

**MIDWEST CITY PARK AND RECREATION BOARD AGENDA**  
**Midwest City Council Chamber - 100 N. Midwest Blvd.**  
**April 20, 2026 - 5:00 p.m.**

TO MAKE A REQUEST FOR ASSISTANCE, CALL 739-1229 OR EMAIL <mailto:jshannon@midwestcityok.org>  
NO LESS THAN 24 HOURS PRIOR TO THE START OF A MEETING.

**A. MINUTES**

- Review/consideration of the minutes from Dec. 15, 2025
  - *Staff Notes: Motion: \_\_\_\_\_ Second: \_\_\_\_\_*
- No Minutes for **Jan. – Mar. 2026** Meetings (CANCELLED)

**B. NEW MATTERS**

- Cedarbrook Villages – Private Parkland
  - Overview by Matt Summers (Community Development)
  - Recommendation to the Planning Commission

**C. STAFF REPORTS & UPDATES**

- Update on Parks & Recreation operations
  - Parks & Recreation Administration
  - Community Center
  - Youth Sports Update
  - Adult Sports Update
  - Pool Update
- Update on projects
  - Parks & Trails Master Plan
  - Reed Ballpark Maintenance
  - Doug Hunt & Civic Park Maintenance
  - MAC Maintenance
  - Reno Swim & Slide Maintenance
  - Other Parks System Maintenance or Projects

**D. PUBLIC DISCUSSION**

- Comments from residents, limited to 4 minutes

**E. ADDITIONAL INFORMATION**

- Facility Usage Report Dec. 2025 – Mar. 2026
- Golf Report Dec. 2025 – Mar. 2026
- Calendar of Upcoming Events

**F. ADJOURNMENT**

- *Staff Notes: Motion: \_\_\_\_\_ Second: \_\_\_\_\_*

**Park Board Members:**

\_\_\_ Hiawatha Bouldin (Mayor's Appt.) \_\_\_ Chris Cooney (1) \_\_\_ David Clampitt (C, 2)  
\_\_\_ Terrycia Casteel-Edwards (3) \_\_\_ Brittany Hussain (4) \_\_\_ Taiseka Adams (5)  
\_\_\_ John Manning (VC, 6) Staff present: \_\_\_\_\_

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

## **MINUTES OF MIDWEST CITY PARK AND RECREATION BOARD**

December 15, 2025 - 5:00 p.m.  
Midwest City Council Chamber  
100 N. Midwest Blvd.

Members present: Hiawatha Bouldin (MA), David Clampitt (C,2),  
Terrycia Casteel-Edwards (3), Taiseka Adams (5)  
John Manning (VC, 6)

Staff present: Josh Ryan, Josh Abbott, Benny Fulkerson, Carrie Evenson

### **CALL TO ORDER**

- Chair David Clampitt

### **MINUTES**

- Approved the Minutes of August 18, 2025 Meeting
- No Minutes for July 2025: CANCELLED MEETING
  - o **Motion** for approval: Adams **Second**: Manning
  - o Approved unanimously

### **NEW MATTERS**

- Welcome and introduction of new Ward 3 Park Board Member
  - o Terrycia Casteel-Edwards
  - o *Introductions and short bio given*
- Parks & Trails Master Plan Presentation
  - o Team introduction by Kimley-Horn & Assoc., Inc.
  - o Overview by Kimley-Horn & Assoc., Inc.
  - o Q&A with Park Board Members
  - o *Darran Scott presented methodology and scope of work for Parks & Trails Master Plan. Removal of Riverside Mobile Home Park as a part of the scope was discussed due to deannexation. Darran was encouraged by Park Board members to engage the community as well as all the school districts in Midwest City as a part of the master planning process.*

### **STAFF REPORTS & UPDATES**

- Update on Parks & Recreation Operations *given by Josh Ryan/Josh Abbott*
- Update on projects *given by Josh Ryan/Josh Abbott*

### **PUBLIC DISCUSSION**

- No items for public discussion, no members of the public present

### **ADDITIONAL INFORMATION**

- Facility Usage, Golf Report, Calendar of Upcoming Events

### **ADJOURNMENT**

- o **Motion** for adjournment: Bouldin **Second**: Casteel-Edwards

Chair Signature: \_\_\_\_\_

**To:** Chairman and Park & Recreation Board Members

**From:** Matt Summers, Community Development Director

**Date:** April 20, 2026

**Subject:** (PC-2239) Discussion, consideration, and approval of the dedication of private park land and open space to be maintained by the Homeowners Association in satisfaction of the park land dedication requirement for the proposed Preliminary Plat for the Cedarbrook Villages Preliminary Plat

