

AGENDA

Regular Meeting of the
Nichols Hills City Council
Tuesday, June 9, 2026 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the City Council only on items that appear on this Agenda. The City Council may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the City Council.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Minutes
 - a. May 12, 2026 Minutes
 - b. May 13, 2026 Minutes
4. Departmental Reports

Consideration of acceptance, rejection, and/or postponement of the following:

- a. Police Department
- b. Municipal Court
- c. Fire Department
- d. Public Works
- e. Risk Manager
- f. New Resident List
- g. City Treasurer

- h. Finance Director
- i. Information System Manager
- j. Engineer
- k. ACOG Report

5. Total Warrants & Claims

- a. Consideration of approval, disapproval, and/or postponement of the following: Claims List for 2025-2026

Fund	Dollar Amount
General Fund	\$359,323.05
Nichols Hills Municipal Authority	147,817.74
General Fund - CIP	160,762.23
Municipal Authority - CIP	30,014.25
General Obligation Bond Funds	<u>624,569.30</u>
Total Warrants & Claims	\$1,322,486.57

6. Consent Docket - Construction

Items on Consent Dockets are usually approved as a group upon a motion by one of the City Council members. However, members of the City Council may request discussion or separate action on any item on the Consent Dockets.

Consideration of approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Pay Estimate No. 3 for FC-2502 Public Works Addition Project with Globe Construction Co. in the amount of \$259,945.18.

BACKGROUND: City Engineer has verified quantities and recommends approval, to be paid from 2024 GO Bonds and other funds.

- b. Change Order No. 1 for PC-2502 Paving Improvements to the 6700 Block of Trenton Road, 7100 Block of Waverly Avenue, and 1800 Block of Windsor Place with Rudy Construction Company in the amount of \$12,720.00.

BACKGROUND: The change order increases the contract to \$758,980.00. The original contract was \$746,260.00.

- c. Pay Estimate No. 5 for Project No. PC-2502 with Rudy Construction Co. for Paving Improvements to the 6700 Block of Trenton Road, 7100 Block of Waverly Avenue, and 1800 Block of Windsor Place in the amount of \$211,710.25.

BACKGROUND: City Engineer has verified quantities and recommends approval, to be paid from 2024 GO Bonds and other funds.

- d. Change Order No. 2 for the FC-2501 Westminster Park project with Rudy Construction Co. in the amount of \$21,021.00.

BACKGROUND: The change order increases the contract to \$1,461,590.84. The original contract was 1,416,005.30.

- e. Pay Application No. 9 for Project No. FC-2501 with Rudy Construction Company for Westminster Park in the amount of \$34,159.15.

BACKGROUND: City Landscape Architect has verified quantities and recommends approval, to be paid from the General Fund, General-CIP Fund, and other funds.

- f. Amendment No. 1 and Change Order No. 1 for Project No. PC-2404 with CGC, LLC, for Paving Improvements to the 1600 and 1700 Blocks of Elmhurst Avenue in the amount of Amendment No. 1 (\$28,930.52) and Change Order No. 1 \$22,296.50.

BACKGROUND: The change order/amendment decreases the contract to \$1,148,582.98. The original contract was \$1,155,217.00.

- g. Pay Estimate No. 5 (FINAL) for Project No. PC-2404 with CGC, LLC. for Paving Improvements to the 1600 and 1700 Blocks of Elmhurst Avenue in the amount of \$79,522.82, and place maintenance bonds into effect.

BACKGROUND: City Engineer has verified quantities and recommends approval, to be paid from 2024 GO Bonds and other funds.

- h. Change Order No. 1 for the FC-2502 Public Works Facility Addition with Globe Construction Co. in the amount of \$14,002.00.

BACKGROUND: The change order increases the contract to \$897,502.00. The original contract was 883,500.00.

- i. Pay Application No. 13 (FINAL) for Redbud Park Grand Boulevard Trail Project with Greenshade Trees, LLC in the amount of \$12,333.51, and place maintenance bonds into effect.

BACKGROUND: Landscape Architect has verified quantities and recommends approval, to be paid from General Fund - CIP and other funds.

- j. Pay Application No. 9 (FINAL) for Project No. FC-2404 with Eight Twenty Oklahoma for Solar Panel Procurement in the amount of \$39,660.55, and place maintenance bonds into effect.

BACKGROUND: City Architect has verified quantities and recommends approval, to be paid from General-CIP, NHMA-CIP, and other funds.

7. Consent Docket - General

Items on Consent Dockets are usually approved as a group upon a motion by one of the City Council members. However, members of the City Council may request discussion or separate action on any item on the Consent Dockets.

Consideration of approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. A resolution authorizing the disposal and destruction of certain original records and papers of records prior to the retention period for such records established in the Revised Records Retention Manual, 2015; and directing the City Manager to take all actions

necessary to provide for the disposal and destruction of such records.

- b. A resolution of the City of Nichols Hills, Oklahoma authorizing the City Finance Director/City Clerk to request Oklahoma Municipal Assurance Group (OMAG) to apply the City of Nichols Hills' escrow account funds to its Workers' Compensation policy premium.
- c. State Auditor's Certificate and Order to County Clerk and County Treasurer regarding the City Treasurer, approval of all necessary documents in furtherance of the foregoing, and further authorizing Mayor to sign and certify all necessary documents in furtherance of the foregoing.
- d. Automatic Aid Agreement between The City of the Village and the City of Nichols Hills for Fiscal Year 2026-2027.
- e. Minor Repairs and Maintenance on Streets Agreement with Oklahoma County for Fiscal Year 2026-2027.
- f. Renewal of Section 125 Cafeteria Plan and Section 105 HRA Plan Fiscal Year 2026-2027.
- g. Renewal of Hazardous Waste Inter-Government agreement with the City of Oklahoma City for Fiscal Year 2026-2027.
- h. Oklahoma County Criminal Justice Authority Jail Services Agreement.
- i. Fire Equipment Agreement with Board of County Commissioners of Oklahoma County for Fiscal Year 2026-2027.
- j. Accounting & Financial Consulting Contract with Crawford and Associates, PC.
- k. Adjusted Pay Estimate #2 for PC-2404 to CGC, LL for \$98,000.00.
- l. Finley & Cook, PLLC, Audit Engagement letter and Compilation Engagement letter for the fiscal year end June 30, 2026.
- m. Custodial Services Agreement with Aspen Building Services for Fiscal Year 2026-2027.

