This meeting is a worksession for Council/Trustee discussion only.
There is no opportunity for public comments at worksession.

PUBLIC NOTICE OF THE MEETING OF THE

OWASSO CITY COUNCIL, OPWA & OPGA

RECEIVED
AUG 05 2016
City Clerk's Office

Council Chambers, Old Central Building
109 N Birch, Owasso, OK 74055
Regular Meeting
Tuesday, August 9, 2016 - 6:00 pm

1. **Call to Order**
   Mayor/Chair Lyndell Dunn

2. **Presentation and discussion relating to Tax Increment Financing (TIF) Districts**
   Bronce Stephenson & Center for Economic Development Law

3. **Presentation and discussion relating to Fire Station No. 4 master plan and project scrope**
   Chris Garrett & Williams Spurgeon Kuhl and Freshnock

4. **Discussion relating to Community Development items**
   Bronce Stephenson
   - **A.** Final Plat – Wheels & Thrills Development (north of the northeast corner of E 106 St N and N Garnett Rd)
   - **B.** Re-zoning – OZ-16-07 (near N 142 E Ave and E 93 St N)
   - **C.** Partial Utility Easement Closure – 9308 N 101 E Ave
   - **D.** Zoning Code and Land Use Master Plan Updates

5. **Discussion relating to proposed utility rate increases**
   Linda Jones

6. **Discussion relating to City Manager items**
   Warren Lehr
   - Golf maintenance utility vehicles (8) lease to purchase
   - Monthly sales tax report
   - City Manager report

7. **City Council/Trustee comments and inquiries**

8. **Adjournment**

Notice of Public Meeting filed in the office of the City Clerk and the Agenda posted at City Hall, 200 S Main (west side), at 6:00 pm on Friday, August 5, 2016.

Sherry Bishop

Sherry Bishop, City Clerk

OWASSO
The City Without Limits.

TO: The Honorable Mayor and City Council
City of Owasso

FROM: Bronce L. Stephenson, MPA, Director of Community Development
Julie Trout Lombardi, City Attorney
Chelsea M.E. Levo, Director of Economic Development

SUBJECT: Presentation and Discussion of a Tax Increment Financing (TIF) District with Center for Economic Development Law

DATE: August 5, 2016

BACKGROUND:

The City of Owasso's roots are firmly set in the downtown area around Main Street as this was where the City began around the rail depot. As this City has grown, developed and sprawled away from its core, the downtown area has seen little reinvestment and has been somewhat of a forgotten area anchored only by public services and light commercial activity. A downtown is the heart of a City and across the State of Oklahoma and the Country, Americans have been re-discovering and redeveloping their downtowns.

The City of Owasso and its citizens have long seen a desire to redevelop the Main Street area as evidenced by the Downtown Master Plan that was developed in 2001. This Master Plan was the result of hundreds of hours of input from staff, the community and elected officials. Unfortunately, not much came out of this plan. The City saw the creation of the Quality of Life Plan in 2011, which involved citizens designing their ideal Owasso. Much of the input from this document discussed the redevelopment of the downtown area and creating that "special place" that Owasso was missing.

In 2013, the City finished the GrOwasso 2030 Land Use Master Plan, which took a great deal of input from Owasso's citizens. Again, the direction was that this community wanted to redevelop and enhance Owasso's downtown. The document called for a downtown development district to create development standards that would create a special place in Owasso. On the heels of the GrOwasso Plan, Community Development staff created a Downtown Overlay District, which was reviewed and approved by the Planning Commission and City Council. The Downtown Overlay District created special requirements for development in the area, restricted incompatible uses, removed costly development standards and set the table for redevelopment of the area. The Overlay was a way to show potential developers that Owasso was serious about the redevelopment of the downtown and set a new standard for quality development.

The issue of Downtown redevelopment was the topic of the 2015 Owasso Economic Summit. Staff, along with guests from other successful communities, presented on the vision and how to successfully transform downtown areas. One of the key takeaways is that downtown areas do not see success without public-private partnerships to create opportunities for new development. These partnerships allow new development to be successful in areas where they would otherwise fail. After the Economic Summit, multiple investors approached staff wanting to be a part of downtown's redevelopment, but were faced with the daunting reality of investing new development dollars into an area that had not seen any public or private dollars invested in

years. Since the summit, staff has had multiple opportunities to speak to citizen, business and civic groups about Owasso's downtown, with great public support and interest.

Staff worked with the community and stakeholders to develop a brand for the redevelopment of downtown, with the Redbud District as the chosen name. By letting the community help to name and choose the logo, interest in the redevelopment of downtown is more popular than ever.

CENTER FOR ECONOMIC DEVELOPMENT LAW:

Recently, Economic Development Director Chelsea Levo, Community Development Director Bronce Stephenson, Assistant City Manager Sherry Bishop and City Attorney Julie Lombardi met with the Center for Economic Development Law (CEDL) of Oklahoma City to discuss utilizing their services and expertise of incentive districts for the development of downtown Owasso.

As Owasso's Redbud District is on the cusp of redevelopment, the creation of an incentive district increases options for making the downtown revitalization a success. Tax Increment Financing (TIF) Districts have been successfully utilized in transforming areas such as El Reno, Ardmore, Norman, Lawton, Enid, Midwest City, Oklahoma City, Tulsa, Broken Arrow and numerous other communities across the state.

An engagement letter with the CEDL was approved by the City Council. Representatives of the firm will attend the City Council work session to discuss downtown redevelopment and the concept of a Tax Increment Financing (TIF) District.

CENTER FOR ECONOMIC DEVELOPMENT LAW

301 NORTH HARVEY, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73102-3421
PHONE (405) 232-4606 FAX (405) 232-5010
www.econlaw.com

The Center for Economic Development Law is a private law firm that provides legal services for development and redevelopment activities that involve state and local governing bodies and related public entities. Established in 1979 by Dan Batchelor, the firm offers extensive legal services in the creation of legal and financial strategies for economic and community development projects, as well as business location and expansion projects. The firm primarily advises public entities on public-private development and business incentives available in particular localities. In towns and counties around the state, the firm's expertise assists city attorneys and local counsel on specialized economic development matters. Much of the firm's recent work involves economic development projects that utilize tax increment financing (TIF) through the preparation of project plans, assistance with public hearings, and negotiation of development agreements, but the firm also has extensive experience representing clients in public master planning activities, public contracting, real estate transactions, environmental issues, land use/zoning, and a variety of related litigation matters. The attorneys at the Center for Economic Development Law have experience with public-sector legal issues and with projects requiring close coordination between the public and private sectors. Members of the firm value their relationships with clients and are committed to the highest ethical and professional standards. They particularly enjoy the opportunity to assist clients in beneficial projects for their communities.

The Center for Economic Development Law's legal team is led by its President, Leslie Batchelor, and is supported by Chairman Dan Batchelor, Senior Attorneys Emily Pomeroy and Lisa Harden, Attorney Jeff Sabin, and Senior Of Counsel Attorney John C. McMurry. The legal team is augmented by full-time legal assistants and support staff.

CENTER FOR ECONOMIC DEVELOPMENT LAW, PLLC
ATTORNEY BIOGRAPHIES

DAN BATCHELOR brings forty years of experience to the creation of legal and financial strategies that enable communities to execute development projects, especially those involving both private and public sectors.

As general counsel of the Oklahoma City Urban Renewal Authority since 1966, Dan has provided legal guidance for more than $1 billion in the development and expansion of downtown Oklahoma City and the Oklahoma Health Center. He has been instrumental in developing legal and financial strategies for development of the Presbyterian Health Foundation Research Park (now the OU BioTech Research Park).

His expertise has enabled him to assist communities throughout Oklahoma in creating financing strategies for economic development projects of all types and sizes. Dan was a primary architect of the tax increment financing provisions of Oklahoma's 1992 Local Development Act. He has served as development counsel for the Oklahoma City Downtown/MAPS Economic Development Project; the Oklahoma Health Center Economic Development Project; the Durant-Cardinal Economic Development Project; and the Guymon-Seaboard Economic Development Project. Earlier, he worked on redevelopment projects for the central business districts of Green Bay and Stevens Point, Wisconsin.

His education and related credits include: a BS degree with honors, Southeastern Oklahoma State University, 1958; University of Oklahoma College of Law, 1961; President of the American Law Student Association (designated Outstanding Officer for the years 1956-61); Board of Editors, Oklahoma Law Review; Order of the Coif; Outstanding Graduating Law Student of 196l; named Law Graduate of the Year 1961 by the Phi Delta Phi International Legal Fraternity; and member of Oklahoma's national moot court team which won first place in the region and second place in the nation in both 1959 and 1960.

Dan currently serves as a Director of FNB Financial Services, Inc., the holding company for The First National Bank in Durant and First Texoma Bank in Sherman, Texas; secretary-treasurer and board member for the Native American Cultural and Educational Authority, a state agency; and board member of A Chance to Change Foundation, a private, non-profit service organization.

LESLIE V. BATCHELOR is president of the firm and manages a wide variety of redevelopment, financing, and litigation matters. Leslie's practice encompasses local government law and public-private development projects of all types and sizes.

She is nationally recognized for her expertise in public-private partnerships, tax increment financing techniques, and other redevelopment and strategies. Representative projects include the restoration and reopening of the historic Skirvin Hotel, creation of the Dell Business Center on a former brownfield along the Oklahoma River, and formulation of Oklahoma City's Core to Shore Urban Renewal Plan.

Leslie is an experienced litigator. She represents public entities in claims arising from financing and development activities. She defends taxpayer and *qui tam* actions, and litigates claims involving land use and eminent domain.

Leslie serves as the City Attorney for the City of The Village and as development counsel to several local development authorities, including the Yukon Economic Development Authority.

Prior to founding the Center for Economic Development Law with her father, Dan Batchelor, Leslie served in the U.S. Department of Justice as Deputy Associate Attorney General, Counsel to Attorney General Janet Reno, and Counselor to the Assistant Attorney General for the Civil Division.

Before joining the Justice Department, Leslie was an associate at McAfee & Taft, where she concentrated on civil litigation. She served as a law clerk to the Honorable William J. Holloway, Jr., of the United States Court of Appeals for the Tenth Circuit. Leslie received her undergraduate degree *magna cum laude* from Brown University and her Master's and law degrees from the University of Virginia, where she was an instructor in philosophy and a teaching assistant in legal research and writing.

An active community volunteer, Leslie has served in leadership roles in a number of professional and community organizations, including Chair of the Urban Land Institute - Oklahoma, president of Historical Preservation, Inc., president of the Oklahoma County Bar Foundation, and president of Oklahoma City Housing Services Redevelopment Corporation (Positively Paseo!). She also serves on the Board of i2E, the Board of Visitors for the Honors College at the University of Oklahoma, and the Ralph Ellison Foundation. She is married to Scott E. Williams, a federal prosecutor, and is the mother of twin girls.

EMILY K. POMEROY serves as development counsel to cities, towns, and other public entities, to assist them in the strategic, procedural, and financing aspects of their redevelopment endeavors. Her transactional practice focuses on the adoption and implementation by governmental entities of public-private redevelopment projects of all types and sizes. Her litigation practice consists of representing the firm's regular clients, including the Oklahoma City Urban Renewal Authority, when litigation arises from economic development projects, redevelopment activities, or land acquisition.

Emily joined the firm in 2003 after completing her legal education at the University of Oklahoma. During one semester of law school, she served as law clerk to the Senior Attorney of the Special Projects Group of the Environmental Enforcement Section of the Environment and Natural Resources Division at the U.S. Department of Justice.

She received her undergraduate degree from Bucknell University in Lewisburg, Pennsylvania. She graduated *magna cum laude*, with recognition, including Phi Beta Kappa, Omicron Delta Kappa National Leadership Honor Society, and the Charles F. White Memorial Award for Excellence in Academics and Athletics. Emily was born in Oklahoma City and attended Casady School, where she graduated magna cum laude in 1995.

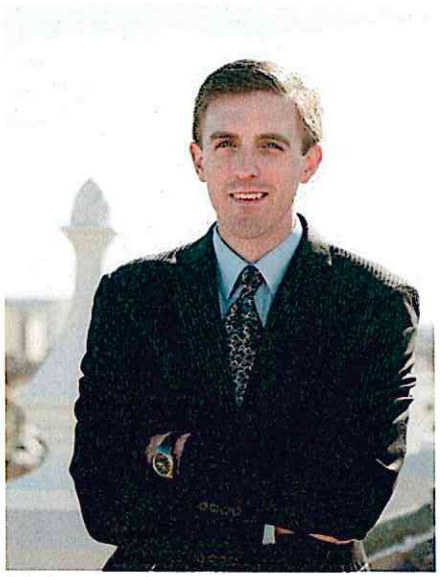
Emily is a member of the Oklahoma County Bar Association, the Oklahoma Bar Association, and the American Bar Association. Emily is an active community volunteer, serving as an officer of the Legal Assistant Services Committee of the Oklahoma Bar Association, a member and former president of the Oklahoma City Housing Services Redevelopment Corporation, an executive officer and former president of the Phi Beta Kappa Association of Oklahoma City, and a member of the Urban Land Institute.

LISA HARDEN is a real estate and business transaction attorney who has extensive experience in a broad range of commercial transactions in all phases of real estate sales and acquisitions, exchanges, construction and development, financing and refinancing, commercial leasing and real estate management.

Prior to joining the firm, Lisa served as the General Counsel for an upscale golf community and country club between 2005 and 2012, where she provided legal advice and representation on all business, corporate, development, organizational, operational, contractual, financial, and employment matters, including: negotiating and closing all real estate purchases and sales; addressing title, survey, and zoning issues; project design and development, land use planning; platting; marketing; preparation and negotiation of development, engineering, architectural and construction contracts, easements, equipment leases, office leases, vendor, supplier, entertainment, outsourcing, marketing, and other commercial agreements; handling various membership matters; and writing membership agreements.

Before serving as General Counsel to the golf community and country club, Lisa was an associate at Phillips, McFall, McCaffrey, McVay & Murrah, P.C. where she represented owners, operators, managers, developers, brokers, sellers, purchasers, landlords and tenants in all phases of commercial real estate and business transactions.

Lisa earned her Juris Doctorate, *cum laude*, from the Oklahoma City University School of Law, and her degree of Bachelor of Arts in Letters from the University of Oklahoma. Born in Chickasha, Oklahoma, Lisa lives in Oklahoma City with her husband, Larry, and their two young children.



JEFF SABIN's practice focuses primarily on real estate development and land use issues. He began working for the firm as an intern in 2012 while working to complete his law degree at Oklahoma City University School of Law, where he was the recipient of a prestigious, full-tuition Dean's Scholarship. While in law school, Jeff served as a member of the Oklahoma City University Law Review and as a research assistant for Assistant Professor Celeste Pagano. He also received CALI Excellence for the Future Awards in Legal Research and Writing, Evidence, Land Use, Oklahoma Land Titles, Tribal Law, and Commercial Paper. He received his J.D. *magna cum laude* and a Certificate in Real Estate Practice from OCU Law in 2014, and at graduation was awarded the Excellence in Real Property Law Award by the Oklahoma City Real Property Lawyers Association.

Prior to law school, Jeff received a B.A. in Geography, with distinction, from the University of Oklahoma and spent over four years as a city planner for the City of Hutto, Texas, a high-growth suburb of Austin, Texas. During his time as a city planner, Jeff participated in the development of an award-winning downtown revitalization plan for Hutto and oversaw the comprehensive rewrite of the City's development ordinances into a unified development code. He also served as a development case manager, assisting developers navigate the city's regulations and approvals process.

Jeff is a member of the Oklahoma Bar Association, American Bar Association, the American Planning Association, and the Urban Land Institute.

OWASSO
The City Without Limits.

TO: The Honorable Mayor and City Council
City of Owasso

FROM: Christopher A. Garrett
Fire Chief

SUBJECT: Fire Station No. 4 Master Plan and Project Scope

DATE: August 5, 2016

BACKGROUND:

In 2013, fire department staff conducted an assessment of response capability to determine the need for, and priorities of, future growth. That assessment identified several areas of the fire and ambulance response district where a timely response to emergency incidents was unachievable based on the physical locations of the city's three fire stations. Of those identified areas, the northernmost area presented the greatest concern due to its current population and call history, as well as the planned and anticipated commercial and residential development along the district served by E. 116 Street North, Garnett Road, N. 129 East Avenue, and Highway 169.

With the passage of the half-penny sales tax in January 2015, fire department staff moved forward with identifying a suitable tract of land to purchase, knowing that purchasing the land and the ancillary costs associated with that purchase would be the first step in providing more effective fire and ambulance services in the north and northwest areas of the fire department's response district. Of the tracts of land available in that area, staff identified a 10-acre tract of land at 11933 E. 116 Street North that was well-positioned for Fire Station No. 4, and was large enough to support a training facility and an administrative building. In March 2015, City Council approved the purchase of the 10-acre property from Danny and Barbara Eberle for $500,000.00. In April 2015, the city completed the purchase of the property.

INITIAL PROJECT DESIGN:

From December 2015, through March 2016, a review team of six individuals conducted a thorough evaluation of the eight architectural and design firms who submitted their qualifications for consideration. The architectural and design firm, Williams Spurgeon Kuhl and Freshnock (WSKF) of Kansas City, Missouri was chosen by all six team members. They (WSKF) have done extensive work in the design of fire stations, administrative offices, and fire training centers. The review team believed that WSKF's project approach and design processes (including checks and balances), as well as their team of expert consultants would assure the city a finished product that met all of its current and future needs. In particular, WSKF was working with Abercrombie Planning and Design of Fort Worth, Texas to bring additional fire station and training center design expertise to this project.

On March 15, 2016, City Council approved the contract with Williams Spurgeon Kuhl and Freshnock Architects, Inc. (WSKF) of Kansas City, Missouri for architectural design and engineering services for the Fire Station No. 4 Master Plan in the amount of $223,970.

Regarding the scope of design, both parties agreed that a master plan of the complete project design was necessary, regardless of whether or not the construction of the fire station, training center, and administrative building were sequenced or concurrent. Specifics of the master plan were to include:

Fire Station No. 4:

- Living quarters and operational areas for up to eight personnel.
- Living Quarters for Shift Commander.
- Additional apparatus bay space for quartering reserve apparatus.

Training Center:

- Multi-purpose facility designed to provide realistic training involving live fire, hazardous material incidents, and technical rescues.
- Props suited for law enforcement training (excluding live weapons).
- Area for the Public Works Department to use for hands-on training using heavy equipment.

Fire Administration:

- Office quarters for all current and future administrative positions in one location to enhance coordination and communication among the administrative staff.
- Police department sub-station to better serve the northern area of the city.
- Large training room to be used by fire, police, and public works personnel to support outside activities on the training center grounds, as well as by the community for meetings.
- Fire department command/coordination center during significant emergency events.

FINAL PROJECT DESIGN:

The completed Master Plan took into account the fire department's need to address current and future needs in all three components, maximize efficiency of space, use of the training facilities by other city departments and the community (where appropriate), and current and anticipated fire hazards within the community. Additionally, the facilities had to: be "50-year solutions"; utilize low maintenance construction elements; incorporate environmentally-friendly options wherever possible; and present a professional image for the city.

Fire department staff and WSKF worked collaboratively throughout the planning and designing process. Using several methods of inquiry, the project team produced a list of needs relative to the fire department's current and future administrative and field operations. Included was the community risk assessment that involved every firefighter in operations. This assessment allowed WSKF and Abercrombie Planning and Design to develop the Master Plan for the training center that concentrated on the type of incidents that our firefighters will likely face, even as the city grows.

The final design included a single 20,689 square foot building that quartered the operations staff for Fire Station No. 4, the shift commander, all of fire administration staff (including the Fire Marshal's Office), and police operations personnel responsible for the northern sections of the city. (See Table 1.) Additionally, the final design included the training center, consisting of four training buildings, a maintenance/storage/training building, an outdoor classroom, and a salt and sand storage facility for the Public Works Department. (See Table 2.)

Table 1: Fire Station No. 4 Components

Living Quarters	Apparatus Bays	Fire Administration	Police Satellite Office
5,515 Square Feet	6,697 Square Feet	7,826 Square Feet	652 Square Feet
Seven (7) Individual Bunkrooms	Three (3) Drive Through Apparatus Bays	Lobby/Reception Area	Office (3-4 Work Stations)
One (1) Captain's Office/Bunkroom	One (1) Small Bay for Shift Commander's Vehicle	Eleven (11) Administrative Offices	Briefing Room/Interview Room
One (1) Shift Commander's Bunkroom	Large Gear Storage Room (Doubles as Tornado Shelter)	One (1) Large Conference Room	Restroom
Kitchen	Various Storage and Designated Work Areas	Two (2) Small Conference Rooms	Storage Room
Dining Room	Watch Desk/Radio Room	Training Room (46 Person)/ Emergency Coordination Room	
Dayroom		Workroom	
Fitness Room		Breakroom	
Public Restroom			

Two aspects of the final design were notably different from the expectations communicated to the design team at the start of the project. The first difference is the lack of a fourth drive-through apparatus bay, which was planned for quartering reserve apparatus. The design team proposed a maintenance/storage/training building as part of the training center, but located immediately behind the fire station. Along with housing the reserve apparatus and storing the department's operational and maintenance equipment and supplies, the building's bay space would contain multiple props for hazardous materials training.

The second difference is the incorporation of the training room into the administrative space. This project component was originally considered as a stand-alone building as part of the training complex; however, this design maintains the community's ability to use the training room, without compromising the security of the administrative offices or interfering with administrative operations.

Table 2: Training Center Components

Maintenance/Storage Building	Apartment/Hotel/ Commercial Training Building	Residential Training Buildings	Outdoor Classroom
6,000 Square Feet	8,782 Square Feet	1-Story/ 1,200 Square Foot Residential Mock-up	Covered Training Area
Two Apparatus Bays for Reserve Apparatus	Apartment Mock-ups	1½-Story/ 1,800 Square Foot Residential Mock-up	Bench Seating
Bulk Storage Areas for Operational and Facility Maintenance Supplies	Commercial Occupancy Mock-ups	2-Story / 2,500 Square Foot Residential Mock-up	
SCBA Compressor for Refilling Air Cylinders	Hotel Room Mock-ups	Class A and Natural Gas-Fired Burn Props	
O_2 Refilling System	Natural Gas-Fired Burn Props	Oil/Water Separation	
Turnout Gear Extractor	Multiple Rappelling Points		
Hazardous Materials Training Props	Two Stairwells		
Restrooms for Training Center	Sprinkler/Standpipe Props		

PROBABLE COST:

The design team at WSKF has produced a "Statement of Probable Cost" that takes into account the project details as they are currently designed. Table 3 (see below) shows the costs associated with each project component; however, WSKF has advised us that some of the costs associated with construction, site development (civil engineering), and landscaping are shared costs that will have to be recalculated if the scope of the project is limited to only one or two components. Additionally, some of the site development costs may be a part of the E. 116 Street North widening project; thus, there may be some cost savings (to one project or the other) in this area.

The cost of the fire apparatus and ambulance for the fire station, as well as the fire and EMS equipment to stock the apparatus are not project costs identified in WSKF's Statement of Probable Cost. These costs have been added to WSKF's cost estimates (Table 3) to more accurately communicate the total cost of the project (excluding staffing).

Table 3: Statement of Probable Cost (WSKF); Including Apparatus/Equipment Costs

Project Component	SQ. FT.	Unit $	Subtotal	Fee (6%)	P&P Bonds (1.5%)	Contingency (15%)	Total
Fire Station No. 4	12,210	225	$2,747,700	$164,862	$43,688	$443,438	$3,399,688
Fire Station No. 4 FFE			$140,000				$140,000
Fire Administration	8,478	200	$1,695,600	$101,736	$26,960	$273,644	$2,097,940
Fire Administration FFE			$190,000				$190,000
Training Center			$4,435,647	$266,139	$70,527	$715,847	$5,488,160
Site Development			$3,041,630	$182,498	$48,362	$490,873	$3,763,363
Landscaping			$281,765	$16,906	$4,480	$45,473	$348,624
Apparatus			$1,500,000				$1,500,000
Equipment			$250,000				$250,000
Total			$14,282,342	$732,141	$194,017	$1,969,275	$17,177,775

PROJECT SCOPE AND TIMELINE:

There are five options regarding the project scope: (1) delay construction on the entire project; (2) construct the fire station in 2017, and delay construction on the training center and fire administration; (3) construct the fire station and the training center in 2017, and delay construction on fire administration; (4) construct the fire station and fire administration in 2017, and delay construction on the training center; or (5) construct all components in 2017.

The benefits of each component, whether considered independently or collectively, are experienced by the fire department staff, police department staff, public works staff, as well as the community they serve, primarily through operational efficiency or effectiveness. However, the decision about the project scope must take into account the clear fiscal challenges affixed to each of the five options. Options 1, 2, 3, and 4 contain construction delays that will ultimately result in increased construction costs, if and when the unbuilt component(s) are constructed.

Representatives from WSKF advised city staff that it is preferable to award a construction contract in the first quarter of the year. This time frame yields lower construction costs, and provides the selected construction firm time to mobilize during challenging transitional weather patterns. As such, WSKF recommends determining the project scope by September, to allow their design team adequate time to develop construction documents and prepare the bid specifications prior to the end of the calendar year.

FUTURE ACTION:

Staff intends to bring the Fire Station No. 4 project to City Council for approval in September, 2016.

OWASSO
The City Without Limits.

TO: Honorable Mayor and City Council
City of Owasso

FROM: Bronce L. Stephenson, MPA
Director of Community Development

SUBJECT: Final Plat – Wheels and Thrills

DATE: August 5, 2016

BACKGROUND:

The Community Development Department received a request for review and approval of a final plat for Wheels and Thrills. The property is located north of the northeast corner of E 106 St N and N Garnett Road. Property is zoned CS (Commercial Shopping) and is approximately 2.81 acres in size.

SUMMARY TABLE:

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	AG (Agriculture)	Undeveloped/Residential Single-Family Homes	Commercial	City of Owasso
South	AG (Agriculture)	Undeveloped/Residential Single-Family Homes	Commercial	City of Owasso
East	AG (Agriculture)	Undeveloped/Residential Single-Family Homes	Commercial	City of Owasso
West	AG (Agriculture)	Undeveloped/Residential Single-Family Homes	Commercial	City of Owasso

SUBJECT PROPERTY/PROJECT DATA:

Property Size	2.81 acres
Current Zoning	CS (Commercial Shopping
Proposed Use	Commercial
Lots/Blocks	1 Lot on 1 Block
Number of Reserve Areas	N/A
Within PUD?	N/A
Within Overlay District?	N/A
Water Provider	City of Owasso
Applicable Paybacks	Storm siren fee of $35/acre, Ranch Creek Payback of $610.33/acre, Meadowcrest sewer payback of $867/acre
Streets (public or private)	Public

ANALYSIS:

The final plat for Wheels and Thrills proposes one (1) lot in one (1) block. The property is located north of the northeast corner of the intersection of E 106 St N and N Garnett Rd.

The plat proposes 11 foot utility easements along the northern, eastern and southern perimeters of the property as well as a 17.5 foot utility easement along the western side of the property. The easements will provide utility companies adequate access to provide and maintain service for the future use on the property.

Any development that occurs on the subject property must adhere to all subdivision, zoning, and engineering requirements including but not limited to paved streets, landscaping, and sidewalks. The City of Owasso will provide Police, Fire, EMS, sanitary sewer and water services for this property.

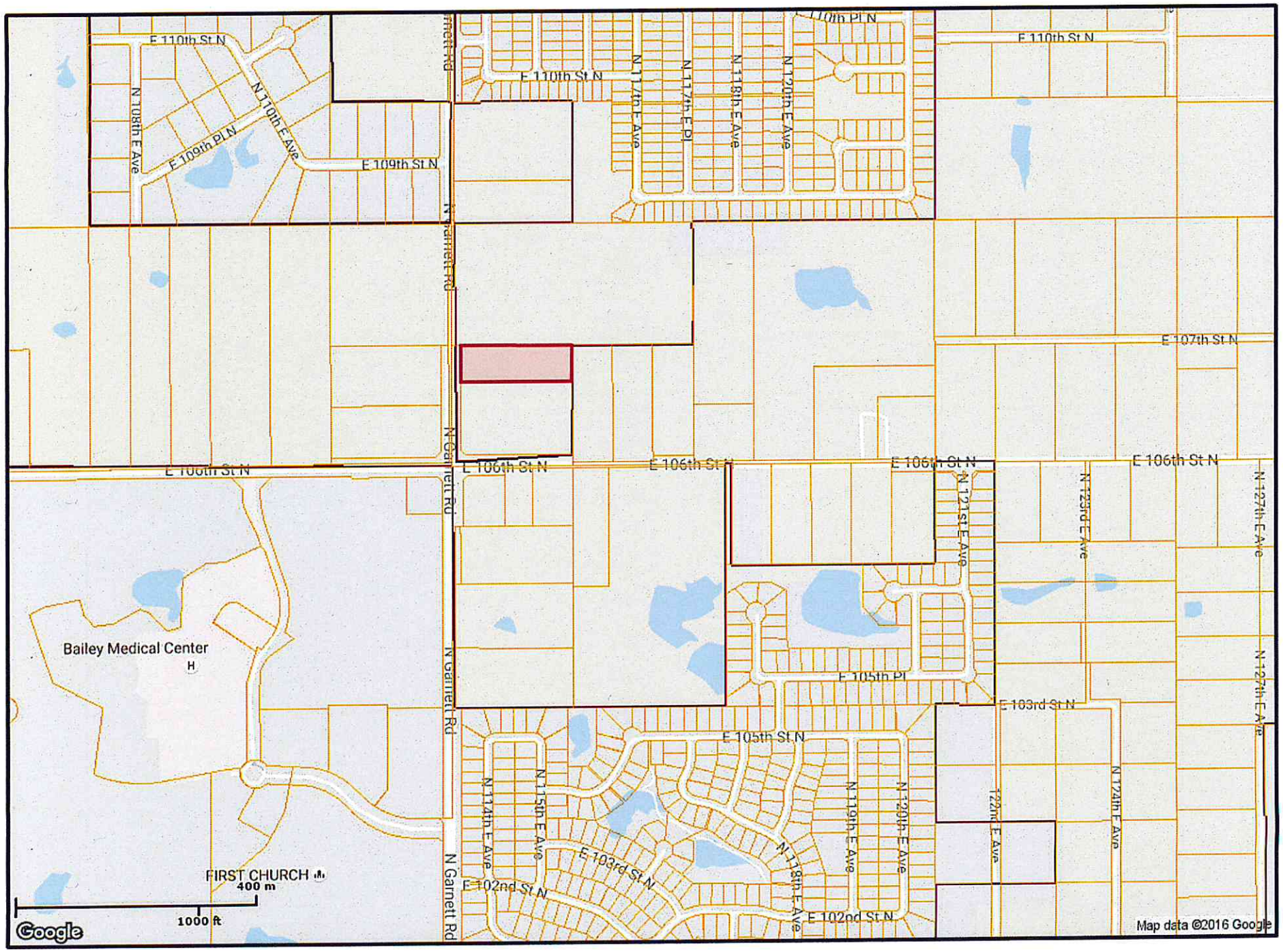
PLANNING COMMISSION:

The Owasso Planning Commission will consider this item at their meeting on August 8, 2016.

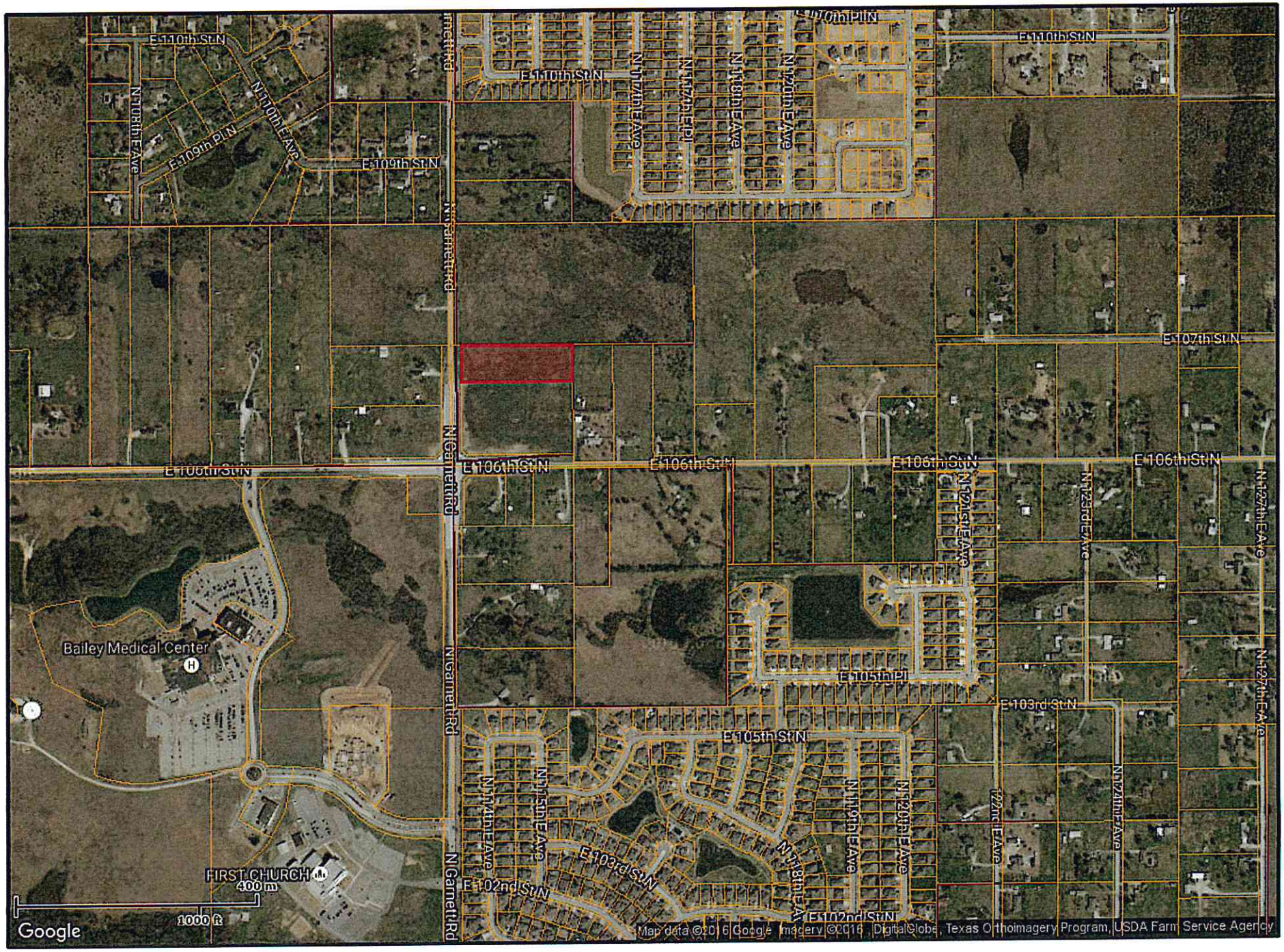
ATTACHMENTS:

Area Map
Aerial Map
Final Plat

Wheels and Thrills



Aerial Map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N 119th E Ave
E 107th St N
E 106th St N
N Garnett Rd
N 121st E Ave
N 125th E Ave
N 127th E Ave
E 105th Pl
E 105th St N
E 103rd St N
E 102nd St N
N 114th E Ave
N 115th E Ave
N 116th E Ave
N 118th E Ave
N 120th E Ave
N 124th E Ave
Bailey Medical Center
FIRST CHURCH
400 m
1000 ft
Google
Map data ©2016 Google Imagery ©2016 , DigitalGlobe, Texas Orthoimagery Program, USDA Farm Service Agency

PLAT NO.

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Owasso Planning Commission on _____

_____
CITY OF OWASSO PLANNING OFFICIAL

This approval is void if this plat is not filed in the Office of the County Clerk on or before _____

APPROVED _____ by the Council of the City of Owasso, Oklahoma.

_____
Mayor

_____
Attest: City Clerk

_____
Approved: City Attorney

FINAL PLAT

WHEELS AND THRILLS

LOT 1, BLOCK 1, A SUBDIVISION OF THE CITY OF OWASSO, TULSA COUNTY, OKLAHOMA.

PLAT LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 1 PROPOSED BLOCK NUMBER
- 1 PROPOSED LOT NUMBER

OWNER:
ROLLER CITY WHEELS & THRILLS, INC.
C/O ROBERT J. & TAMERA J. JOHNSON

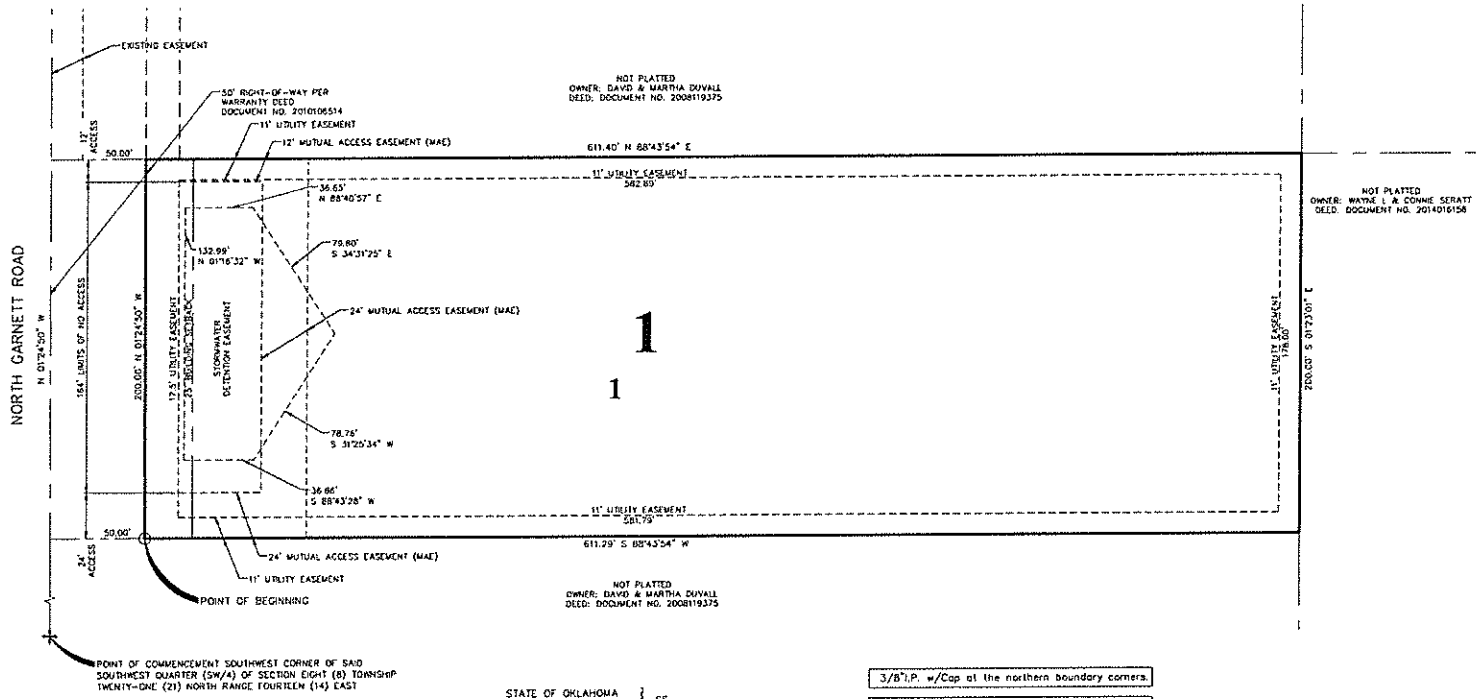
15807 E. 78TH ST. N.
OWASSO, OK 74055
PHONE (918) 231-1006
E-MAIL: ROBERT@JOHNSONMACHINEINC.COM
TAMMY@WHEELSANDTHRILLS.COM

ENGINEER:
IMPACT ENGINEERING AND PLANNING, PLC
KEVIN VANOVER, P.E. NO. 20876
OK C.A. No. 5798, EXPIRES 06/30/2017

109 N. BIRCH STREET, SUITE 200
OWASSO, OK 74055
PHONE (918) 376-4294
E-MAIL: KVANOVER@IMPACT-ENG.NET

SURVEYOR:
ATLAS LAND OFFICE, LLC
ALBERT JONES III, P.L.S. NO. 1580
OK C.A. No. 6752, EXPIRES 06/30/2016

202 SOUTH MAIN STREET
WAGONER, OK 74467
PHONE (918) 485-9987
E-MAIL: AJ@ATLASLANDOFFICE.COM

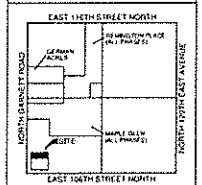


30 15 0 30 60
SCALE: 1" = 30'

NORTH

Location Map

R-14-E



T 21 N

Section 8

Tulsa County

122,269 Square Feet, 2.8069 Acres

SUBDIVISION CONTAINS
1 LOT IN 1 BLOCK

GROSS SUBDIVISION AREA: 2.81 ACRES

DATE OF PREPARATION: JUNE 28, 2016

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SW/4 OF THE SW/4 OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. SAID PARCEL COMMENCING AT A POINT IN THE SOUTHWEST CORNER OF SAID SECTION EIGHT (8); THENCE N 01°24'50" W A DISTANCE OF 460.37 FEET ALONG THE WESTERN BOUNDARY OF SAID SECTION EIGHT; THENCE S 88°43'54" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°24'50" W A DISTANCE OF 200.00 FEET; THENCE N 88°43'54" E A DISTANCE OF 611.40 FEET; THENCE S 01°23'01" E A DISTANCE OF 200.00 FEET; THENCE S 88°43'54" W A DISTANCE OF 611.29 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.8069 ACRES (122,269 SQUARE FEET) MORE OR LESS.

STATE OF OKLAHOMA
COUNTY OF TULSA } SS.

I, PAT KEY, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the _____ day of _____ 2016

PAT KEY, Tulsa County Clerk

_____
Deputy

3/8"I.P. w/Cap at the northern boundary corners.

5/8"I.P. w/Cap at the southern boundary corners.

BASIS OF BEARINGS:

THE NON-ASTRONOMIC BEARINGS OF THE OKLAHOMA STATE PLAN COORDINATE SYSTEM – THE NORTH ZONE

FINAL PLAT

WHEELS AND THRILLS

LOT 1, BLOCK 1, A SUBDIVISION OF THE CITY OF OWASSO, TULSA COUNTY, OKLAHOMA.

DEED OF DEDICATION

KNOW ALL MEN BY THERE PRESENTS:

THAT ROLLER CITY WHEELS & THRILLS, INC., HEREINAFTER SOMETIMES CALLED "OWNER", IS THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF OWASSO, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A PARCEL OF LAND LOCATED IN THE SW/4 OF THE SW/4 OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. SAID PARCEL COMMENCING AT A POINT IN THE SOUTHWEST CORNER OF SAID SECTION EIGHT (8); THENCE N 01°24'50" W A DISTANCE OF 460.27 FEET ALONG THE WESTERN BOUNDARY OF SAID SECTION EIGHT; THENCE S 88°43'54" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°24'50" W A DISTANCE OF 200.00 FEET; THENCE N 88°43'54" E A DISTANCE OF 311.40 FEET; THENCE S 01°23'01" E A DISTANCE OF 200.00 FEET; THENCE S 88°43'54" W A DISTANCE OF 311.29 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.8069 ACRES (122,269 SQUARE FEET) MORE OR LESS.

THE OWNER HAS CAUSED THE SAME TO BE SURVEYED, STAKED, AND PLATTED AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "WHEELS AND THRILLS", AN ADDITION TO THE CITY OF OWASSO, TULSA COUNTY, STATE OF OKLAHOMA. (WHENEVER THE WORD "ADDITION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "WHEELS AND THRILLS" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF OWASSO, TULSA COUNTY, STATE OF OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.) NOW, THEREFORE, THE OWNER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE ADDITION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS, GRANTEES AND ASSIGNS. THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION 1 BELOW, WITH RESPECT TO SUCH COVENANTS ONLY, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER OR OWNERS OF ANY PROPERTY WITHIN THE ADDITION AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION 1 BELOW, WITH RESPECT TO SUCH COVENANTS ONLY.

SECTION 1. PUBLIC STREETS AND UTILITY EASEMENTS

1.0 THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF OWASSO, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE. THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANY PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED. PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

1.1 WATER AND SANITARY SEWER SERVICE

1.1.1 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON HIS LOT.

1.1.2 WITHIN THE UTILITY EASEMENT, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

1.1.3 THE CITY OF OWASSO, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND PUBLIC STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS. THE CITY OF OWASSO ASSUMES NO MAINTENANCE OF ANY PRIVATE DRAINAGE SYSTEMS INCLUDING THE OWNERS PRIVATE STORMWATER DETENTION FACILITY CONTROL STRUCTURES.

1.1.4 THE CITY OF OWASSO, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

1.1.5 THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF OWASSO, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND.

1.2 PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOTS SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON THE LOT. IN THE EVENT THAT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, CABLE TELEVISION OR TELEPHONE SERVICE.

1.3 RESERVATION OF RIGHTS AND COVENANT AS TO OBSTRUCTIONS

THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT AND TO AREAS OUTSIDE OF THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF OWASSO, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE. THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED. PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING AND LANDSCAPING, THAT DO NOT CONSTITUTE AN OBSTRUCTION.

1.4 CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED BY THE CITY UNTIL AFTER COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY. ANY AND ALL CONSTRUCTION PURSUANT TO SUCH A BUILDING PERMIT BUT PRIOR TO THE CITYS FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT WILL BE AT THE OF CONTRACTOR/BUILDER-INVESTOR'S OWN RISK.

1.5 UTILITY EASEMENT DEDICATION

THE DEDICATION OF STREET RIGHTS-OF-WAY AND UTILITY EASEMENTS TO THE PUBLIC, CONTAINED IN THIS SECTION 1, SHALL NOT TAKE EFFECT UNTIL THE FILING BY THE CITY OF OWASSO, OKLAHOMA (ON BEHALF OF THE PUBLIC) IN THE TULSA COUNTY CLERK'S OFFICE OF A SEPARATE INSTRUMENT ENTITLED "FORMAL ACCEPTANCE" OR SIMILAR WORDING, FORMALLY ACCEPTING THE DEDICATIONS AND INFRASTRUCTURE. HOWEVER, THE RIGHTS AND USES OUTLINED HEREIN NECESSARY FOR THE INSTALLATION BY PRIVATE UTILITIES OF THEIR FACILITIES, I.E., ELECTRIC, GAS, TELEPHONE AND COMMUNICATION, ET. AL., EXCLUSIVE OF THOSE OWNED BY THE CITY OF OWASSO, SHALL BE IN EFFECT TO ALLOW ACCESS FOR SURVEYING, EXCAVATING FOR, CONSTRUCTION, OPERATING, AND MAINTAINING SUCH FACILITIES UNTIL THE CITY FILES ITS FORMAL ACCEPTANCE AND THESE RIGHTS AND USES ARE SUBSUMED BY THE PUBLIC DEDICATION.

1.6 UNDERGROUND SERVICE

1.6.1 OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

1.6.2 UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NONEXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

1.6.3 THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

1.6.4 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

1.6.5 THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1 SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.7 GAS SERVICE

1.7.1 THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

1.7.2 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.

1.7.3 THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.8 SANITARY SEWER EASEMENT

1.8.1 THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWER LINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, MANHOLES, LAMPHOLES AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID.

1.9 RESTRICTED WATERLINE EASEMENT

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RESTRICTED WATERLINE EASEMENT" (R/W/E) FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATERLINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID.

1.10 LOT SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1.10 SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF OWASSO, OKLAHOMA.

1.11 STORMWATER DETENTION EASEMENT

1.11.1 THE OWNER DOES HEREBY DEDICATE TO THE CITY OF OWASSO, OKLAHOMA FOR PUBLIC USE (SUBJECT TO EASEMENTS OF RECORD) A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS DETENTION EASEMENT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE ADDITION.

1.11.2 DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN SAID EASEMENT AREA SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF OWASSO, OKLAHOMA.

1.11.3 NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE DETENTION EASEMENT AREA NOR SHALL THERE BY ANY ALTERATION OF THE GRADES OR CONTOURS IN SUCH EASEMENT AREA UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF OWASSO.

1.11.4 DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ADHEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. SAID DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE TO THE FOLLOWING STANDARDS:

A. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF LESS THAN FOUR WEEKS.

B. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

C. THE DETENTION EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.

D. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNEL SHALL BE PERFORMED TWICE YEARLY.

1.11.5 LANDSCAPING APPROVED BY THE CITY OF OWASSO SHALL BE ALLOWED WITHIN DETENTION EASEMENT.

1.11.6 IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF OWASSO, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF OWASSO, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF OWASSO, OKLAHOMA.

1.12 ROOF DRAIN REQUIREMENTS

THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH AFFECTED LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF OWASSO, OKLAHOMA, THAT THE BUILDINGS CONSTRUCTED IN THE ADDITION SHALL HAVE ROOF DRAINS DESIGNED AND CONSTRUCTED TO DISCHARGE STORMWATER RUNOFF TO THE ON-SITE STORMWATER DETENTION/RETENTION FACILITY OR APPROVED PATH OF DISCHARGE TO A CITY OF OWASSO CONVEYANCE SYSTEM.

1.13 MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, AS DEPICTED AS "MAE" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND ACCESS AREAS ADJACENT TO AND CONTAINED WITHIN THE PLAT, AND SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER. PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SHALL HAVE THE REASONABLE USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE PLAT.

1.15 SIDEWALKS

SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF OWASSO ENGINEERING DESIGN STANDARDS. THE OWNER/DEVELOPER SHALL CONSTRUCT REQUIRED SIDEWALKS ALONG ALL STREET FRONTAGES.

IN WITNESS WHEREOF, "OWNER" HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 2016.

ROLLER CITY WHEELS AND THRILLS, INC

BY: _____

ROBERT J. JOHNSON

STATE OF _____)
) SS.
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____ 2016, PERSONALLY APPEARED _____ TO ME KNOWN TO BE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS _____ AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

I, ALBERT JONES III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2016.

BY: _____
ALBERT JONES III, P.L.S. NO. 1580
REGISTERED LAND SURVEYOR

STATE OF _____)
) SS.
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____ 2016, PERSONALLY APPEARED _____ TO ME KNOWN TO BE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS _____ AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

DATE OF PREPARATION: JUNE 28, 2016

OWASSO
The City Without Limits.

TO: Honorable Mayor and City Council
City of Owasso

FROM: Bronce L. Stephenson, MPA
Director of Community Development

SUBJECT: Rezoning – OZ-16-07

DATE: August 5, 2016

BACKGROUND:

The City of Owasso received for review and consideration a rezoning application for property located near N 142 E Ave and E 93 St N. The property is 6.51 acres in size, and the applicant requests zoning be changed from AG (Agriculture) to RS-3 (Residential Single-Family). The subject property was annexed by Ordinance 844 in March 2006.

SURROUNDING ZONING:

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	RS-2/AG	Agriculture/Single-Family Homes	Residential	City of Owasso
South	RS-2 (Residential Single-Family)	Single-Family Homes	Residential	City of Owasso
East	RS-2 (Residential Single-Family)	Single-Family Homes	Residential	City of Owasso
West	RS-2 (Residential Single Family)	Single-Family Homes	Residential	City of Owasso

SUBJECT PROPERTY/PROJECT DATA:

Property Size	6.51 acres
Current Zoning	AG (Agriculture)
Proposed Use	Residential
Lots/Blocks	N/A
Land Use Plan	Residential
Number of Reserve Areas	N/A
Within PUD?	N/A
Within Overlay District?	N/A
Water Provider	City of Owasso
Applicable Paybacks	Elm Creek Sewer Pay Back of $1580 per acre; Storm siren fee of $35
Streets (public or private)	N/A

ANALYSIS:

The applicant is requesting RS-3 (Residential Single-Family) zoning be applied to the property. The GrOwasso 2030 Land Use Master Plan calls for future residential uses in this location, so applying RS-3 zoning to the property is appropriate. The legal description provided with the rezoning application for this property includes a small strip of land that runs east and connects to N 145th E Ave, which serves as a private driveway to properties in the area. When the property is platted, staff will evaluate the need for this strip as a future public road connection. Any development that occurs on the subject property must adhere to all subdivision, zoning, and engineering requirements including but not limited to paved streets, landscaping, and sidewalks. The City of Owasso will provide Police, Fire, EMS, sanitary sewer and water services to the property.

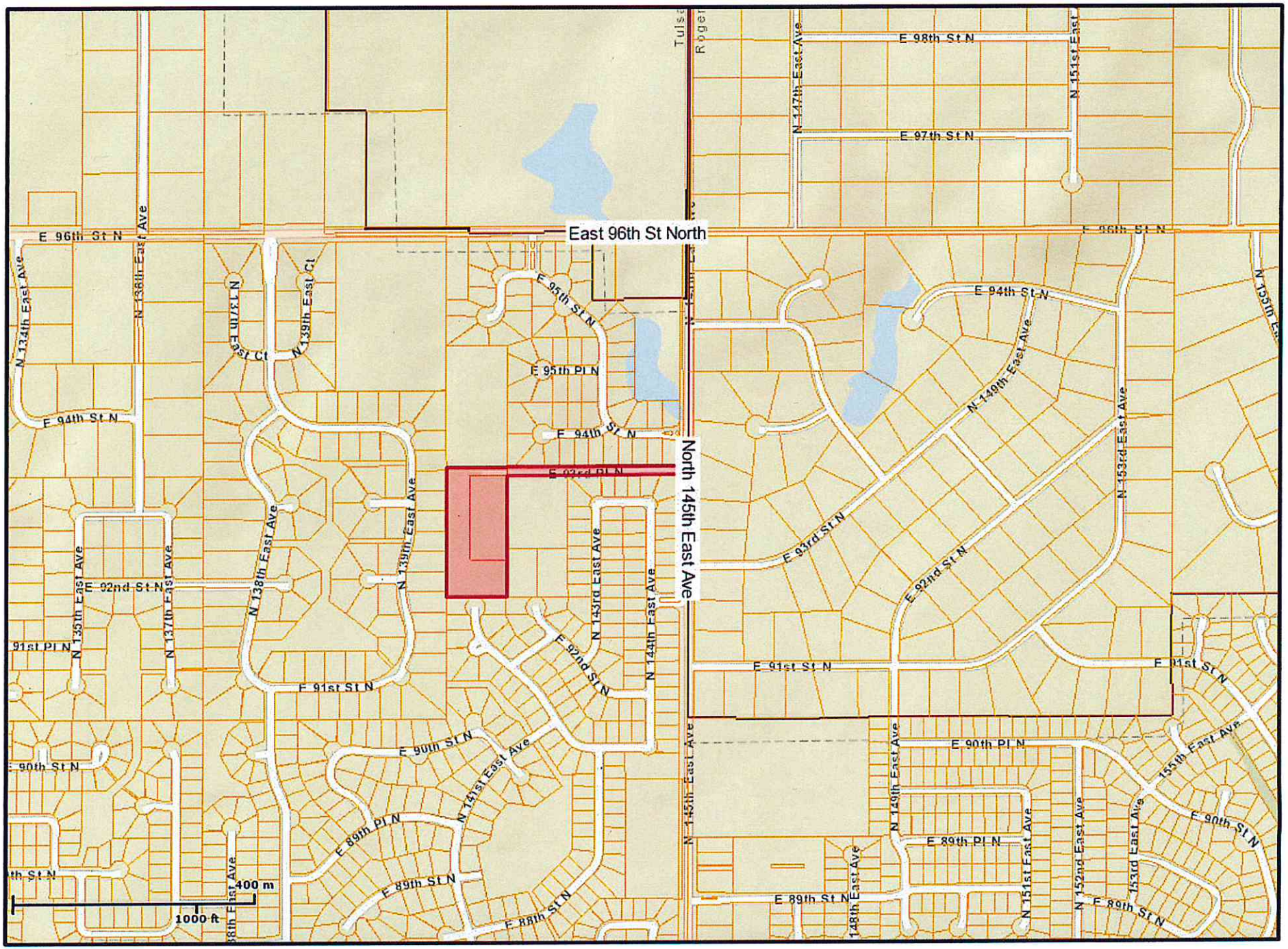
PLANNING COMMISSION:

The Owasso Planning Commission will consider this item at their meeting on August 8, 2016.

ATTACHMENTS:

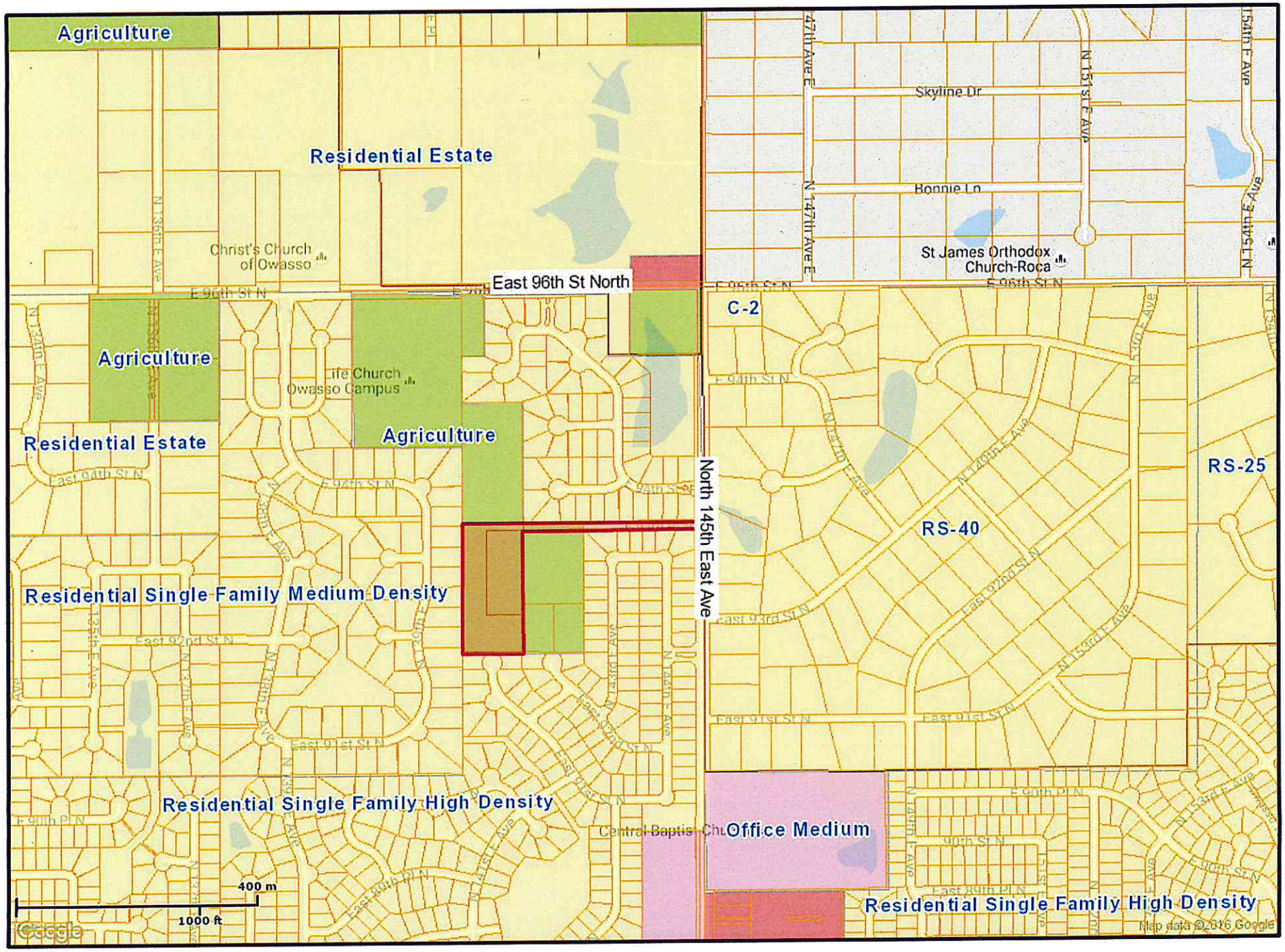
Area Map
Aerial Map
Zoning Map
Land Use Plan
Proposed Draft Ordinance

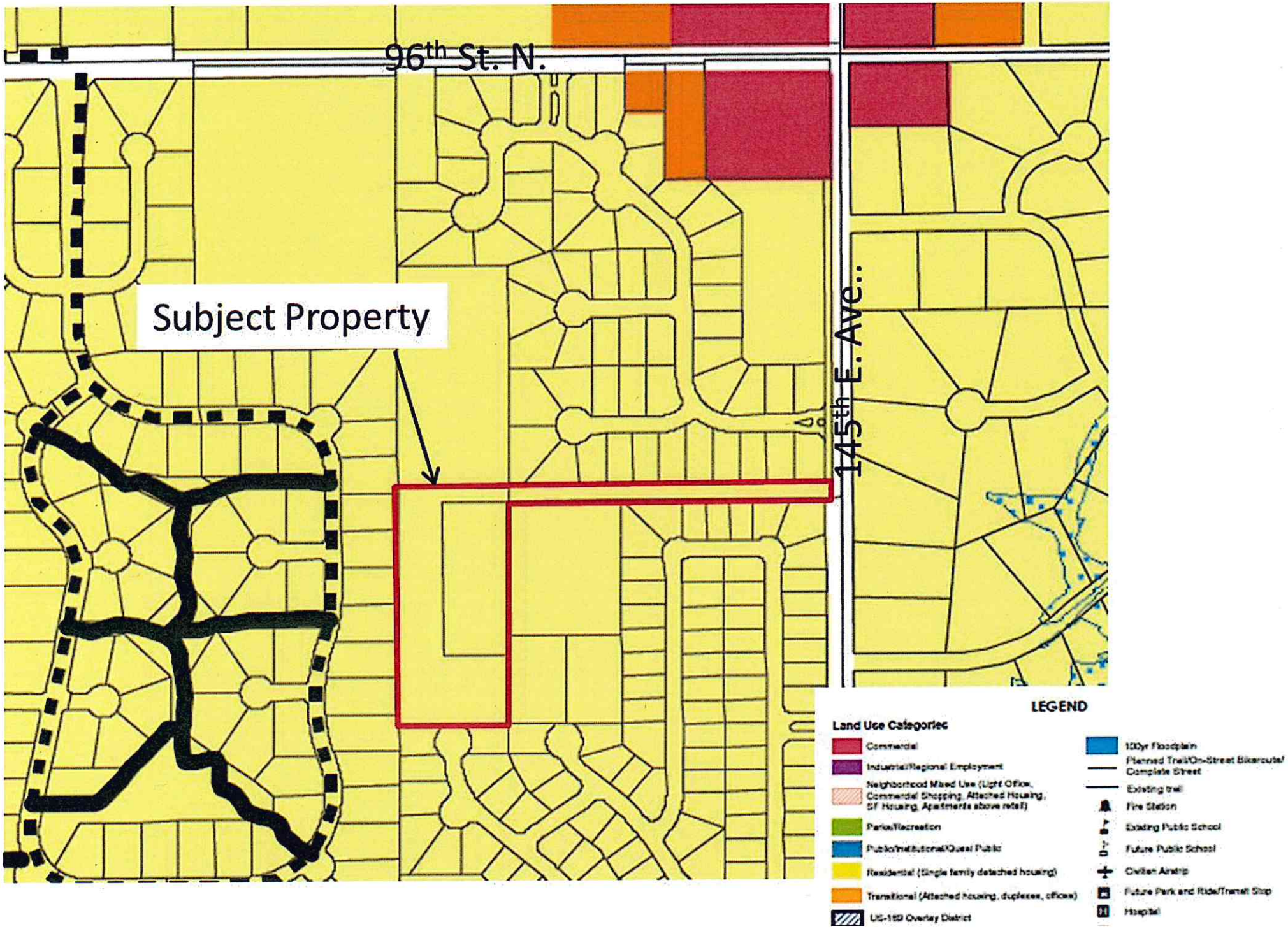
Rezoning - Tyann Development



Rezoning - Tyann Development

Rezoning - Tyann Development




96th St. N.
145th E. Ave.
Subject Property
LEGEND
Land Use Categories
Commercial
Industrial/Regional Employment
Neighborhood Mixed Use (Light Office, Commercial Shopping, Attached Housing, SF Housing, Apartments above retail)
Parks/Recreation
Public/Institutional/Quasi Public
Residential (Single family detached housing)
Transitional (Attached housing, duplexes, offices)
US-169 Overlay District
100yr Floodplain
Planned Trail/On-Street Bikeroute/ Complete Street
Existing trail
Fire Station
Existing Public School
Future Public School
Civilian Airstrip
Future Park and Ride/Transit Stop
Hospital

CITY OF OWASSO, OKLAHOMA
ORDINANCE _____

AN ORDINANCE APPROVING ZONING APPLICATION NUMBER OZ-16-07 CHANGING THE ZONING OF PROPERTY LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY, PROVIDED THAT FROM AND AFTER THE PASSAGE AND PUBLICATION OF THIS ORDINANCE THE PROPERTY DESCRIBED HEREIN SHALL BE REZONED TO RS-3, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, public hearings have been held regarding the request for rezoning of the property herein described, and

WHEREAS, the Owasso City Council has considered the recommendation of the Owasso Planning Commission and all statements for or against the rezoning of the property referenced in OZ-16-07.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OWASSO, OKLAHOMA, THAT TO WIT:

East Half of the Northeast Quarter (E/2 NE/4) of Section Twenty-one (21), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, described as follows:

Commencing at the Southeast corner of the NE/4 NE/4 of said Section; Thence N 89°55'02" W along the South line of said NE/4 NE/4 a distance of 30 feet to the Point of Beginning; Thence continuing N 89° 55' 02" W along the said South line a distance of 963.63 feet to the Northeast corner of the W/2 NW/4 SE/4 NE/4 of said Section; Thence S 00° 08' 23" W along the East line of said W/2 NW/4 SE/4 NE/4 a distance of 661.08 feet to the Southeast corner of said W/2 NW/4 SE/4 NE/4; Thence N 89° 52' 44" W along the South line of said W/2 NW/4 SE/4 NE/4 a distance of 331.21 feet to the Southwest corner of said W/2 NW/4 SE/4 NE/4, said point also being on the West line of the E/2 NE/4 of said Section; Thence N 00° 08' 04" E along said West line a distance of 711.08 feet; Thence S 89° 55' 02" E a distance of 331.17 feet; Thence South a distance of 0.23 feet; Thence S 89° 55' 02" E and parallel to South line of the NE/4 NE/4 of said Section a distance of 963.63 feet; Thence S 00° 08' 01" W a distance of 50.00 feet to the POINT OF BEGINNING and is approximately 6.51 acres in size;

be, and the same is hereby zoned from AG (AGRICULTURAL) TO RS-3 (Residential Single-Family) District.

Section 1. All ordinances or parts of ordinances, in conflict with this ordinance are hereby repealed to the extent of the conflict only.

Section 2. If any part or parts of this ordinance are deemed unconstitutional, invalid or ineffective, the remaining portion shall not be affected but shall remain in full force and effect.

Section 3. The provisions of this ordinance shall become effective thirty (30) days from the date of final passage as provided by state law.

Section 4. That there be filed in the office of the County Clerk of Tulsa County, Oklahoma, a true and correct copy of this Ordinance and correct map.

PASSED AND APPROVED this 16th day of August, 2016.

_____
Lyndell Dunn, Mayor

_____
Sherry Bishop, City Clerk

(SEAL)

APPROVED AS TO FORM:

_____
Julie Lombardi, City Attorney

OWASSO
The City Without Limits.

TO: Honorable Mayor and City Council
City of Owasso

FROM: Bronce L. Stephenson, MPA
Director of Community Development

SUBJECT: Partial Utility Easement Closure Request – 9308 North 101st East Avenue
Lot One (1), Block Two (2), Fairways IV at Bailey Ranch

DATE: August 5, 2016

BACKGROUND:

The City of Owasso received a request from Brian Green for the closing of a portion of a rear yard 17.5' utility easement. The location of the easement lies on Lot 1, Block 2 located at 9308 North 101st East Avenue in the Fairways IV subdivision.

The home owner has indicated they desire to construct a pool in their backyard and in order to do so a portion of the rear yard utility easement needs to be closed. According to the information provided, 6.5' of the easternmost portion of the easement is requested to be closed to accommodate the pool. The overall impact to most of the utilities appears to be minimal, as most appear to be in the western half of the easement.

Required notice was sent to all franchise utility companies. The City of Owasso Public Works Department was also contacted regarding the closing of the portion of the easement and indicated there should be no impacts to future utilities. No other utilities appear to be affected by the closing of this portion of the easement. No utility companies had an issue with the proposed closing of the easement.

Upon Council action to close the easement, the applicant should take it to district court and file for vacation of the easement which will completely remove it from the books.

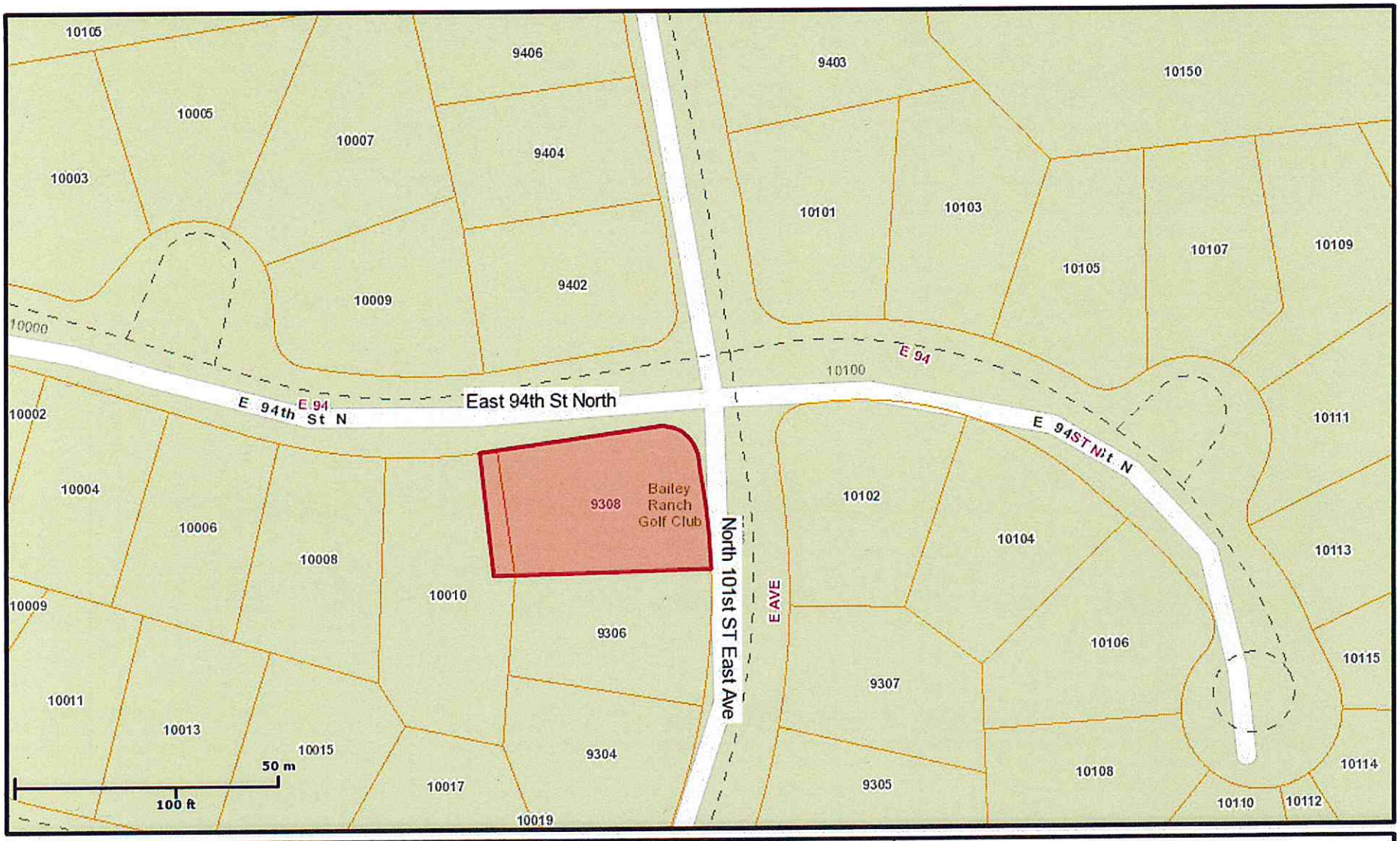
TECHNICAL ADVISORY COMMITTEE:

The Technical Advisory Committee reviewed the request at their July 27, 2016 meeting. No comments or concerns regarding negative impacts to utilities were expressed at the meeting.

ATTACHMENTS:

Area Map
Aerial Map
Lot Exhibits
Draft Proposed Ordinance

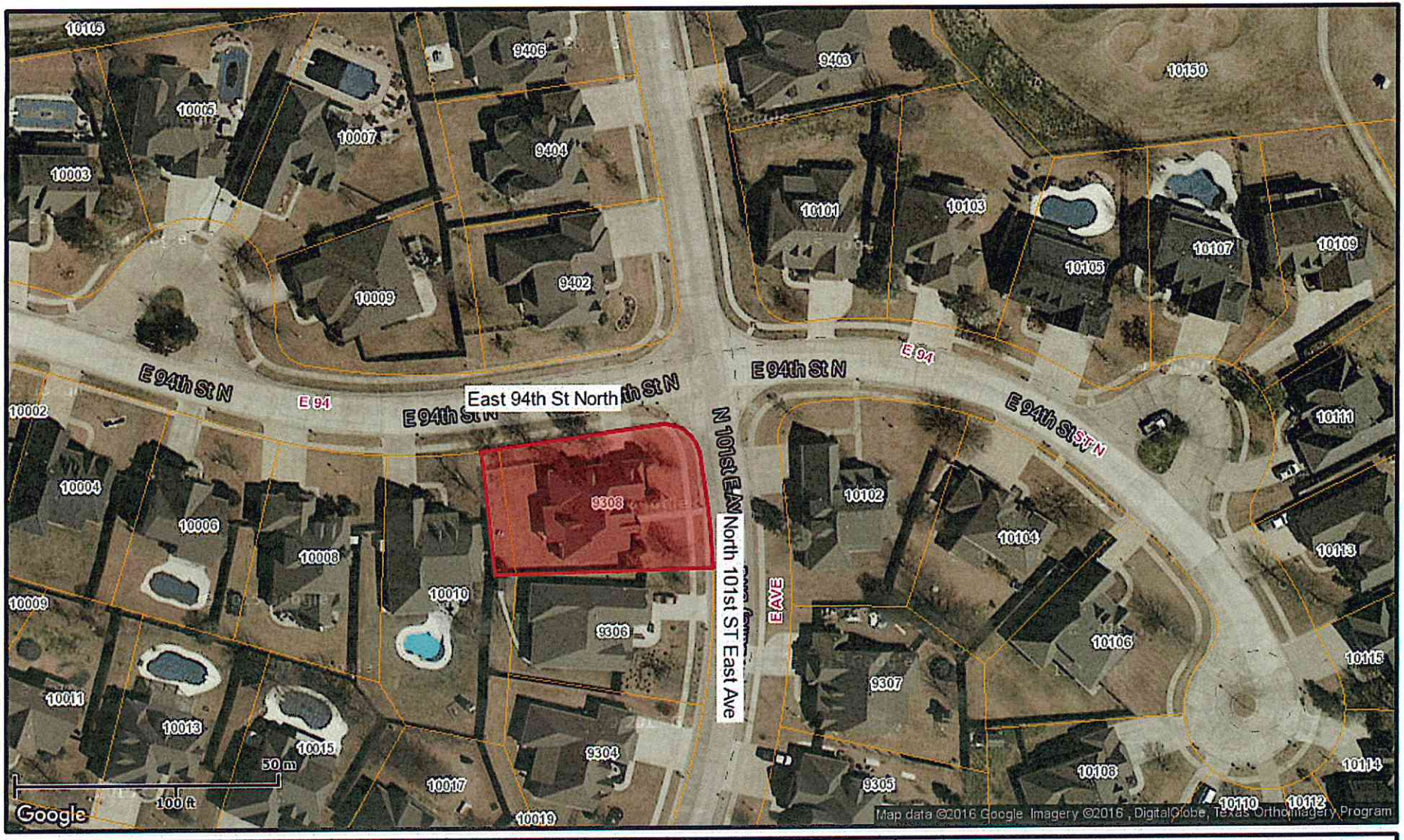
Easement Closure - Fairways IV at Bailey Ranch



1" = 94 ft	9308 N 101st E Ave	07/28/2016	N W E S	

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.

Fairways IV at Bailey Ranch

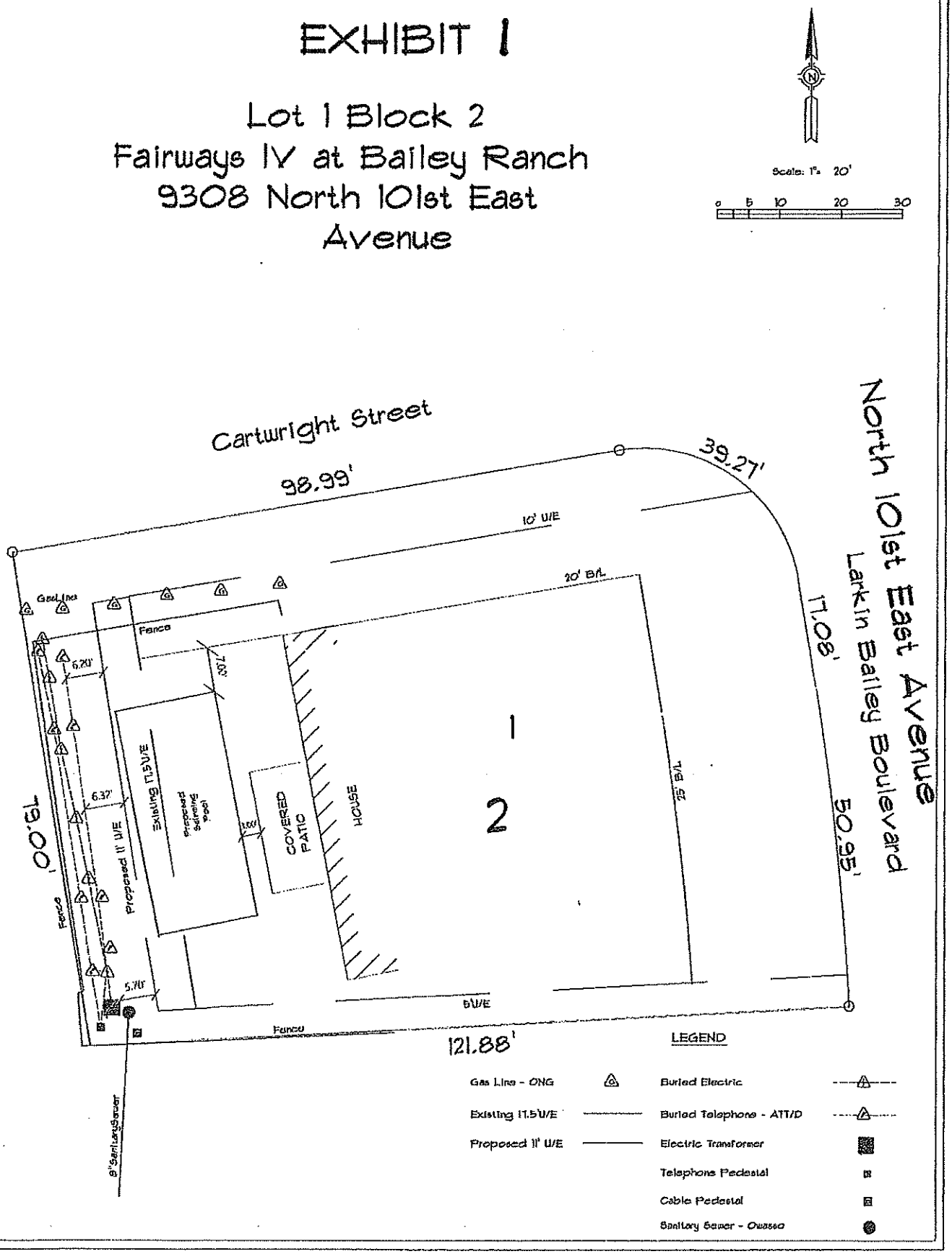


1" = 94 ft	9308 N 101st E Ave	07/28/2016	N W E S	

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.

EXHIBIT 1

Lot 1 Block 2
Fairways IV at Bailey Ranch
9308 North 101st East Avenue



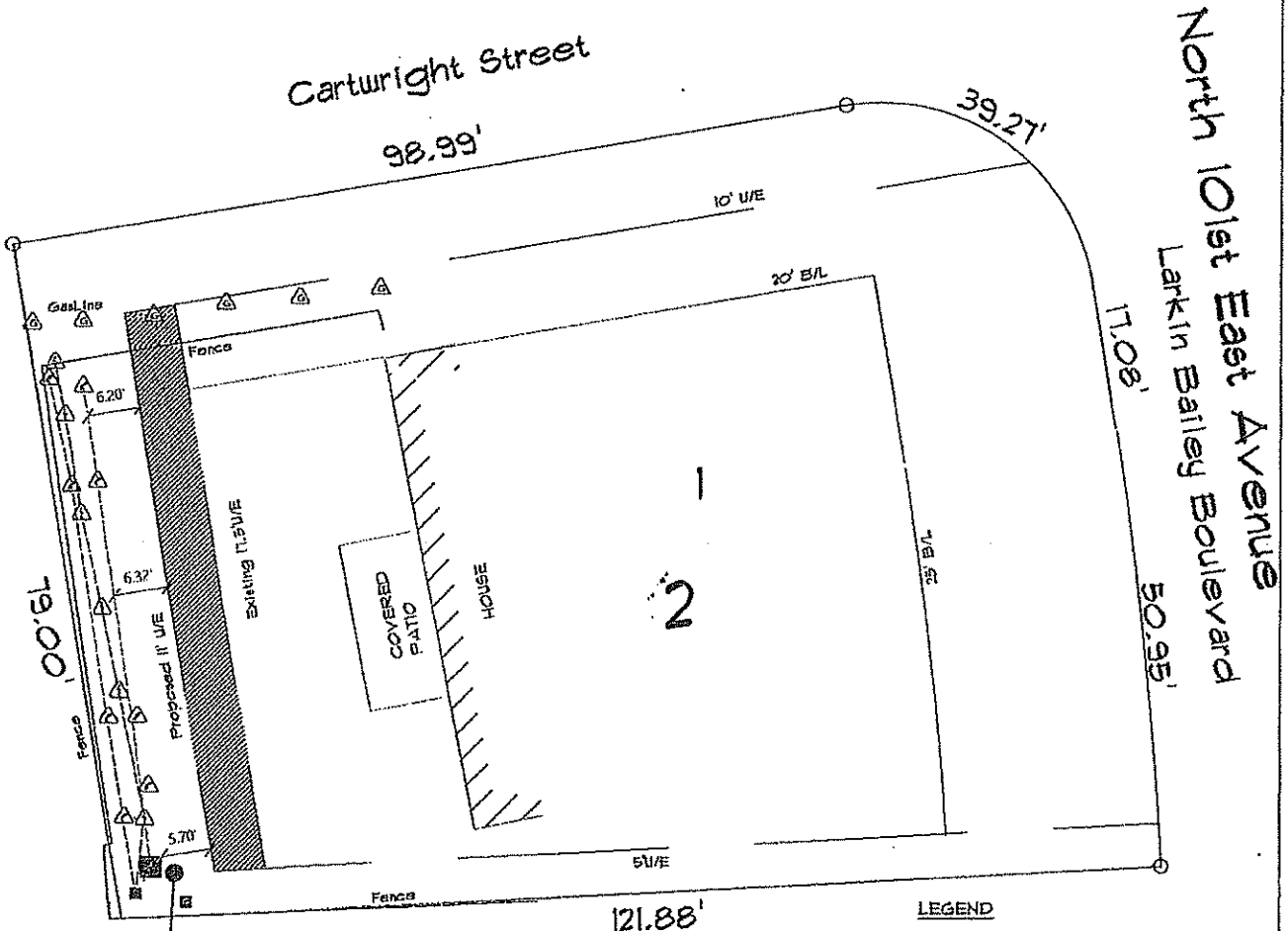
FIV-1-2-21485 exhibit.dwg

EXHIBIT 2

Lot 1 Block 2
Fairways IV at Bailey Ranch
9308 North 101st East Avenue

Scale: 1" = 20'

0 5 10 20 30



NOTES:

We are requesting to vacate the east 6.5' of existing 17.5' U/E, extending from the existing south side 5' U/E to the existing north side 10' U/E.

LEGEND

Gas Line - ONG	Buried Electric
Existing 17.5' U/E	Buried Telephone - ATT/D
Proposed 11' U/E	Electric Transformer
Area Requesting to Vacate	Telephone Pedestal
	Cable Pedestal
	Sanitary Sewer - Owasso

FIV-1-2-21485 exhibit.dwg

CITY OF OWASSO, OKLAHOMA
ORDINANCE _____

AN ORDINANCE CLOSING TO THE PUBLIC USE A PORTION OF A UTILITY EASEMENT LOCATED ON PROPERTY KNOWN AS LOT ONE (1), BLOCK TWO (2), FAIRWAYS IV AT BAILEY RANCH, AN ADDITION TO THE CITY OF OWASSO, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5266. THE SUBJECT PROPERTY ADDRESS IS 9308 N 101ST E. AVE., OWASSO, OKLAHOMA

WHEREAS THE CITY OF OWASSO RETAINS THE ABSOLUTE RIGHT TO REOPEN THE SAME WITHOUT EXPENSE TO THE MUNICIPALITY, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, the City of Owasso, Oklahoma has deemed it necessary and expedient to close to the public use a portion of a certain public drainage and utility easement; and,

WHEREAS, said portion of utility easement is described as follows:

A tract of land that is part of Lot One (1), Block Two (2), Fairways IV at Bailey Ranch, an addition to the City of Owasso, Tulsa County, State of Oklahoma, according to the recorded plat No. 5266. The subject property address is 9308 North 101st East Avenue, Owasso, Oklahoma being more particularly described as follows.

The east 6.5 feet of the eastern portion of the existing 17.5 foot rear yard utility easement extending from the existing south side 5 foot utility easement to the existing north side 10 foot utility easement.

Section 1. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

Section 2. All ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed to the extent of the conflict only.

Section 3. If any part or parts of this ordinance are deemed unconstitutional, invalid or ineffective, the remaining portion shall not be affected but shall remain in full force and effect.

Section 4. The provisions of this ordinance shall become effective thirty (30) days from the date of final passage as provided by state law.

Section 5. That there be filed in the office of the County Clerk of Tulsa County, Oklahoma, a true and correct copy of this Ordinance.

_____
Lyndell Dunn, Mayor

ATTEST:

_____
Sherry Bishop, City Clerk

(SEAL)

APPROVED AS TO FORM:

_____

Julie Lombardi, City Attorney

OWASSO
The City Without Limits.

TO: The Honorable Mayor and City Council
City of Owasso

FROM: Bronce L. Stephenson, MPA
Director of Community Development

SUBJECT: Zoning Code and Land Use Master Plan Updates

DATE: August 5, 2016

Based on recent discussions and realizations that the Owasso Zoning Code and the GrOwasso 2030 Land Use Master Plan has some deficiencies and inconstancies, staff has worked to provide solutions to the existing issues so that future development is not affected. The issues mainly concerned the Land Use Master Plan and the uses defined as allowed in the residential category.

Any Land Use Master Plan is a policy document that should be used by the Planning Commission and the City Council to make land use decisions, but the document is not codified and is not considered law. The Zoning Code and the Subdivision Regulations of the City are the codified documents that govern land use and are considered law.

Any Land Use Plan is imperfect and cannot foresee all types of development, therefore, updates and variances must be made from time to time. Our Master Plan has only 5 main categories, so each must be designed with flexibility because you cannot design and plan an entire community with only 5 governing land use categories. Our Land Use Plan was kept very simple in this regard, resulting in there being many in-between type projects that fall into a bit of a gray area (ex. Condos, townhomes, garden apartments, multi-plexes, etc). These projects should not be seen as disallowed and should always be possible given the right circumstances.

The vehicle that is typically utilized for infill projects that may fall a bit outside of the norm or may not match the surrounding uses is the Planned Unit Development (PUD). A PUD may be used at any time for any project, but it gives decision makers the ability to determine if a certain project is the right fit in a certain situation. A PUD allows focus to be on the project itself, not what it is named or zoned. Use of a PUD is a wonderful tool for projects that fall outside of what is defined within codes and policy documents.

One good thing to establish is that the term 'Density' is not a dirty word, and in fact mixed uses and densities create truer community. Zoning should never be used to homogenize a City, with only single-family homes in large lots in one part of town and smaller lots in another. A mixture of housing types and densities in close proximity make for a truer community that is walkable, vibrant and sustainable. Think of great neighborhoods in Tulsa like Cherry Street, Swan Lake, Brookside and Utica Square. What they all have in common is a mix of residential uses and densities.

A Land Use Review Committee was created including members of the Planning Commission, City Council, a member of the original Land Use Master Plan steering committee and staff:

- Doug Bonebrake – City Council
- Dr. Chris Kelley – City Council

- Dr. Paul Loving – Planning Commission
- David Vines – Planning Commission
- Brant Snap – GrOwasso Land Use Master Plan Steering Committee member
- Warren Lehr – City Manager
- Julie Lombardi – City Attorney
- Bronce Stephenson – Director of Community Development
- Marsha Hensley – Assistant City Planner
- Karl Fritschen – Chief Urban and Long Range Planner

The committee held 2 meetings to discuss possible changes to the Land Use Plan and Zoning Code that would correct the current issues, allowing for future consideration of development.

The first issue discussed was the description provided in the section tiled RESIDENTIAL on the land use map. The issue stemmed from discussion of the residential area being typically detached single-family homes, giving the impression that other types of housing and higher densities were not allowed. This was not the intention of the document, so corrections were made that allows for a mixture of housing types. The changes emphasize that a PUD should be used for non-single-family developments and the zoning code allows for up to 12 units per acre, so it was clarified in this section. Other allowable housing types were mentioned as well so it did not appear that only single-family homes are allowed, but with density still controlling development. (See attached.)

The next area that was corrected was the legend of the map, where the residential category gave the impression that only single-family detached housing was allowed and that only attached housing and duplexes were allowed in the transitional category. This was a mistake made in the document, as these categories should allow for a mixture of uses and densities. The incorrect language was removed to mirror what was in past Land Use Master Plans. (See attached.)

A density table was also created that will be placed on the Land Use Plan map and within the residential chapter of the Zoning Code.

Residential Densities	
Zoning District	Max Gross Density
Residential Estate (RE)	1.8 DU/AC
Residential Single Family (RS-1)	3.2 DU/AC
Residential Single Family (RS-2)	4.8 DU/AC
Residential Single Family (RS-3)	6.2 DU/AC
Resdiential Mobile Home (RMH)	7 DU/AC
Residential Duplex (RD)	10.3 DU/AC
Residential Neighborhood Mixed (RNX)	12 DU/AC
Residential Multi-Family	>12 DU/AC

A paragraph was also added that outlined the goals of the US-169 Overlay that was mistakenly not added to the document. (See attached.)

The booklet that is the main body of the Land Use Master Plan was updated to reflect the changes made on the map insert to insure consistency in the document.

The last changes were made to the Zoning Code itself, with the largest change being made to the Land Use category called RTH (Residential Townhome). This category was created as a sometimes higher-density category that allowed for different uses between single-family homes

and true higher-density apartments. Because this category was called townhome, it created the impression that only townhomes, as defined in code, should be allowed. This was never the intention, but nonetheless it created great confusion. Staff changed the name of the category from RTH to RNX, Residential Neighborhood Mixed and provided a new definition. The densities allowed in this category (up to 12 units per acre) did not change, but the category was clarified as to what types of housing should be considered.

> Residential Neighborhood Mixed (RNX): A residential zoning category that allows a mixture of neighborhood-level uses at a density no greater than 12 units per acre. This category allows for uses that fall in between typical single-family development and higher density multi-family developments such as multi-level apartment complexes. The typical allowed uses in are duplex, triplex, multi-plex, townhome, garden apartments, cottages, apartment/bungalow court, attached senior housing, condos and similar type uses. These units can be owner-occupied or rental units. These shall be reviewed as a Planned Unit Development.

The last changes that were proposed were to modify the definition of townhome (which defined ownership vs. rental requirement and should not) and to add definitions for a number of housing types that were not defined. In order to take a non-biased approach to definitions, staff utilized a definitions book created by the American Planning Association. (See attached.)

CITY COUNCIL:

After taking this item to the July 12, 2016 Council work session, small language changes were made to the definitions for Senior Housing and Residential Neighborhood Mixed. Those changes include changing the word "elderly" to "older" in a senior housing definition and adding the requirement that all development in the new RNX District be required to utilize a Planned Unit Development.

PLANNING COMMISSION:

Staff introduced this item to the Planning Commission at the June 2016 meeting and the item will be taken to the August 8, 2016 meeting for recommendation to the Council.

ATTACHMENTS:

Draft of Updates to GrOwasso 2030 Land Use Master Plan
Draft of Updates to Zoning Code

CHANGES MADE TO GROWASSO 2030 LAND USE MASTERPLAN AND OWASSSO ZONING CODE

CORRECTIONS TO LAND USE TABLE

Base Zoning Districts	Land Use Categories					
	Residential	Transitional	Neighborhood Mixed Use	Commercial	Industrial/ Regional Employment	Downtown Development District
Agriculture (AG)	Allowed	Allowed	Allowed	Allowed	Allowed	
Residential Estate (RE)	Allowed					
Residential Single Family (RS-1)	Allowed					
Residential Single Family (RS-2)	Allowed		Allowed			
Residential Single Family (RS-3)	Allowed		Allowed			Allowed
Residential Duplex (RD)	Possible	Allowed	Allowed			Allowed
Residential Neighborhood Mixed (RNX)	Possible	Allowed	Allowed			Allowed
Residential Mobile Home (RMH)	Possible	Allowed				
Residential Multi-Family (RM)		Allowed	Allowed			Allowed
Office Light (OL)		Allowed	Allowed	Allowed		Allowed
Office Medium (OM)		Possible		Allowed		
Commercial Shopping (CS)			Allowed	Allowed		Allowed
Commercial General (CG)				Allowed	Allowed	
Commercial High Intensity (CH)				Allowed	Allowed	
Industrial Light (IL)				Possible	Allowed	
Industrial Medium (IM)					Possible	
Industrial Heavy (IH)					Possible	

Allowed - The zoning district is appropriate within the land use district
Possible - The zoning may be possible if certain conditions are met or exist. The land use plan text should be consulted for clarification

Blank Cell - The zoning district is inappropriate for the land use district indicated

DENSITY TABLE ADDED

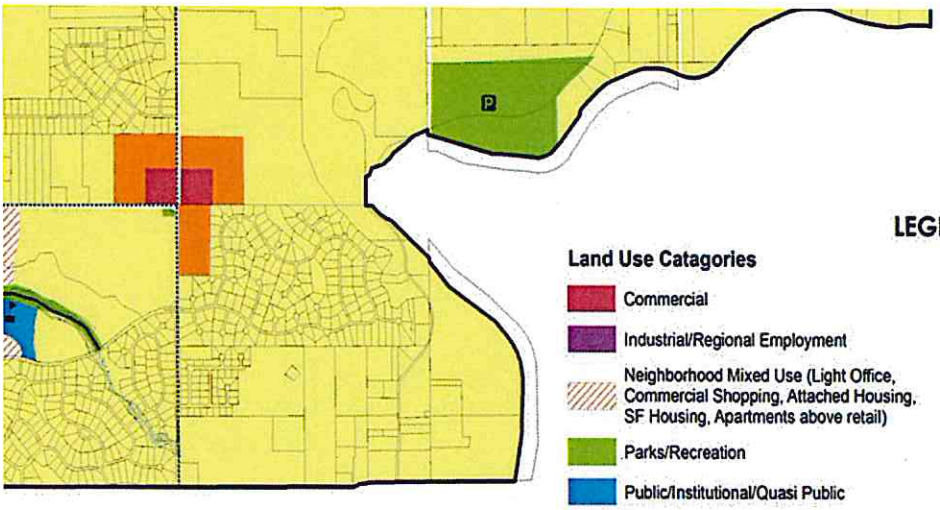
4.01.03 RESIDENTIAL DISTRICTS MAX GROSS DENSITY

The following table illustrates each residential zoning district in regards to the max gross density for each designation:

Residential Densities	
Zoning District	**Max Gross Density**
Residential Estate (RE)	1.8 DU/AC
Residential Single Family (RS-1)	3.2 DU/AC
Residential Single Family (RS-2)	4.8 DU/AC
Residential Single Family (RS-3)	6.2 DU/AC
Residential Mobile Home (RMH)	7 DU/AC
Residential Duplex (RD)	10.3 DU/AC
Residential Neighborhood Mixed (RNX)	12 DU/AC
Residential Multi-Family	>12 DU/AC

DRAFT DOCUMENT

CORRECTION OF LEGEND



LEGEND

Land Use Catagories

- Commercial
- Industrial/Regional Employment
- Neighborhood Mixed Use (Light Office, Commercial Shopping, Attached Housing, SF Housing, Apartments above retail)
- Parks/Recreation
- Public/Institutional/Quasi Public
- Residential
- Transitional
- US-169 Overlay District
- *Glenn-Mur Addition Special District
- **Downtown Developement District

- 100yr Floodplain
- Planned Trail/On-Street Bikeroute/ Complete Street
- Existing trail
- Fire Station
- Existing Public School
- Future Public School
- Civilian Airstrip
- Future Park and Ride/Transit Stop
- Hospital
- Public Park
- Golf Course
- Cemetery

0 0.25 0.5 1 Miles

This map is for informational purposes only and is not for engineering or surveying purposes and is not true to scale. Use of this map is without warranty or representation by the City of Owasso of its accuracy.

Prepared by the Owasso Community Development Department 5.10.14

N W E S

ıe City Council in 2008 changing the
mmercial land use. This area is not
ded in 2008 that annexation requests
occur in larger increments. Therefore
equent zoning requests shall occur in
ı GrOwasso 2030 Plan document for

this area is identified as a key
ive commercial zoning should be
mmercial, office, and residential uses
ractive architecture. Signage should
ın pedestrian scale. Consideration
ıplementation of mixed use zoning or
n, preparation of an overlay district.

ADDITION OF US-169 OVERLAY LANGUAGE

*US-169 Overlay District

Adopted in 2012, the US-169 Overlay District is part of the official zoning map and zoning code of the City and acts as a supplement to the existing underlying zoning along a key economic corridor in the community. The Overlay promotes higher quality architecture and site design as well as prohibiting certain uses that would be detrimental to long term economic stability of the area. Properties covered by the Overlay are subject to certain development standards and criteria and the zoning code should be consulted for development projects within this area.

DEFINTIONS

Senior Housing – Independent Living: A residential complex containing multi-family dwellings designed for and principally occupied by senior citizens. No nursing care or institutional care is provided on-site. These offer minimal convenience services, but focus on attracting older residents so as to provide a social support system among the residents.

Senior Housing – Nursing Home: A home or residential complex licensed for the aged or chronically or incurably ill persons in which five or more of such persons not of the immediate family are provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick.

Residential Neighborhood Mixed (RNX): A residential zoning category that allows a mixture of neighborhood-level uses at a density no greater than 12 units per acre. This category allows for uses that fall in between typical single-family development and higher density multi-family developments such as multi-level apartment complexes. The typical allowed uses in are duplex, triplex, multi-plex, townhome, garden apartments, cottages, apartment/bungalow court, attached senior housing, condos and similar type uses. These units can be owner-occupied or rental units. These developments shall be reviewed as a Planned Unit Development.

Townhouse/Townhome: A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light and ventilation.

Triplex: A residential structure designed exclusively for or occupied exclusively by no more than three families living independently of each other in individual units.

Multi-Plex: A building containing three or more dwelling units. Included are all forms of manufactured multifamily dwelling but excluding mobile homes.

Mixed-Use Development: A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking area.

Garden Apartment: An apartment building generally having a low-density (12 units/acre or less) of population and having substantial landscaped open space adjacent to the dwelling units.

Duplex: A building containing two dwelling units, designed for occupancy by not more than two families. Included are all forms of manufactured duplex dwellings but excluding mobile homes.

Cluster Housing Development: A residential development containing attached or detached units on a limited portion of land with the remaining land areas consolidated into common open space areas.

Condo: A multiple dwelling development containing individually-owned dwelling units and jointly owned and shared areas and facilities.

The City Without Limits.

TO: The Honorable Mayor and City Council
City of Owasso

FROM: Linda Jones, Finance Director

SUBJECT: Proposed Utility Rate Increases

DATE: August 5, 2016

BACKGROUND:

As was presented to Council in May and July, in order for the City to comply with both City Ordinance and Oklahoma Water Resources Board loan requirements, staff proposes effective October 1, 2016, a five-year plan to increase water, sewer, refuse, and stormwater rates to eliminate the deficit budget and to recover expected cost increases.

The proposed revenue increases were computed based on assumptions regarding both annual increased costs of labor and materials and also 3% annual increased costs of water purchased from the City of Tulsa. Since actual cost increases will differ from projections, the City will review and report twice a year to Council the progress towards elimination of the budget deficit and restoration of a fund balance between 10% and 15% of annual revenues. The information will be provided both in conjunction with the annual budget proposal and with the annual audit. The budget information will specifically address our progress on a cash-flow basis. The audited financial reports will further report on our progress on an accrual basis.

Approval of a five-year rate structure would enable the utility operations to develop a long-term capital plan and will enable commercial and residential customers to budget for the upcoming changes. If the fund balances of the Owasso Public Works Authority and Stormwater funds fall outside of the targeted range or if additional circumstances change such as identification of critical capital projects, Council may amend the rate plan as necessary with publication of the proposed rates and at least 30 days' notice to customers.

ATTACHMENTS:

Resolution draft
Council Memo - Proposed Utility Rate Increases, dated July 8, 2016,

OWASSO PUBLIC WORKS AUTHORITY
RESOLUTION 2016-__

A RESOLUTION OF THE OWASSO PUBLIC WORKS AUTHORITY ESTABLISHING WATER AND SANITARY SEWER SERVICE RATES WITHIN AND WITHOUT THE CORPORATE LIMITS OF THE CITY OF OWASSO, , REFUSE RATES, AND METERED FIRE HYDRANT RATES AND FEES, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The Owasso Public Works Authority desires to establish the following rates for the provision of water service within the Owasso Corporate limits:

Meter Size	Users Inside the Corporate Limits Minimum Monthly Meter Charge for First 1,000 gallons				
	Effective 10-1-16	Effective 10-1-17	Effective 10-1-18	Effective 10-1-19	Effective 10-1-20
3/4"	$11.94	$12.16	$12.38	$12.60	$12.82
1"	$12.84	$13.06	$13.28	$13.50	$13.72
1 ½ "	$14.84	$15.06	$15.28	$15.50	$15.72
2"	$15.84	$16.06	$16.28	$16.50	$16.72
3"	$30.84	$31.06	$31.28	$31.50	$31.72
4"	$35.84	$36.06	$36.28	$36.50	$36.72
6"	$50.84	$51.06	$51.28	$51.50	$51.72
Hydrant	$75.00	$75.00	$75.00	$75.00	$75.00

Usage Tier Rates Per 1,000 Gallons	Users Inside the Corporate Limits				
	Effective 10-1-16	Effective 10-1-17	Effective 10-1-18	Effective 10-1-19	Effective 10-1-20
First 1,000 gallons	Minimum Meter Charge	Minimum Meter Charge	Minimum Meter Charge	Minimum Meter Charge	Minimum Meter Charge
2,000 gallons	$5.90	$6.34	$6.78	$7.22	$7.66
3,000 – 5,000 gallons	$5.95	$6.39	$6.83	$7.27	$7.71
6,000 – 10,000 gallons	$6.00	$6.44	$6.88	$7.32	$7.76
11,000 – 20,000 gallons	$6.04	$6.48	$6.92	$7.36	$7.80
21,000 gallons or more	$6.09	$6.53	$6.97	$7.41	$7.85

WHEREAS, The Owasso Public Works Authority desires to establish water meter and usage rates for users outside the Owasso Corporate Limits at 120% the rate charged to users inside the Corporate Limits:

WHEREAS, The Owasso Public Works Authority desires to establish the following rates for the provision of sewer service:

Monthly Sewer Fee For Users Inside the Corporate Limits		
Effective Date	**Base Fee**	**Volume Rate Per 1,000 Gallons**
10-1-16	$7.84	$3.41
10-1-17	$8.24	$3.58
10-1-18	$8.65	$3.76
10-1-19	$9.08	$3.95
10-1-20	$9.53	$4.15

Monthly Sewer Fee For Users Outside the Corporate Limits		
Effective Date	**Base Fee**	**Volume Rate Per 1,000 Gallons**
10-1-16	$8.22	$3.58
10-1-17	$9.04	$3.93
10-1-18	$9.94	$4.33
10-1-19	$10.94	$4.76
10-1-20	$11.44	$4.98

WHEREAS, The Owasso Public Works Authority desires to establish the following rates for the provision of refuse service:

Monthly Refuse Fee			
Effective Date	**Per Cart Residential**	**Per Cart Multi-Family**	**Commercial Per Cart**
10-1-16	$14.95	$14.95	$3.41
10-1-17	$15.45	$15.45	$3.58
10-1-18	$15.95	$15.95	$3.76
10-1-19	$16.45	$16.45	$3.95
10-1-20	$16.95	$16.95	$4.15

WHEREAS, The Owasso Public Works Authority desires to establish the following rates, fees and stipulations for metered fire hydrant water usage:

- Deposit per meter of $750.00
- Minimum Meter Charge of $75.00
- Non-refundable service initiation fee of $10.00
- Water usage rate based on aforementioned tiered rate system
- Penalty for failure to report meter readings by the tenth (10th) day of each month of $25.00

NOW, THEREFORE, BE IT RESOLVED BY THE TRUSTEES OF THE OWASSO PUBLIC WORKS AUTHORITY, THAT:

Section One: From and after the effective date of this Resolution (as hereinafter set forth), the charge by the Authority for water service, sewer service, and metered fire hydrant usage shall be adjusted in accordance with the above-

referenced recital paragraphs in accordance with authority established by Part 17, Chapter 1 of the City of Owasso, Code of Ordinances.

Section Two: The water rates, sewer rates, and metered fire hydrant rates and fees established pursuant to the Resolution shall become effective with the first utility billing cycle in October, 2016.

PASSED, ADOPTED AND APPROVED THIS _____ DAY OF _____, 2016.

OWASSO PUBLIC WORK AUTHORITY

_____

Lyndell Dunn, Chair

ATTEST:

_____

Sherry Bishop, Authority Secretary

APPROVED AS TO FORM:

_____

Julie Lombardi, Authority Attorney

The City Without Limits.

TO: The Honorable Mayor and City Council
City of Owasso

FROM: Linda Jones, Finance Director

SUBJECT: Proposed Utility Rate Increases

DATE: July 8, 2016

BACKGROUND:

The Owasso Public Works Authority provides water, sewer, and refuse for the City of Owasso. While the cost of providing service has increased annually, the stormwater and refuse rates charged to customers have not increased since 2010 and 2012, respectively. Increased costs such as labor and capital have not been recovered by the City. As a result, on an accrual basis, the Owasso Public Works Authority lost $1.7 million in operations last fiscal year.

In order for the City to begin the process of recovering increased costs, staff proposes effective October 1, 2016, a five-year plan to increase rates in water, sewer, stormwater, and refuse. In developing a recommendation, information was gathered from surrounding cities. See the attached document labeled "Comparison of Utility Rates." Owasso's proposed rates fall in the middle in comparison to neighboring cities.

As was communicated to Council in May, increased revenues from the proposed 2016 rate increase were incorporated into the FY17 Budget. The FY17 proposed rate increases are outlined below. For details of the entire five-year proposal, see the attached document labeled "Utility Rate Proposal."

OWASSO PUBLIC WORKS AUTHORITY

WATER

Increase water rates by 44 cents per thousand gallons per year for five years. Keep water meter rates flat in 2016, and increase by 22 cents per month, per year beginning October 1, 2017. This increase would equate to a 5.9% increase in year one down to 5.1% in year five. The additional revenue built into the FY17 Budget due to the proposed rate increase was $194,400.

SEWER

Increase sewer rates for residents by 5% per year for five years. Increase non-resident rates by 10% per year until reaching 120% of residential rates in year five. The additional revenue built into the FY17 Budget due to the proposed rate increase was $160,000.

REFUSE

Increase monthly refuse rates by $1 for both residential and commercial on October 1, 2016, and by 50 cents each year in the subsequent four years. The additional revenue built into the FY17 Budget due to the proposed rate increase was $100,500.

STORMWATER FUND

Increase monthly stormwater rates by 50 cents per month each October 1 for residential and by 75 cents per ESU per month each October 1 for commercial. The additional revenue built into the FY17 Budget due to the proposed rate increase was $111,800.

Note that the $454,900 increase in revenues in the OPWA fund does not balance the budget in the first year but over a three-year period. The five-year plan is also designed to address anticipated cost increases such as renovation of the Wastewater Treatment Plant. See the attached document entitled "Past and Future Utility Cost Increases."

ATTACHMENTS:

Comparison of Utility Rates
Utility Rate Proposal
Past and Future Utility Cost Increases

CITY OF OWASSO
COMPARISON OF UTILITY RATES

	Owasso 10-1-15	Owasso Proposed 10-1-16	Bixby	Broken Arrow	Collinsville	Jenks	Sand Springs	Rogers RWD 3	Tulsa	Washington RWD 3
Effective Date			10/1/2015	Current	Current	11/1/2015	5/1/2016	5/1/2016	10/1/2015	4/15/2015
Water Rates--Inside City										
Base for 3/4" Meter	11.94	11.94	14.72	7.70	11.17	13.29	10.87	18.50	5.51	18.00
0-1,000 gallons	-	-	-	4.00	4.15	-	-	3.25	3.64	3.40
1,001-2,000	5.46	5.90	6.97	4.00	4.15	5.41	5.62	3.25	3.64	3.40
2,001-3,000	5.51	5.95	6.97	4.00	4.15	5.46	5.62	3.25	3.64	3.40
3,001-4,000	5.51	5.95	6.97	4.00	4.15	5.61	5.62	3.25	3.64	3.40
4,001-5,000	5.51	5.95	6.97	4.00	4.15	5.90	5.62	3.25	3.64	3.40
5,001-6,000	5.56	6.00	6.97	4.00	4.15	6.25	5.62	4.25	3.64	3.40
6,001-7,000	5.56	6.00	6.97	4.00	4.15	6.25	5.62	4.25	3.64	3.40
Total monthly water cost for average residential at 7,000 gallons	45.05	47.69	56.54	35.70	40.22	48.17	44.59	43.25	30.98	41.80
	7.3%	5.9%								
Water Rates--Outside City			9.00							
Base for 3/4" Meter	14.33	14.33	24.85	8.55	11.17	13.29	23.34		7.82	
0-1,000 gallons			6.97	4.66	8.30	-	-		5.23	
1,001-2,000	6.55	7.08	6.97	4.66	8.30	5.41	-		5.23	
2,001-3,000	6.61	7.14	6.97	4.66	8.30	5.46	-		5.23	
3,001-4,000	6.61	7.14	6.97	4.66	8.30	5.61	11.23		5.23	
4,001-5,000	6.61	7.14	6.97	4.66	8.30	5.90	11.23		5.23	
5,001-6,000	6.67	7.20	6.97	4.66	8.30	6.25	11.23		5.23	
6,001-7,000	6.67	7.20	6.97	4.66	8.30	6.25	11.23		5.23	
Total monthly water cost for average residential at 7,000 gallons	54.05	57.23	82.64	41.17	69.27	48.17	68.26		44.45	
	7.4%	5.9%								
Sewer Rates - Residential										
Base	7.47	7.84	9.35	7.50	8.59	5.73	11.03		N/A	
0-1,000 gallons	3.25	3.41	3.95	2.67	2.79	1.86	-		6.15	
1,001-2,000	3.25	3.41	3.95	2.67	2.79	2.03	5.79		6.15	
2,001-3,000	3.25	3.41	3.95	2.67	2.79	2.18	5.79		6.15	
3,001-4,000	3.25	3.41	3.95	2.67	2.79	2.18	5.79		6.15	
4,001-5,000	3.25	3.41	3.95	2.67	2.79	2.18	5.79		6.15	
Total sewer for average residential at 5,000 gallons	23.72	24.91	29.10	20.85	22.54	16.16	34.19		30.75	
	9.2%	5.0%								
Sewer Rates - Commercial										
Base	7.47	7.84	9.35	7.50	8.59	5.73	11.03		N/A	
0-1,000 gallons	3.25	3.41	4.15	2.91	2.79	1.86	-		6.15	
1,001-2,000	3.25	3.41	4.15	2.91	2.79	2.03	5.42		6.15	
2,001-3,000	3.25	3.41	4.15	2.91	2.79	2.18	5.42		6.15	
3,001-4,000	3.25	3.41	4.15	2.91	2.79	2.18	5.42		6.15	
4,001-5,000	3.25	3.41	4.15	2.91	2.79	2.18	5.42		6.15	
Total sewer for average residential at 5,000 gallons	23.72	24.91	30.1	22.05	22.54	16.16	32.71		30.75	
	9.2%	5.0%								
Sewer Rates Outside City - Residential										
Base	7.47	8.22		8.10	8.59	5.73	22.07		N/A	
0-1,000 gallons	3.25	3.58		3.16	5.58	1.86	-		6.15	
1,001-2,000	3.25	3.58		3.16	5.58	2.03	-		6.15	
2,001-3,000	3.25	3.58		3.16	5.58	2.18	-		6.15	
3,001-4,000	3.25	3.58		3.16	5.58	2.18	11.59		6.15	
4,001-5,000	3.25	3.58		3.16	5.58	2.18	11.59		6.15	
Total sewer for average residential at 5,000 gallons	23.72	26.09		23.90	36.49	16.16	45.25		30.75	
	9.2%	10.0%								
Sewer Rates Outside City - Commercial										
Base	7.47	8.22		8.10	8.59	5.73	22.06		N/A	
0-1,000 gallons	3.25	3.58		3.32	5.58	1.86	-		6.15	
1,001-2,000	3.25	3.58		3.32	5.58	2.03	-		6.15	
2,001-3,000	3.25	3.58		3.32	5.58	2.18	-		6.15	
3,001-4,000	3.25	3.58		3.32	5.58	2.18	11.59		6.15	
4,001-5,000	3.25	3.58		3.32	5.58	2.18	11.59		6.15	
Total sewer for average residential at 5,000 gallons	23.72	26.09		24.70	36.49	16.16	45.24		30.75	
	9.2%	10.0%								
Administrative Fee	N/A	N/A		N/A	7.50	N/A	N/A		N/A	
Stormwater Rates										
Residential (per month)	3.00	3.50	4.00	5.01	2.00	2.00	5.30		6.45	
Commercial (per month)	2.50	3.25	4.00	5.01/unit	3.00	2.00	5.30		6.45	
Industrial (per month)	2.50	3.25	4.00	5.01/unit	4.00	2.00	5.30		6.45	
Refuse Rates										
Residential (per cart)	13.95	14.95	14.00	15.50	13.95	12.60	18.83		15.42	
Second polycart										
Multi-family (per cart)	13.95	14.95		15.50	N/A	N/A	N/A		N/A	
Commercial (per cart)	15.95	16.95		N/A	21.60	N/A	17.51		Varies	
Inside City Residential total	$ 85.72	$ 91.05	$ 103.64	$ 77.06	$ 78.71	$ 78.93	$ 102.91		$ 83.60	
Increase percent	6.3%	6.2%								
Increase per month	$ 5.08	$ 5.33								