**Consultant:** Johnson & Associates

**Size:** The subject property contains 201.68 acres.

**Municipal Code Citation:**

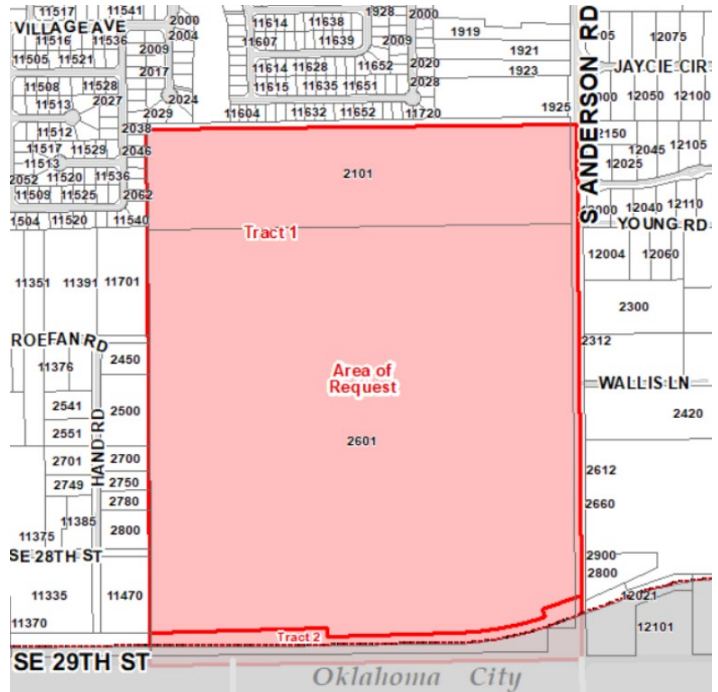
**Sec. 38-51. – Parks and open space dedication.**

*Sec. 38-51.1 Purpose Statement.*

The purpose of this section is to provide the amount of land to be dedicated for parks and open space. Parks and open space are essential in providing for the public welfare of the community. These areas benefit residents by providing recreational opportunities. As referenced in the comprehensive plan, these spaces collectively are considered elements that contribute to the quality of life found in the community. The amount of land for parks and open space and its distribution contributes to citizens' quality of life.

*Sec. 38-51.4. Reservation of future park/open space or the contribution of money.*

- (a) *Contribution of land or money determination.* The determination as to whether the subdivider will contribute land or money will be made by the park land review committee after submission of the sketch plat and the pre-application meeting and before the preliminary plat or minor plat approval.
- (c) *Process after contribution determination.*
  - (1) *Cases with land dedication.*
    - a. In those cases where a dedication of land is required and no appeal is involved, the park land review committee shall forward proposed park sites to the park and recreation board.
    - b. The park and recreation board shall review the plans and make a recommendation to the planning commission.



**Staff Comments:**

The Cedarbrook Villages Preliminary Plat proposes a mixed-use development on approximately 200 acres located northeast of the intersection of S. Anderson Rd. and SE 29<sup>th</sup> Street. Using the formula specified in Section 38-51.5 of the Municipal Code for determining the acreage of park land to be dedicated, it has been determined by staff that a total of 4.07 acres of park land is required for this neighborhood.

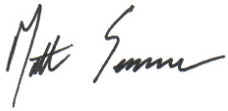
The applicant proposes a total of more than 49 acres of preservation area/open space. These areas are intended to be scattered throughout the development as shown on the attached exhibit.

Staff recommends that the Park and Recreation Board recommend approval of the park/open space sites for this development to the Planning Commission.

Action is at the discretion of the board.

**Action Required:**

Recommendation regarding the park sites for the Cedarbrook Villages Preliminary Plat (PC-2239).

A handwritten signature in black ink, appearing to read "Matt Summers". The signature is written in a cursive, flowing style.

Matt Summers, AICP

Community Development Director



## SE 29th St & S Anderson Rd

Exhibit F  
 Preservation Area &  
 Open Space Exhibit

Total Open Space Area: +/- 49.60 acres

- Preservation Area
- Open spaces



Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 231-8575 FAX (405) 231-8575

ENGINEERS SURVEYORS PLANNERS

02/05/26  
 Conceptual site plan showing feasible option  
 permitted under proposed rezoning