- n. Purchase of insurance policies for property; liability; business interruption; umbrella; bonds for City Manager, City Clerk/Finance Director, City Treasurer, Assistant City Clerk/Finance Director, and public employee faithful performance blanket position bond for FY 2026-2027.
- o. Household Hazardous Waste Agreement with the Midwest City Municipal Authority for Fiscal Year 2026-2027.
- p. A resolution of the City Council of the City of Nichols Hills, Oklahoma, adopting and approving the 2022 amended and restated EMS Interlocal Cooperation Agreement for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027.
- q. Request from Police Chief Steven Cox to purchase a 2026 Tesla Model Y and related equipment for an amount not to exceed \$70,500.00, to be paid out of the General-CIP fund.
- r. Workers' Compensation Plan renewal for July 1, 2026 to June 30, 2027. Risk Manager Lindy Hough recommends approval of the renewal.
- s. A resolution renewing, adopting, and approving an annual agreement with Tyler Technologies, Inc. for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027.

8. Citizens Desiring to Be Heard

The purpose of this time is to allow members of the public to speak to the City Council on any matter that is not otherwise set for consideration on this Agenda.

9. Items for Separate Vote - Ordinances, Resolutions, and Other Matters

Consideration of approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Discussion, consideration, and possible action related to the Redbud Park art RFQ and RFP submissions.
- b. Presentation from Mark Zitzow regarding proposed land use plan for the 1700 and 1800 Blocks of Westminster Place.

- c. PUBLIC HEARING: Discussion, consideration, and possible approval of the Final Plat of Sanctuary proposed by Strand on Sherwood, LLC, an Oklahoma limited liability company, for its property having a street address of 1203 Sherwood Lane, containing 3.9039 acres, more or less, and being a part of the Southeast Quarter (SE/4) of Section Five, Township 12 North, Range 3 West, City of Nichols Hills, Oklahoma.

BACKGROUND: The Planning Commission has considered this item and recommends approval.

- d. A Resolution accepting dedication for public use granted by Strand on Sherwood, LLC, an Oklahoma limited liability company, of the easements, rights-of-way, public improvements, and public grounds established by the Final Plat of Sanctuary for its property having a street address of 1203 Sherwood Lane, containing 3.9039 acres, more or less, and being a part of the Southeast Quarter (SE/4) of Section Five, Township 12 North, Range 3 West, City of Nichols Hills, Oklahoma.
- e. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding Attics and Floor Area Ratio; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

BACKGROUND: The Building Commission and the Planning Commission have each reviewed this item and recommend approval.

- i. Consideration of approval or disapproval of the emergency section of the foregoing ordinance.
- f. Consider, select, and appoint a new Associate Municipal Judge.
- g. PUBLIC HEARING: Resolution approving and adopting budgets for Fiscal Year 2026-2027 for General Fund, Nichols Hills Municipal Authority, Street & Alley Fund, General Fund Capital Improvements, Nichols Hills Municipal Authority Capital Improvements, 911 Funds, Designated Account Funds, Sinking Fund, Police Impound Fund, Water Impact Fee Fund, Sewer

Impact Fee Fund, Drainage Fee Fund, Health Insurance Fund, and Park Fund.

- h. Employee Benefit plans for the 2026-2027 fiscal year, concerning health, dental, vision, and life insurance, the Keystone flex plan, HRA, and American Fidelity Worksite Benefits, as proposed and to be serviced by Montgomery Integra Insurance; and authorizing the City Manager to sign all documents necessary to execute the documents in order to effectuate them.
- i. A resolution awarding contract to the lowest responsible bidder for PC-2504 2025 GO Bond Paving Improvements 1600 & 1700 Blocks of Drakestone Avenue and 1200 Block of Sherwood Lane, and authorizing execution of the contract, bonds, and related instruments; or alternatively, reject all bids.
- j. A resolution awarding contract to the lowest responsible bidder for WW-2401 2025 GO Bond Issue Water Improvements NBC Well (Well #27), and authorizing execution of the contract, bonds, and related instruments; or alternatively, reject all bids.

10. Board Appointments

- a. Planning Commission Appointment - Ward One.
- b. Planning Commission Appointment - Ward Two.
- c. Planning Commission Appointment - Ward Three.
- d. Board of Adjustment Appointment - At-Large Appointment.
- e. Board of Adjustment Appointment - Ward Two.
- f. Board of Adjustment Appointment - Ward Three.
- g. Environment, Health and Sustainability Commission - Ward One.
- h. Environment, Health and Sustainability Commission — Ward Two.
- i. Board of Park Commissioners Appointment - At-Large Appointment.
- j. Board of Park Commissioners Appointment - At-Large

Appointment.

- k. Board of Park Commissioners Appointment - Ward One.
- l. Board of Park Commissioners Appointment - Ward Two.

11. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 4:12 PM on the 5th day of June, 2026 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 4:30 PM on the 5th day of June, 2026; posted to the [City of Nichols Hills website](#) at 5:00 PM on the 5th of June, 2026; and transmitted by email at 5:00 PM on the 5th day of June, 2026 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma