have no other operational value or application. The system was built by Public Works Department personnel from components of other systems and does not have a unit number, serial numbers, or VIN numbers. As such, we recommend declaring these items surplus property and authorizing disposal by sealed bid, public auction, or other means, as necessary.

Action is at the discretion of the Municipal Authority.

Respectfully,

R. Paul Streets
Public Works Director



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 24, 2026

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2025-2026, increase: Sanitation Department, Expenditure/Equipment (41) \$1,300,000. (Finance – T. Cromar)

The first supplement is needed to purchase additional poly carts for use by the City.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS

March 24, 2024

Fund SANITATION DEPARTMENT (190)		BUDGET AMENDMENT FORM Fiscal Year 2025-2026			
		Estimated Revenue		Budget Appropriations	
<u>Dept Number</u>	<u>Department Name</u>	<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
41	CAP OUTLAY/EQUIPMENT (412604)			1,300,000	
		<u>0</u>	<u>0</u>	<u>1,300,000</u>	<u>0</u>
Explanation:					
To increase budget for additional Poly Carts to be purchased. Funding to come from fund balance.					



DISCUSSION ITEMS





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 24, 2026

Subject: Discussion, consideration, and possible action of approving Work Order No. 2503018 to the On-Call Professional Services Agreement with Garver, LLC, in the amount of \$3,952,370.00 to provide engineering services related to the Water Resources Recovery Facility Secondary Treatment Improvements Project.

On June 24, 2025, the Midwest City Municipal Authority and Garver, LLC, (Garver) entered into a Professional Services Agreement through which Garver can perform professional services for significant tasks as outlined in a separate Work Order.

Due to Garver's familiarity with Midwest City's wastewater treatment and collection systems, they were previously selected to provide professional services necessary to analyze the major liquid and solids treatment processes and the hydraulic capacity of the Water Resources Recovery Facility (WRRF) for compliance with Oklahoma Department of Environmental Quality regulations and prepare for permit renewal in 2025 through Work Order No. 2400949. The results of the capacity evaluations have identified several capacity "bottlenecks" at projected 20-year flows that need to be upgraded to provide the required capacity/performance and have incorporated improvements recommended by the Moving-Bed Bioreactor (MBBR) Media and Process Performance project.

Work Order No. 2503018 will allow Garver to provide design phase services necessary for the recommended secondary treatment improvements.

Funds for this project are available through two (2) 100% Principal Forgiveness Loans awarded by the Oklahoma Water Resources Board through the Clean Water State Revolving Fund and in Account # 186 for the Municipal Authority.

Approval is at the discretion of the Authority.

Respectfully,

R. Paul Streets
Public Works Director

Attachments



Work Order No. 2503018
to the
Master Agreement
For
Professional Services
Midwest City Municipal Authority
Project No. 2503018



This WORK ORDER (“**Work Order**”) is made by and between the **Midwest City Municipal Authority**, (hereinafter referred to as “**Owner**”) and **Garver, LLC**, (hereinafter referred to as “**Garver**”) in accordance with and subject to the provisions of the PROFESSIONAL SERVICES AGREEMENT entered into between the parties on June 24, 2025 (the “**Agreement**”).

Under this Work Order, the Owner intends to procure professional services for the Water Resource Recovery Facility (WRRF) secondary treatment improvements. These services will be delivered according to the schedule in Exhibit A.

Garver will provide professional services related to these improvements as described herein. Terms not defined herein shall have the meaning assigned to them in the Agreement.

SECTION 1 - SCOPE OF SERVICES

1.1 Notwithstanding anything in the Agreement to the contrary, Garver shall provide the following services (“**Services**”) in accordance with the care and skill ordinarily exercised by members of Garver’s profession as of the effective date of the Agreement, practicing under the same or similar circumstances:

- 1.1.1 See attached Appendix A for Scope of Services.
- 1.1.2 Notwithstanding anything in the Agreement to the contrary, Garver shall provide its Services as expeditiously as is prudent considering the industry standard of care, and in no event shall Garver be subject to delay damages.
- 1.1.3 Garver shall indemnify and hold harmless the Owner from and against any and all third-party claims for bodily injury (including death) and tangible property damage to the extent such claims are caused by Garver’s or its personnel’s negligent performance of the Services. Notwithstanding anything in the Agreement to the contrary, the indemnity set forth in this Work Order, Section 1.1.3, is Garver’s sole indemnity obligation in relation to the Services.

1.2 In addition to those obligations set forth in the Agreement, Owner shall:

- 1.2.1 Give thorough consideration to all documents and other information presented by Garver and inform Garver of all decisions within a reasonable time so as not to delay the Services.
- 1.2.2 Make provision for the personnel of Garver to enter public and private lands as required for Garver to perform necessary preliminary surveys and other investigations required under the applicable Work Order.
- 1.2.3 Obtain the necessary lands, easements and right-of-way for the construction of the work. All costs associated with securing the necessary land interests, including property acquisition and/or easement document preparation, surveys, appraisals, and abstract work, shall be borne by the Owner outside of this Agreement, except as otherwise described in the Services under Section 1.1.
- 1.2.4 Furnish Garver such plans and records of construction and operation of existing facilities, available aerial photography, reports, surveys, or copies of the same, related to or bearing on the proposed work as may be in the possession of Owner. Such documents or data will be returned upon completion of the Services or at the request of Owner.
- 1.2.5 Furnish Garver a current boundary survey with easements of record plotted for the project property.
- 1.2.6 Pay all plan review and advertising costs in connection with the project.



- 1.2.7 Provide legal, accounting, and insurance counseling services necessary for the project and such auditing services as Owner may require.
- 1.2.8 Furnish permits, permit fees, and approvals from all governmental authorities having jurisdiction over the project and others as may be necessary for completion of the project.
- 1.2.9 Furnish Garver a current geotechnical report for the proposed site of construction. Garver will coordinate with the geotechnical consultant, Owner has contracted with, on Owner's behalf for the project specific requested information.

1.3 Notwithstanding anything in the Agreement to the contrary, to the fullest extent allowed under applicable law, neither party (including its subconsultants, agents, assignees, affiliates, and vendors) shall be liable to the other for any special, consequential, indirect, punitive, exemplary, or incidental damages of any kind regardless of the cause or action, and Garver's (including its subconsultants, agents, assignees, affiliates, and vendors) total aggregate liability under the Agreement shall be limited to 100% of the fee received by Garver under the approved work order giving rise to the liability, regardless of the cause or action (including negligence of any kind or character).

SECTION 2 – PAYMENT

For the Services set forth above, Owner will pay Garver as follows:

Basic Services Task	FEE AMOUNT	FEE TYPE
Task 1 – Project Administration	\$106,850.00	Lump Sum
Task 2 – Engineering Report	\$40,080.00	Lump Sum
Task 3 – Survey	\$43,420.00	Lump Sum
Task 4 – Preliminary Design	\$1,182,050.00	Lump Sum
Task 5 – Geotechnical Coordination	\$23,220.00	Lump Sum
Task 6 – Final Design	\$2,556,750.00	Lump Sum
BASIC SERVICE TOTAL FEE	\$3,952,370.00	LUMP SUM
Additional Services Task	FEE AMOUNT	FEE TYPE
Task 7 – Environmental Assessment Plans	\$16,380.00	Lump Sum

The lump sum amount to be paid under this Work Order is \$3,952,370.00. Any unused portion of the fee, due to delays beyond Garver's control, will be increased six percent (6%) annually with the first increase effective on or about July 1, 2028.

Additional Services (Extra Work). For services not described or included in Section 2, but requested by the Owner in writing, the Owner will pay Garver as expressly set forth in the applicable Amendment, or in the event the Amendment is silent, for the additional time spent on the Project, at the agreed upon rates for each classification of Garver's personnel (may include contract staff classified at Garver's discretion) plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The agreed upon rates will be increased annually with the first increase effective on or about July 1, 2028.

SECTION 3 – APPENDICES

3.1 The following Appendices are attached to and made a part of this Work Order:

- 3.1.1 Appendix A - Scope of Services



This Work Order may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Notwithstanding anything in the Agreement to the contrary, if there is a conflict between the provisions of this Work Order, the Agreement, and/or any Appendices hereto, such conflict shall be governed in the following order of priority and precedence, unless explicitly amended within the Work Order by the Parties: this Work Order; the Agreement; any Appendices.

The effective date of this Work Order shall be the last date written below.

**MIDWEST CITY MUNICIPAL
AUTHORITY**

GARVER, LLC

By: _____
Signature

By: Mary Elizabeth Mach
Signature

Name: _____
Printed Name

Name: Mary Elizabeth Mach
Printed Name

Title: _____

Title: Vice President

Date: _____

Date: March 3, 2026

Attest: _____

Attest: Michael Noyes



APPENDIX A SCOPE OF SERVICES

GENERAL

The scope of services in this agreement includes design phase services for secondary treatment improvements at the existing Water Resource Recovery Facility (WRRF) owned and operated by the Midwest City Municipal Authority (Owner). The major design elements of this capital improvement project include:

- Conversion of the existing Moving Bed Biofilm Reactor (MBBR) basins to conventional activated sludge with a diffused aeration system
- Construction of one (1) additional aeration basin structure
- One (1) new blower building, including 3 new blowers
- Construction of two (2) circular secondary clarifiers
- One (1) new return and waste activated sludge (RAS/WAS) pump station
- Two (2) new splitter box structures for primary effluent and mixed liquor diversion
- Associated site civil improvements and yard piping
- Backup power generation for secondary treatment process

The following tasks will be completed under this scope of services.

TASK 1 – PROJECT MANAGEMENT

The Project Management phase will include general project administration duties and preparation of project management documents, including monitoring the project schedule and budget, reviewing current progress with the Owner on a regular basis, and discussing issues with the Owner as they are noted.

1. Garver will attend one onsite kick-off meeting, with up to six (6) Garver staff to discuss project objectives, internal and external team, lines of communication, and schedule. A site visit will follow the kickoff meeting.
2. Garver will prepare a Project Management Plan (PMP) and Quality Control Plan (QCP) in compliance with Garver project execution standards.
3. Garver will prepare monthly invoicing with percentage complete by task and monthly progress reports. Garver will also coordinate meetings between Garver and Owner staff, site visits, and requests for information as detailed in the following tasks.

TASK 2 – ENGINEERING REPORT

Garver will develop an Engineering Report (ER) for the Owner documenting observations, calculations, and technical evaluations. The purpose of the ER is to identify treatment and hydraulic issues, evaluate alternatives, recommend improvements, develop an OPCC, and coordinate the proposed improvements between Owner and Oklahoma Department of Environmental Quality (ODEQ). The ER will address the following sections:

1. Project Planning and Need:
Garver will describe the project background and detail the issues facing the WRRF. Garver will build on the technical evaluation previously completed as part of the WRRF Master Plan.



Additionally, the ER will document the project planning area and need, 20-year population projection, estimated current and future sanitary sewer flows/loads, environmental concerns, and identifiable need(s) for the project. A 20-year population projection is necessary for ODEQ ER requirements. Garver will provide the population projection outlined in the WRRF Master Plan.

2. Existing System Assessment:

Garver will summarize the system assessment that was developed under the WRRF Master Plan. The system assessment will identify condition and capacity deficiencies in the existing system that may inhibit operations staff from meeting the Owner's wastewater treatment goals.

3. Alternative Evaluation:

Garver will evaluate various alternatives for addressing deficiencies noted in the Existing System Assessment. Garver will evaluate up to three (3) alternatives for the Secondary Treatment system. For each alternative evaluation, Garver will prepare:

- a. Descriptions of the advantage and disadvantages of each alternative.
- b. An estimated project cost that shall include professional services, contractor overhead and profit, and contingency. The developed cost includes material procurement and construction. Garver and Owner will consider these as estimates suitable for budget authorization or control. The expected range of accuracy for this type of estimate is -30% to +50% of the actual project estimate. Garver does not warranty actual bid amounts will be costs estimated at this stage of the project.
- c. An estimate of Operational and Maintenance (O&M) Costs, which will include labor, replacement parts, utilities, and lab testing fees (where applicable)
- d. Life cycle cost analysis including a 20-year present worth calculation based on capital cost and long-term cost (20-year) O&M costs.

4. Proposed Project and Conceptual Design:

Garver will recommend a single, feasible alternative from those evaluated based on cost estimates and non-monetary factors. Cost analysis will include a 20-year net present worth calculation based on capital cost and long-term O&M costs.

5. Construction Sequencing:

Garver will review potential construction sequencing and overall approach to project implementation of the selected alternative to minimize disruption in the wastewater treatment system.

6. Draft Engineering Report Submittal:

Garver will prepare one (1) electronic copy of the Draft ER and submit for review by Owner. Garver lead a Draft ER Workshop with Owner. Garver will provide meeting minutes from the Workshop. Garver will document Owner input and modify the Draft ER with review comments and discussion items. Those comments agreed to by Owner and Garver will be incorporated into the Final ER.

7. Final Engineering Report Submittal:

Following receipt of Draft comments from Owner, Garver will submit one (1) electronic copy of the Final ER to Owner. Garver will present the Final ER to the City Council for approval at a regularly scheduled council meeting.

Following approval, Garver will submit one (1) final copy of the ER to ODEQ when directed by Owner. Garver will attend one meeting with Owner and ODEQ to review the report, if required.



Garver will revise and resubmit the report one (1) time based upon one (1) round of ODEQ review comments, if required.

TASK 3 – SURVEY

Upon review and approval of the ER by ODEQ, Garver will progress to Task 3. Garver's subconsultant will complete a field survey of the project site for design of the secondary treatment system. Garver's subconsultant will conduct field surveys, utilizing radial topography methods, at intervals and for distances at and/or along the project site as appropriate for modeling the existing ground, including locations of pertinent features or improvements. Garver's subconsultant will locate and provide elevations for WRRF buildings and treatment structures, plant roads, drainage features, trees over eight inches in diameter, visible utilities as well as those underground utilities marked by their owners and/or representatives, and any other pertinent topographic features that may be present at and/or along the project site. Garver will utilize field survey data provided directly by subconsultant to create base drawings for design and hydraulic profile for the project.

Garver's subconsultant will provide field survey data for designing the project. The survey limits are shown in Figure 1.

TASK 4 – PRELIMINARY DESIGN (30%)

The Preliminary Design (30%) phase submittal will include a Preliminary Design Report (PDR), preliminary drawings, and an opinion of probable construction cost (OPCC) with a Class 3 estimate (-20% to +30%) accuracy defined by Associates for the Advancement of Cost Engineering (ACE).

1. Garver will develop a PDR using a series of Design Information Memoranda (DIMs) as follows:
 - PDR Executive Summary
 - Hydraulic Profile DIM
 - Secondary Treatment DIM
 - Blower Building DIM
 - Secondary Clarifiers DIM
 - RAS/WAS Pump Station DIM
 - Splitter Boxes DIM
 - Electrical Distribution DIM
 - Instrumentation & Controls Concepts DIM
 - Site Civil Concepts DIM
 - Structural Concepts DIM
 - Building Mechanical Design DIM
 - Construction Sequencing and Constraints DIM
 - Opinion of Probable Construction Costs DIM

2. Garver will identify any impacts of the proposed WRRF improvements to oil well operations based on information gathered from the onsite oil well located south of the existing secondary clarifiers. The evaluation will include the following:
 - Coordinate and attend up to three (3) onsite meetings with the oil well operator with up to three (3) Garver staff. During the meetings discussion topics, comments, and action items will be documented in meeting minutes, which will be distributed by Garver following the meeting.
 - Garver will modify the layout of design to minimize impacts and access to the oil well.



- Based on Owner provided soil testing, a Media Management Plan and Environmental Remediation Plan will be covered under Task 7 in Additional Services, if required.
3. Garver will develop preliminary drawings for the project. These plans will represent a 30% level of design. The preliminary drawings will be developed in accordance with applicable and appropriate regulatory requirements, outlined by state and federal agencies.
 4. This submittal will not include technical specifications or “front end” contract documents. Owner comments will be discussed at a Preliminary Design Workshop. Garver will incorporate comments from the Owner on the Preliminary Design in the Final Design.
 5. Garver will conduct a hybrid Preliminary Design Review Workshop with up to six (6) Garver staff to present and discuss the overall functionality and utility of the proposed improvements. During the workshop, discussions topics and comments made by Owner will be documented in meeting minutes, which will be distributed by Garver following the workshop. Response to Owner’s review comments will also be included in the meeting minutes.

TASK 5 – GEOTECHNICAL COORDINATION

Owner will provide Garver access to Owner’s geotechnical reports and/or consultant and Garver will direct the location of boring necessary for design development to the Owner. Garver will assist the Owner in coordinating this effort and also list the required lab tests needed for each boring. Owner will pay for the geotechnical services directly, separate from this Agreement. Garver will recommend up to twenty (20) locations for geotechnical boring.

TASK 6 – FINAL DESIGN

Based upon the results of the approved Preliminary Design by the Owner, Garver will develop 60%, 90%, and 100% level design plans, specifications, and OPCC to support design of the included elements in the Preliminary Design. Garver will also develop the Oklahoma Department of Environmental Quality (ODEQ) Application for Permit to Construct, bid set drawings, details, and specifications to support design of the included elements in the Preliminary Design. The Final Design will also include an appropriate design progression allowance, bidding contingency, and escalation to midpoint of construction will be included in the OPCC based upon the level of design.

1. Garver will develop 60% design drawings, details, and technical specifications for the project. These plans will represent a 60% design level of design. The 60% design plans will be developed in accordance with applicable and appropriate code requirements. Garver will lead a hybrid 60% design review workshop at the Owner’s office with up to six (6) Garver staff. During the workshop, discussions topics and comments made by Owner will be documented in meeting minutes, which will be distributed by Garver following the workshop.
2. Garver will develop 90% design drawings, details, and technical specifications for the project. These plans will represent a 90% design level of design. The 90% plans will be developed in accordance with applicable and appropriate code requirements. The 90% submittal will include “front-end” contract documents utilizing Owner provided documents for one (1) construction contract. Garver will lead a hybrid 90% design review workshop at the Owner’s office with six (6) Garver staff. During the workshop, discussions topics and comments made by Owner will be documented in meeting minutes, which will be distributed by Garver following the workshop.



3. As directed by Owner, Garver will participate in up to two (2) in person meetings with ODEQ for discharge permit modification to accommodate the secondary treatment improvements.
4. Garver will prepare the ODEQ Application for a Permit to Construct for execution by the Owner and submit the construction plans and specifications along with the application to ODEQ when directed by the Owner. These plans will be at a 90% design level and will be signed and sealed per ODEQ application requirements. Owner will pay for the construction permit application fee. One (1) round of ODEQ comments will be coordinated with the Owner and resubmitted to ODEQ. Variance requests are not included in this scope of work.
5. Garver will develop Final Design drawings, details, and technical specifications. These plans will represent a 100% level of design. The Final Design plans will be developed in accordance with applicable and appropriate code requirements. The 100% submittal will include “front-end” contract documents for one (1) bidding document.

DELIVERABLES

The following will be submitted to the Owner, or others as indicated, by Garver:

1. Electronic copy of Draft and Final ER.
2. Electronic copy of the Draft and Final PDR.
3. Electronic copy of the Preliminary Design Plans.
4. Electronic copy of the 60% Design Drawings, Details and Technical Specifications.
5. Electronic copy of the 90% Design Drawings, Details, Front-End and Technical Specifications.
6. Electronic copy of the ODEQ Construction Permit Application with Signed and Sealed Drawings and Specifications.
7. Electronic copy and up to three (3) bound hard copies of the half-size (17"x22") Final Design Drawings, Details, Front-End and Technical Specifications.
8. Electronic copies of meeting minutes and workshop presentations.
9. Electronic files as requested.

ADDITIONAL SERVICES

TASK 7 – ENVIRONMENTAL ASSESSMENT PLANS

As directed by Owner, Garver’s subconsultant will use Owner provided soil testing data to develop Media Management Plan (MMP) and Environmental Remediation Plan in accordance with ODEQ Guidelines. Each plan will include the following:

1. MMP – Will address the characterization and disposal/reception of potential materials removed from site. The MMP will outline the responsibilities of the site owner and contractors in managing soil, groundwater, and other materials which are encountered during the development of the site.
2. Environmental Remediation Plan – will provide a plan to remediate or remove impacted materials on site. This plan is only meant to identify any materials that will impact the construction and completion of the proposed improvements. Additional environmental remediation efforts are not included.
3. This task will not include the following:
 - a. Site remediation
 - b. Additional soil testing outside of owner provided data.



EXTRA WORK

The following items are not included under this Agreement but will be considered as Extra Work:

1. Revisions, due to changed conditions, after Owner's approval and Garver's completion of final documents.
2. Submittals or deliverables in addition to those listed herein.
3. Pilot testing.
4. Variance requests.
5. Independent construction materials testing outside of this contract.
6. Video inspections and/or pipeline cleaning.
7. Wastewater flow monitoring.
8. Wastewater characteristics assessment.
9. Environmental Handling and Documentation that is not defined in task above, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.
10. Risk assessments and Emergency Response Plans in accordance with America's Water Infrastructure Act.
11. Rate studies.
12. Operations and maintenance services.
13. Financial services.
14. Receiving Stream Modeling.
15. Bidding Services
16. Construction Administrative Services
17. Construction Observation Services
18. Preparation of an environmental information document (EID) or other funding agency coordination team (FACT) documents.

Extra Work will be as directed by the Owner in writing for an additional fee as agreed upon by the Owner and Garver.



SCHEDULE

Garver shall begin work under this Agreement within ten (10) days of a Notice to Proceed and shall complete the work in accordance with the estimated schedule below:

Phase Description	Estimated Schedule
Kickoff Meeting	14 days from notice to proceed
Task 2 – Draft Engineering Report	45 days after kickoff meeting
Task 2 – Draft Engineering Report Workshop	14 days after Draft Engineering Report Submittal
Task 2 – Final Engineering Report Deliverable	14 days after Draft Engineering Report Workshop
Task 3 – Survey	60 days after City Council and ODEQ Approval of Engineering Report
Task 4 – Draft Preliminary Design Report	120 days after City Council and ODEQ Approval of Engineering Report
Task 4 – Preliminary Design Workshop	14 days after Draft Preliminary Design Report Submittal
Task 4 – Final Preliminary Design Report	14 days after Preliminary Design Report Workshop
Task 5 – Geotechnical Coordination	90 days from Approval of Preliminary Design Report
Task 6 – 60% Design Deliverable	120 days from Approval of Preliminary Design Report
Task 6 – 90% Design Deliverable	90 days from approval of 60% Design Submittal
Task 6 – ODEQ Submittal	30 days from Owner’s approval of 90% design Deliverable
Task 6 – Final Design Deliverable	14 days from ODEQ issues permit to construct



Figure 1 – Survey Limits



Survey limits shown in red



NEW BUSINESS/
PUBLIC DISCUSSION





HOSPITAL AUTHORITY
AGENDA





HOSPITAL AUTHORITY AGENDA

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

March 24, 2026 - 6:02 PM

Presiding members: Chairman Matthew Dukes	City Staff:	
Trustee Brian Triger	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

A. CALL TO ORDER.

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

1. Discussion, consideration and possible action to approve the meeting minutes for February 24, 2026. (Secretary - S. Hancock)
2. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2025-2026, Hospital Authority, decrease of expenditures/Grants (90) \$365,044; increase of expenditures/Grants (90) \$120,579. (Finance – T. Cromar)

C. DISCUSSION ITEMS.

1. 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)

D. NEW BUSINESS/PUBLIC DISCUSSION. “In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the 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 TRUSTEES ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE COUNCIL.”

E. ADJOURNMENT.



CONSENT AGENDA



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

Midwest City Hospital Authority Minutes

February 24, 2026

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

Chairman Matt Dukes called the meeting to order at 7:32 PM with following members present:

Trustee Brian Triger	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

DISCUSSION ITEMS.

1. Discussion, consideration and possible action to approve the meeting minutes for January 27, 2026.

Favors made a motion to approve the minutes, seconded by Byrne. Voting Aye: Triger, Byrne, Maxwell, Thompson, Bana, Favors, and Dukes. Nay: none. Motion Carried.

2. Discussion, consideration, and possible action of approving the funding recommendations of the Memorial Hospital Authority Board of Grantors for the FY 2025-2026 Community Improvement Grant Program in an amount not to exceed the budgeted amount of \$972,320.27.

Byrne made a motion to approve the funding, seconded by Favors. Voting Aye: Triger, Byrne, Maxwell, Thompson, 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 7:34 PM.

ATTEST:

MATTHEW D DUKES II, Chairman

SARA HANCOCK, Secretary



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

TO: Honorable Chairman and Trustees of the
Memorial Hospital Authority

FROM: Tiatia Cromar, Finance Director

DATE: March 24, 2026

SUBJECT: Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2025-2026, Hospital Authority, decrease of expenditures/Grants (90) \$365,044; increase of expenditures/Grants (90) \$120,579. (Finance – T. Cromar)

The first supplement is needed for the transfer of the Intra-City Hospital Authority grants for FY 25/26 that were approved at council on Feb 24, 2026. The second supplement is needed to increase budget for the FY 25/26 Hospital Authority grants, to bring it up to the \$694,168.71 that was approved at council on Feb 24, 2026.

Tiatia Cromar

Tiatia Cromar
Finance Director

SUPPLEMENTS
March 24, 2026

Fund HOSPITAL AUTHORITY (425)		BUDGET AMENDMENT FORM Fiscal Year 2025-2026			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
90	OTHER SERVICES / GRANTS				365,044
		<u>0</u>	<u>0</u>	<u>0</u>	<u>365,044</u>
Explanation:					
To budget for the transfer of \$365,044 in Intra-City Hospital Authority grants for FY 25/26 to Fund 016.					

Fund HOSPITAL AUTHORITY (425)		BUDGET AMENDMENT FORM Fiscal Year 2025-2026			
Dept Number	Department Name	Estimated Revenue		Budget Appropriations	
		Increase	Decrease	Increase	Decrease
90	OTHER SERVICES / GRANTS			120,579	
		<u>0</u>	<u>0</u>	<u>120,579</u>	<u>0</u>
Explanation:					
To increase the Hospital Authority grant budget to \$694,168.71 approved on 2/24/26 Council Meeting. Funding to come from fund balance.					



DISCUSSION ITEMS





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 24, 2026

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