Facility Usage Report December 2025

Location	Facility	Bookings	Total Time Booked	Total Revenue
Charles J. Johnson	Charles J. Johnson Park Pavilion	1	00:01:00:00	\$0.00
Joe B. Barnes Regional Park	Garden Pavilion	1	00:05:00:00	\$50.00
Joe B. Barnes Regional Park	Joe B. Barnes Pavilion	31	18:02:00:00	\$0.00
Joe B. Barnes Regional Park	Rotary Pavilion	1	00:23:59:59	\$0.00
Nick Harroz Community Center	Bomber Room	23	11:06:30:00	\$1,327.50
Nick Harroz Community Center	Conference Room	14	09:02:00:00	\$0.00
Nick Harroz Community Center	Entire Building	41	19:11:30:00	\$0.00
Nick Harroz Community Center	Midwest Room	12	03:15:00:00	\$4,165.00
Nick Harroz Community Center	Titan Room	19	11:18:00:00	\$1,000.00
			Total	\$6,542.50

Facility Usage Report Jan. 2026

Location	Facility	Bookings	Total Time Booked	Total Revenue
Doug Hunt Softball Complex Joe	Crittenden Field	20	03:08:00:00	
B. Barnes Regional Park	Joe B. Barnes Pavilions	31	18:02:00:00	
Nick Harroz Community Center	Bomber Room	23	06:22:00:00	\$2,947.50
Nick Harroz Community Center	Conference Room	6	04:03:00:00	
Nick Harroz Community Center	Entire Building	46	12:12:30:00	
Nick Harroz Community Center	Midwest Room	8	01:22:00:00	\$2,290.00
Nick Harroz Community Center	Titan Room	17	05:10:30:00	\$1,562.50
				Total \$6,800.00

Facility Usage Report Feb. 2026

Location	Facility	Bookings	Total Time Booked	Total Revenue
Doug Hunt Softball Complex	Crittenden Field	20	03:08:00:00	\$0.00
Doug Hunt Softball Complex	Mitchell Field	12	00:22:00:00	\$200.00
Doug Hunt Softball Complex Joe B.	Sanderson Field	5	00:08:00:00	\$0.00
B. Barnes Regional Park Joe B.	Garden Pavilion	3	00:09:00:00	\$90.00
Barnes Regional Park Joe B.	Joe B. Barnes Pavilion	1	00:02:00:00	\$40.00
Barnes Regional Park Kiwanis Park	Rotary Pavilion	1	00:03:00:00	\$60.00
	Kiwanis Pavilion South	1	00:07:00:00	\$140.00
Lions Park	Pickleball (Court 1) at Lions Park	1	00:02:00:00	\$0.00
Lions Park	Pickleball (Court 2) at Lions Park	1	00:02:00:00	\$0.00
MAC (Multi-Athletic Complex)	All Fields	5	05:00:00:00	\$0.00
MAC (Multi-Athletic Complex)	Field 1	5	05:00:00:00	\$0.00
MAC (Multi-Athletic Complex)	Field 2	5	05:00:00:00	\$0.00
MAC (Multi-Athletic Complex)	Field 3	5	05:00:00:00	\$0.00
Nick Harroz Community Center	Bomber Room	27	08:23:00:00	\$1,632.50
Nick Harroz Community Center	Conference Room	8	03:08:00:00	\$0.00
Nick Harroz Community Center	Entire Building	52	17:19:00:00	\$0.00
Nick Harroz Community Center	Midwest Room	11	03:09:00:00	\$1,630.00
Nick Harroz Community Center	Titan Room	19	07:05:00:00	\$987.50
Optimist Park	Optimist Pavilion	1	00:02:00:00	\$20.00
Reed Ballpark	All Fields	5	05:00:00:00	\$0.00
				Total: \$4,800.00

Facility Usage Report March 2026

Location	Facility	Bookings	Total Time Booked	Total Revenue
Doug Hunt Softball Complex	Crittenden Field	29	04:06:00:00	\$0.00
Doug Hunt Softball Complex	Mitchell Field	40	02:18:30:00	\$500.00
Doug Hunt Softball Complex	Sanderson Field	47	02:23:00:00	\$50.00
Joe B. Barnes Regional Park	Garden Pavilion	1	00:05:00:00	\$50.00
Joe B. Barnes Regional Park	Joe B. Barnes Pavilion	5	03:06:00:00	\$120.00
Joe B. Barnes Regional Park	Rotary Pavilion	6	00:20:00:00	\$240.00
Kiwanis Park	Kiwanis Pavilion South	1	00:04:00:00	\$80.00
Lions Park	Lions Pavilion	1	00:02:00:00	\$40.00
MAC (Multi-Athletic Complex)	All Fields	14	13:23:00:00	\$0.00
MAC (Multi-Athletic Complex)	Field 1	14	13:23:00:00	\$0.00
MAC (Multi-Athletic Complex)	Field 2	14	13:23:00:00	\$0.00
MAC (Multi-Athletic Complex)	Field 3	14	13:23:00:00	\$0.00
Nick Harroz Community Center	Bomber Room	28	08:12:00:00	\$2,067.50
Nick Harroz Community Center	Conference Room	6	02:03:30:00	\$0.00
Nick Harroz Community Center	Entire Building	49	15:10:00:00	\$0.00
Nick Harroz Community Center	Midwest Room	13	03:22:00:00	\$2,612.50
Nick Harroz Community Center	Titan Room	19	07:02:00:00	\$577.50
Optimist Park	Optimist Pavilion	2	00:05:00:00	\$50.00
Reed Ballpark	All Fields	14	13:23:00:00	\$0.00
				Total: \$6387.5