CITY OF OWASSO
UTILITY RATE PROPOSAL

	Owasso 10-1-15	Owasso Proposed 10-1-16	Owasso Proposed 10-1-17	Owasso Proposed 10-1-18	Owasso Proposed 10-1-19	Owasso Proposed 10-1-20
Effective Date						
Water Rates--Inside City						
Base for 3/4" Meter	11.94	11.94	12.16	12.38	12.60	12.82
0-1,000 gallons	-	-				
1,001-2,000	5.46	5.90	6.34	6.78	7.22	7.66
2,001-3,000	5.51	5.95	6.39	6.83	7.27	7.71
3,001-4,000	5.51	5.95	6.39	6.83	7.27	7.71
4,001-5,000	5.51	5.95	6.39	6.83	7.27	7.71
5,001-6,000	5.56	6.00	6.44	6.88	7.32	7.76
6,001-7,000	5.56	6.00	6.44	6.88	7.32	7.76
Total monthly water cost for average residential at 7,000 gallons	45.05	47.69	50.55	53.41	56.27	59.13
	7.3%	5.9%	6.0%	5.7%	5.4%	5.1%
Water Rates--Outside City						
Base for 3/4" Meter	14.33	14.33	14.59	14.86	15.12	15.38
0-1,000 gallons						
1,001-2,000	6.55	7.08	7.61	8.14	8.66	9.19
2,001-3,000	6.61	7.14	7.67	8.20	8.72	9.25
3,001-4,000	6.61	7.14	7.67	8.20	8.72	9.25
4,001-5,000	6.61	7.14	7.67	8.20	8.72	9.25
5,001-6,000	6.67	7.20	7.73	8.26	8.78	9.31
6,001-7,000	6.67	7.20	7.73	8.26	8.79	9.32
Total monthly water cost for average residential at 7,000 gallons	54.05	57.23	60.66	64.10	67.53	70.96
	7.4%	5.9%	6.0%	5.7%	5.4%	5.1%
Sewer Rates - Residential						
Base	7.47	7.84	8.24	8.65	9.08	9.53
0-1,000 gallons	3.25	3.41	3.58	3.76	3.95	4.15
1,001-2,000	3.25	3.41	3.58	3.76	3.95	4.15
2,001-3,000	3.25	3.41	3.58	3.76	3.95	4.15
3,001-4,000	3.25	3.41	3.58	3.76	3.95	4.15
4,001-5,000	3.25	3.41	3.58	3.76	3.95	4.15
Total sewer for average residential at 5,000 gallons	23.72	24.91	26.15	27.46	28.83	30.27
	9.2%	5.0%	5.0%	5.0%	5.0%	5.0%
Sewer Rates - Commercial						
Base	7.47	7.84	8.24	8.65	9.08	9.53
0-1,000 gallons	3.25	3.41	3.58	3.76	3.95	4.15
1,001-2,000	3.25	3.41	3.58	3.76	3.95	4.15
2,001-3,000	3.25	3.41	3.58	3.76	3.95	4.15
3,001-4,000	3.25	3.41	3.58	3.76	3.95	4.15
4,001-5,000	3.25	3.41	3.58	3.76	3.95	4.15
Total sewer for average residential at 5,000 gallons	23.72	24.91	26.15	27.46	28.83	30.27
	9.2%	5.0%	5.0%	5.0%	5.0%	5.0%
Sewer Rates Outside City - Residential						
Base	7.47	8.22	9.04	9.94	10.94	11.44
0-1,000 gallons	3.25	3.58	3.93	4.33	4.76	4.98
1,001-2,000	3.25	3.58	3.93	4.33	4.76	4.98
2,001-3,000	3.25	3.58	3.93	4.33	4.76	4.98
3,001-4,000	3.25	3.58	3.93	4.33	4.76	4.98
4,001-5,000	3.25	3.58	3.93	4.33	4.76	4.98
Total sewer for average residential at 5,000 gallons	23.72	26.09	28.70	31.57	34.73	36.33
	9.2%	10.0%	10.0%	10.0%	10.0%	4.6%
Sewer Rates Outside City - Commercial						
Base	7.47	8.22	9.04	9.94	10.94	11.44
0-1,000 gallons	3.25	3.58	3.93	4.33	4.76	4.98
1,001-2,000	3.25	3.58	3.93	4.33	4.76	4.98
2,001-3,000	3.25	3.58	3.93	4.33	4.76	4.98
3,001-4,000	3.25	3.58	3.93	4.33	4.76	4.98
4,001-5,000	3.25	3.58	3.93	4.33	4.76	4.98
Total sewer for average residential at 5,000 gallons	23.72	26.09	28.70	31.57	34.73	36.33
	9.2%	10.0%	10.0%	10.0%	10.0%	4.6%
Administrative Fee	N/A	N/A	N/A	N/A	N/A	N/A
Stormwater Rates						
Residential (per month)	3.00	3.50	4.00	4.50	5.00	5.50
Commercial (per month)	2.50	3.25	4.00	4.75	5.50	6.25
Industrial (per month)	2.50	3.25	4.00	4.75	5.50	6.25
Refuse Rates						
Residential (per cart)	13.95	14.95	15.45	15.95	16.45	16.95
Second polycart						
Multi-family (per cart)	13.95	14.95	15.45	15.95	16.45	16.95
Commercial (per cart)	15.95	16.95	17.45	17.95	18.45	18.95
Inside City Residential total	$ 85.72	$ 91.05	$ 96.15	$ 101.32	$ 106.55	$ 111.85
Increase percent	6.3%	6.2%	5.6%	5.4%	5.2%	5.0%
Increase per month	$ 5.08	$ 5.33	$ 5.11	$ 5.17	$ 5.23	$ 5.30

PAST AND FUTURE UTILITY COST INCREASES

Past OPWA Utility Cost Increases

Material Cost Increases:

- ✓ Since 2005, water and wastewater materials have increased annually by approximately 12%. The main reason is due to energy demands to produce PVC materials such as 6" PVC pipe which has increased in cost from $1 per linear foot to $6. Furthermore, plastic meter cans have increased from $32 to $48 per can over the last 6 years.

- ✓ In February 2014, Senate Bill 3874 was passed which eliminated any use of lead material in any of the brass materials used in a public or private potable water system. As a result, material made out of brass such as water meters, setters, corp stops, tapping saddles and fire hydrants increased in cost by 40%. For example, a fire hydrant assembly cost was $1,500 six years ago. Today, the total cost for the same material is $2,600. Another example, a simple 2" isolation valve cost $190 in 2010. The cost now is $265.

Infrastructure Improvements Completed:

- ✓ In 2005, Wastewater Masterplan was updated and adopted by City Council. Within the plan, infrastructure improvements were recommended for the WWTP, Ranch Creek Interceptor, Santa Fe Lift Station and Force Main, North 117th E Ave Pump Station and Meadowcrest Relief Line by 2015. Such improvements have been completed with a cost of over $20 million.

OPWA Future Needs

Infrastructure Improvements:

- ✓ Based on current loading and Wastewater Masterplan recommendations, WWTP needs additional upgrades by 2020. Estimated cost for the next phase of construction is $10 million.

- ✓ Per masterplan recommendations, the collection system within several subdivisions is in need of replacement due to age, condition and capacity restriction. Over the next 10 years, OPWA needs to reinvest approximately $23 million.

- ✓ Per the 2016 Water Distribution Model, the water distribution system needs upgrades in several different locations in order to continue to provide adequate water pressure, volume and water quality. Over the next 10 years, OPWA needs to reinvest approximately $2.5 million.

Equipment Needs:

- ✓ OPWA funds equipment for the following divisions: Water Distribution, Wastewater Collection, Wastewater Treatment Plan, Recycle Center, Refuse, Maintenance and Wastewater Treatment Plant. Over the next 5-years, staff projects approximately $2.5 million in equipment cost in order to continue to provide quality service to the citizens of Owasso. Such equipment includes: backhoes, trackhoes, service vehicles, refuse trucks and dump trucks etc.

Personnel Needs:

- ✓ Over the next 5-years, OPWA proposes to increase staff by 4 employees.
    - Recycle Center – 1 New Full-Time Employee
    - Wastewater Collection – 1 New-Full Time Employee
    - Maintenance – 1 New Full-Time Employee
    - Water Distribution – 1New Full-Time Employee

  Total annual cost for the 4-new employees would be approximately $172,000.

Current and Future Stormwater Needs

Infrastructure Improvements:

- ✓ FY 2016 Stormwater Fund generated approximately $710,000. Currently, the revenue assists with stormwater operations, equipment, personnel and small stormwater infrastructure improvements.

    - Annual Average Operating Cost: $585,000 (cost excludes projects)

- ✓ Currently, stormwater projects that cost more than approximately $300,000 typically are funded through the CIP fund due to the amount of revenue generated from the stormwater fee. Below are some examples:

    - Brookfield Crossing
    - Sports Park Regional Detention Facility
    - Lakeridge/Central Park Channel Improvements
    - Rayola Detention/Trib. 5A Improvements

- ✓ Per the 2005 Stormwater Masterplan, the remaining projects in need of repair total approximately $20 million.

Equipment Needs:

- ✓ Over the next 5 years, staff projects approximately $185,000 in equipment cost in order to continue to provide quality service to the citizens of Owasso.

Personnel Needs:

- ✓ Over the next 5 years, Stormwater Division proposes to increase staff by 2 employees. Annual estimated cost is $80,000.

OWASSO
The City Without Limits.

TO: The OPGA Chairman and Trustees
City of Owasso

FROM: Chris Cook
Bailey Ranch Golf Club – Golf Course Superintendent

SUBJECT: Recommendation for OPGA Utility Cart Lease to Purchase Agreement

DATE: August 5, 2016

BACKGROUND:

Last year, the Bailey Ranch Grounds Department assessed its utility cart fleet to determine its safety, reliability, and productivity. Based on this assessment, it was determined that the carts in the current fleet can no longer be relied upon by the Grounds Department to meet their needs. The results of the audit showed that, of the nine vehicles being considered for replacement, only four of the carts are operable and all the carts need significant brake and suspension work. Our equipment manager, Dan Welborn, priced out the parts needed to make the repairs and total repair cost was estimated at over $21,000 to make the fleet safe and operable again. Several of the carts have engines that have become obsolete and parts have become very difficult, if not impossible, to locate.

The Grounds Department current fleet includes carts ranging in age from 11-19 years old. This age is about twice the industry standard of 5-8 years. Utility carts are used by the staff 8-10 hours a day, seven days a week, throughout the growing season to tow equipment, carry tools and supplies. The constant use and harsh working conditions lower the life expectancy of this type of equipment. As our fleet has aged, repair costs and down-time have gone up considerably.

VEHICLE DESCRIPTIONS:

Staff proposes to purchase eight new Cushman 72v Hauler vehicles. Each cart is equipped with an electric drivetrain. This will allow the staff to increase productivity around the golf course without disrupting the members and guests at Bailey Ranch. An electric cart fleet will also significantly reduce unleaded fuel consumption, by almost 2,000 gallons per year, thereby reducing our annual fuel expense.

The utility carts will be purchased at Oklahoma State Contract pricing in the amount of $8,876.13 per cart.

LEASE TO PURCHASE CONTRACT:

EZGO Textron submitted a proposal with 60 monthly payments of $1,160.00. The proposal also includes a total of $71,009.04 for utility carts, less $4,500.00 trade-in value for old equipment, , plus interest of $7,090.96 (3.85%) and a balloon payment of $4,000.00 for a total of $73,600.00.

FUNDING:

Funding for monthly lease payments of $1,160.00 is available, in the OPGA FY2016-17 budget.

RECOMMENDATION:

Staff recommends approval of a lease to purchase contract with EZGO Textron for eight (8) Cushman utility vehicles with 60 monthly payments for a grand total of $73,600.00.

ATTACHMENTS:

Bid Proposal Submittal- EZGO Textron
Amortization Schedule

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Bailey Ranch GC – City of Owasso

A Textron Company

QTY	MODEL	YEAR	TERMS	PER CAR Per Month	Monthly/Yearly EXTENDED PRICE
8	Cushman Hauler Pro 72v	2017	60 Month $500 Balloon Municipal Financing	**$145.00**	**$1,160.00 / $13,920.00 Yearly**

LEASE PROGRAM DETAILS:

Payment Schedule:	***Municipal Financing***		Payment Months:	***12 Months***
Delivery Month:	***Within 60 days from order date***		First Pay:	***Month Following Delivery***

FLEET ACCESSORIES:

BODY: Forest, Ivory, Patriot Blue, Bright White, Flame Red, Black	**Grey or Tan Seat**	**Comfort Grip Steering wheel with scorecard holder**
On Board Charger with charging cord	**Trojan T875 Batteries with Hydrolink Auto Fill System**	**State Of Charger Meter in Dash**
12v Outlet in Dash	**Quiet Poly Bed and Brush Guard**	**Black Sun Canopy**
Fold Down Clear Windshield	**Freight**	**Set up**

**Any change in the accessory list must be received at least 45 days prior to delivery.*

TRADE INFORMATION:

Manufacturer	Quantity	Year	Model	Accessories
EZGO	**2**	**1996/1998**	**Workhorse**	**N/A**
EZGO	**3**	**2005**	**ST350 G**	**Top**
EZGO	**1**	**2005**	**ST400 G**	**Top**
Toro	**2**	**2002**	**Workman**	**Top**
Club Car	**1**	**2000**	**Turf 2**	**Top**

PURCHASE PROGRAM DETAILS:

Trade Value Per Car: Average = **$500 each (5 do not run)**

Total Trade Value: **$4,500**

Trade Value to Net Down Lease Payment: **$4,500**

Trade Value Returned as Cash: N/A

SPECIAL CONSIDERATIONS:

E-Z-GO will provide factory-direct, certified, local service technicians to handle all warranty repairs and service visits. All pricing options are reflected in NET numbers using existing used running and non running vehicles. LED Mounted Work Lights may be added at an additional $200 each installed. Gross Selling Price is $8,876.13 / Net Selling Price after trades $8,313.63. Municipal Financing Rate of 3.85% is used through TCF equipment financing.

E-Z-GO at its discretion reserves the right to offer an early roll option. In order to receive an early roll option, **Bailey Ranch GC – City of Owasso** must enter into a new lease purchase agreement with E-Z-GO and the existing account must be current and credit approved. Prices quoted are those in effect at the time the quote is made and are guaranteed subject to acceptance within 45 days. All lease cars and trades must be in running condition and a fleet inspection will be done prior to pick up. All

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electric cars must have a working charger. All pricing and trade values are contingent upon management approval. Applicable state taxes, local taxes and insurance are not included. Payment Schedule(s) does not include any finance, documentation or initiation fees that may be required with payment

Bailey Golf Ranch GC – City of Owasso

Accepted By: _____

Title: _____

Date: _____

E-Z-GO, A Division of Textron, Inc.

Accepted By: Luke Benedict

Title: Territory Fleet and Utility Sales Manager

Date: 8/1/2016

Compound Period: Monthly

Nominal Annual Rate: 3.850%

CASH FLOW DATA

	Event	Date	Amount	Number	Period	End Date
1	Loan	8/15/2016	8,313.63	1		
2	Payment	9/15/2016	145.00	60	Monthly	8/15/2021
3	Payment	9/15/2021	500.00	1		

AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	8/15/2016				8,313.63
1	9/15/2016	145.00	26.67	118.33	8,195.30
2	10/15/2016	145.00	26.29	118.71	8,076.59
3	11/15/2016	145.00	25.91	119.09	7,957.50
4	12/15/2016	145.00	25.53	119.47	7,838.03
2016 Totals		580.00	104.40	475.60	
5	1/15/2017	145.00	25.15	119.85	7,718.18
6	2/15/2017	145.00	24.76	120.24	7,597.94
7	3/15/2017	145.00	24.38	120.62	7,477.32
8	4/15/2017	145.00	23.99	121.01	7,356.31
9	5/15/2017	145.00	23.60	121.40	7,234.91
10	6/15/2017	145.00	23.21	121.79	7,113.12
11	7/15/2017	145.00	22.82	122.18	6,990.94
12	8/15/2017	145.00	22.43	122.57	6,868.37
13	9/15/2017	145.00	22.04	122.96	6,745.41
14	10/15/2017	145.00	21.64	123.36	6,622.05
15	11/15/2017	145.00	21.25	123.75	6,498.30
16	12/15/2017	145.00	20.85	124.15	6,374.15
2017 Totals		1,740.00	276.12	1,463.88	
17	1/15/2018	145.00	20.45	124.55	6,249.60
18	2/15/2018	145.00	20.05	124.95	6,124.65
19	3/15/2018	145.00	19.65	125.35	5,999.30
20	4/15/2018	145.00	19.25	125.75	5,873.55
21	5/15/2018	145.00	18.84	126.16	5,747.39
22	6/15/2018	145.00	18.44	126.56	5,620.83
23	7/15/2018	145.00	18.03	126.97	5,493.86
24	8/15/2018	145.00	17.63	127.37	5,366.49
25	9/15/2018	145.00	17.22	127.78	5,238.71
26	10/15/2018	145.00	16.81	128.19	5,110.52

27	11/15/2018	145.00	16.40	128.60	4,981.92
28	12/15/2018	145.00	15.98	129.02	4,852.90
2018 Totals		1,740.00	218.75	1,521.25	
29	1/15/2019	145.00	15.57	129.43	4,723.47
30	2/15/2019	145.00	15.15	129.85	4,593.62
31	3/15/2019	145.00	14.74	130.26	4,463.36
32	4/15/2019	145.00	14.32	130.68	4,332.68
33	5/15/2019	145.00	13.90	131.10	4,201.58
34	6/15/2019	145.00	13.48	131.52	4,070.06
35	7/15/2019	145.00	13.06	131.94	3,938.12
36	8/15/2019	145.00	12.63	132.37	3,805.75
37	9/15/2019	145.00	12.21	132.79	3,672.96
38	10/15/2019	145.00	11.78	133.22	3,539.74
39	11/15/2019	145.00	11.36	133.64	3,406.10
40	12/15/2019	145.00	10.93	134.07	3,272.03
2019 Totals		1,740.00	159.13	1,580.87	
41	1/15/2020	145.00	10.50	134.50	3,137.53
42	2/15/2020	145.00	10.07	134.93	3,002.60
43	3/15/2020	145.00	9.63	135.37	2,867.23
44	4/15/2020	145.00	9.20	135.80	2,731.43
45	5/15/2020	145.00	8.76	136.24	2,595.19
46	6/15/2020	145.00	8.33	136.67	2,458.52
47	7/15/2020	145.00	7.89	137.11	2,321.41
48	8/15/2020	145.00	7.45	137.55	2,183.86
49	9/15/2020	145.00	7.01	137.99	2,045.87
50	10/15/2020	145.00	6.56	138.44	1,907.43
51	11/15/2020	145.00	6.12	138.88	1,768.55
52	12/15/2020	145.00	5.67	139.33	1,629.22
2020 Totals		1,740.00	97.19	1,642.81	
53	1/15/2021	145.00	5.23	139.77	1,489.45
54	2/15/2021	145.00	4.78	140.22	1,349.23
55	3/15/2021	145.00	4.33	140.67	1,208.56
56	4/15/2021	145.00	3.88	141.12	1,067.44
57	5/15/2021	145.00	3.42	141.58	925.86
58	6/15/2021	145.00	2.97	142.03	783.83
59	7/15/2021	145.00	2.51	142.49	641.34
60	8/15/2021	145.00	2.06	142.94	498.40
61	9/15/2021	500.00	1.60	498.40	0.00
2021 Totals		1,660.00	30.78	1,629.22	
Grand Totals		9,200.00	886.37	8,313.63	