## Golf Reports – December 2025

### John Conrad

Category	Items Sold	Revenue
Alcohol	724	\$2,202
Cart Fees	1,435	\$23,757.50
Driving Range	1,134	\$3,969
Green Fees	1,837	\$38,774
Food & Beverage	1,189	\$3,197.30
Golf Balls	86	\$1,427.50
Pro Shop	112	\$1,364
Trail Fees	21	\$240
<b>TOTAL</b>	<b>6,538</b>	<b>\$74,931.30</b>

### Hidden Creek

Category	Items Sold	Revenue
Alcohol	315	\$945
Cart/Green Fees	1,233	\$11,351.60
Foot Golf Fees	39	\$234
Single Rider Fees	1,046	\$8,368
Food & Beverage	405	\$901
Pro Shop	310	\$1,219.60
Trail Fees	5	\$22.50
<b>TOTAL</b>	<b>3,354</b>	<b>\$23,046.70</b>

## Golf Reports – January 2026

### John Conrad

Category	Items Sold	Revenue
Alcohol	482	\$1,468
Cart Fees	1,015	\$16,405
Driving Range	943	\$3,300.50
Green Fees	1,231	\$25,982.50
Food & Beverage	820	\$2,203.85
Golf Balls	59	\$810
Pro Shop	73	\$847
Trail Fees	15	\$180
<b>TOTAL</b>	<b>4,637</b>	<b>\$51,196.85</b>

### Hidden Creek

Category	Items Sold	Revenue
Alcohol	129	\$387
Cart/Green Fees	1,014	\$8,998.15
Foot Golf Fees	18	\$108
Single Rider Fees	728	\$5,824
Food & Beverage	222	\$498.50
Pro Shop	264	\$1,048.43
Trail Fees	7	\$31.50
<b>TOTAL</b>	<b>2,385</b>	<b>\$16,910.58</b>

## Golf Reports – February 2026

### John Conrad

Category	Items Sold	Revenue
Alcohol	1,146	\$3,438
Cart Fees	1,945	\$31,807
Driving Range	2,135	\$7,472.50
Green Fees	2,577	\$59,262
Food & Beverage	1,996	\$5,343.90
Golf Balls	145	\$2,392
Pro Shop	164	\$2,284
Trail Fees	20	\$235
<b>TOTAL</b>	<b>10,124</b>	<b>\$112,234.40</b>

### Hidden Creek

Category	Items Sold	Revenue
Alcohol	346	\$1,038
Cart/Green Fees	1,596	\$14,721.30
Foot Golf Fees	6	\$36
Single Rider Fees	1,138	\$9,104
Food & Beverage	534	\$1,191.50
Pro Shop	366	\$1,310.89
Trail Fees	11	\$49.50
<b>TOTAL</b>	<b>4,006</b>	<b>\$27,496.19</b>

## Golf Reports –March 2026

### John Conrad

Category	Items Sold	Revenue
Alcohol	1,1778	\$5,417
Cart Fees	2,485	\$40,647
Driving Range	2,483	\$88,690.50
Green Fees	3,128	\$69,718.50
Food & Beverage	2,621	\$7,020.10
Golf Balls	177	\$2,971.50
Pro Shop	81	\$2,078.00
Trail Fees	78	\$406
<b>TOTAL</b>	<b>12,857</b>	<b>\$137,268.60</b>

### Hidden Creek

Category	Items Sold	Revenue
Alcohol	411	\$1,233
Cart/Green Fees	1,947	\$17,767.15
Foot Golf Fees	68	\$408
Single Rider Fees	1,627	\$12,984
Food & Beverage	776	\$1,780.50
Pro Shop	435	\$1,789.59
Trail Fees	5	\$22.50
<b>TOTAL</b>	<b>5,273</b>	<b>\$36,004.74</b>