

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

**PUBLIC NOTICE OF THE MEETING OF THE  
OWASSO CITY COUNCIL, OPWA & OPGA**

Council Chambers, Old Central Building  
109 N Birch, Owasso, OK 74055  
Regular Meeting  
Tuesday, September 13, 2016 - 6:00 pm

RECEIVED  
SEP 09 2016

City Clerk's Office  
*JMP*

1. **Call to Order**  
Mayor/Chair Lyndell Dunn
2. **Discussion relating to Tax Increment Financing (TIF) Districts**  
Bronce Stephenson  
Leslie Batchelor, Center for Economic Development Law
3. **Discussion relating to Community Development items**  
Bronce Stephenson
  - A. Specific Use Permit – Jim Glover Auto Family Coffee Creek Dealership (10500 block of HWY 169 east service road)
  - B. Final Plat – Somerset (north side of E 96 St N, approximately ½ mile west of N 145 E Ave)
4. **Discussion relating to financing capital improvement projects**  
Linda Jones
5. **Discussion relating to Fire Station No. 4 and a project design services contract**  
Chris Garrett
6. **Discussion relating to Public Works items**  
Roger Stevens
  - A. Street Rehabilitation Program – FY 17 Project Priority List
  - B. 76 & Main Intersection Improvement Project – Design Presentation
7. **Discussion relating to a proposed resolution supporting the Tulsa Regional Chamber OneVoice Legislative Agenda**  
John Feary
8. **Discussion relating to City Manager items**  
Warren Lehr
  - Monthly sales tax report
  - City Manager report
9. **City Council/Trustee comments and inquiries**
10. **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, September 9, 2016.

*Sherry Bishop*  
Sherry Bishop, City Clerk



**TO:** The Honorable Mayor and City Council  
City of Owasso

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

**SUBJECT:** Creation of a Tax Increment Financing (TIF) District in Owasso's Redbud District

**DATE:** September 9, 2016

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**BACKGROUND:**

The City of Owasso has looked into the development of a Tax Increment Financing (TIF) District covering the downtown Redbud District area. The Council approved an engagement letter with the Center for Economic Development Law (CEDL) to allow staff to work with the firm in exploring the viability of a TIF in the Redbud District area.

This item was brought before the City Council at the August work session for initial discussion. A possible TIF in the Redbud District was discussed by the Owasso Economic Development Authority during their August meeting and this item will be presented to the Planning Commission for discussion.

**TIMELINE:**

Oklahoma State Statutes outline a specific process for the creation of a TIF District. The following outlines the process and target date for the creation of the TIF:

**Steps for Considering and Creating a TIF District:**

**1. Governing Body Initiation of Process.**

- a. Governing body resolution establishes the review committee and appoints its representative.
- b. The Review Committee consists of:
  1. A representative of the governing body, to serve as chairperson;
  2. A representative of the planning commission, if applicable;
  3. A representative designated by each taxing jurisdiction within the proposed TIF district whose ad valorem taxes might be impacted by the project; and
  4. Three members (at least one of which represents the business community) representing the public at-large and selected by the other Review Committee members from a list of seven names submitted by the chairperson of the committee.

**2. Review Committee Consideration.**

- a. Committee elects at-large members.
- b. Committee studies proposed project and makes findings on eligibility of proposed project area and TIF district.
- c. Committee makes findings on financial impacts of proposed project upon affected taxing jurisdictions and business activities in the proposed TIF district.

d. Committee makes a recommendation regarding approval of proposed project and creation of TIF district.

**3. Planning Commission Review.**

- a. Planning commission determines whether proposed project plan conforms with comprehensive (master) plan, if applicable.
- b. Planning commission makes a recommendation regarding approval of proposed project plan.

**4. Governing Body Consideration and Approval.**

- a. Governing body must hold two public hearings before adoption of a project plan – one to provide information, including an analysis of potential impacts, and to answer questions, and a second to give interested persons the opportunity to express their views on the proposed project plan.
- b. Governing body considers the findings and recommendation of the review committee and the resolution and recommendation of the planning commission, if applicable.
- c. Governing body makes final determination that the proposed TIF district meets the eligibility criteria of the statute, including that the project area is an enterprise area, a historic preservation area, or a reinvestment area.
- d. Governing body makes finding that the improvement of the area is likely to enhance the value of other real property in the area and to promote the general public interest.
- e. Governing body adopts ordinance (or resolution) approving the project and establishing the TIF district.

Staff would ask the TIF Review Committee to provide a recommendation to the City Council by December 12, 2016. That would allow the Council to hold a worksession discussion prior to voting on the creation of a TIF at the December 20, 2016, regular meeting. A proposed schedule is attached to this memo.

**ACTION:**

Staff will ask the City Council to approve a resolution at the September 20, 2016 City Council meeting. The proposed resolution would:

- Declare the intent to consider approval of a project plan and creation of a tax increment district under the local development act;
- Direct preparation of a project plan;
- Appoint a review committee;
- Direct the review committee to make findings as to eligibility and financial impact, if any, on taxing jurisdictions and business activities within the district;
- Direct the review committee to make a recommendation with respect to the proposed project

**ATTACHMENTS:**

Draft Resolution Creating TIF Review Committee  
Proposed TIF Schedule  
Memo dated August 5, 2016, Council Worksession  
TIF Map  
TIF Presentation from CEDL – August 9, 2016 Council Work Session  
TIF Creation Procedure Document from CEDL

**DRAFT**

**CITY OF OWASSO  
RESOLUTION 2016-\_\_**

**A RESOLUTION OF THE CITY OF OWASSO, OKLAHOMA, DECLARING THE INTENT TO CONSIDER APPROVAL OF A PROJECT PLAN AND CREATION OF A TAX INCREMENT DISTRICT UNDER THE LOCAL DEVELOPMENT ACT; DIRECTING PREPARATION OF A PROJECT PLAN; APPOINTING A REVIEW COMMITTEE; DIRECTING THE REVIEW COMMITTEE TO MAKE FINDINGS AS TO ELIGIBILITY AND FINANCIAL IMPACT, IF ANY, ON TAXING JURISDICTIONS AND BUSINESS ACTIVITIES WITHIN THE DISTRICT; DIRECTING THE REVIEW COMMITTEE TO MAKE A RECOMMENDATION WITH RESPECT TO THE PROPOSED PROJECT; AND DECLARING AN EMERGENCY**

**WHEREAS**, it is an objective of the City of Owasso, Oklahoma (“City”), to promote economic development within its boundaries in order to attract major investment, enhance the tax base, stimulate economic growth, and improve the quality of life in and around the City; and

**WHEREAS**, the City envisions the development of its Redbud District as a new destination area for the City, consisting of infill development with commercial, residential, and office components, and improved streetscapes and pedestrian accessibility (“Project”); and

**WHEREAS**, in order to promote and stimulate economic development, it is necessary and desirable to establish a legal framework and funding mechanism to provide public assistance to the Project; and

**WHEREAS**, a key objective of the Project is the development of a retail component; and

**WHEREAS**, for the health, safety, and public welfare of the residents of the City, it is appropriate and desirable to consider and adopt a project plan and an increment districts for the Project pursuant to the Oklahoma Local Development Act, 62 O.S. §850, *et seq.* (“Act”); and

**WHEREAS**, the Act was passed by the Oklahoma Legislature to implement Section 6C of Article X of the Oklahoma Constitution, which empowers the governing bodies of cities, towns, and counties to apportion tax increments to help finance the public costs of economic development; and

**WHEREAS**, the development of the area depends upon the utilization of tax increment financing to help finance the public costs of the development; and

**WHEREAS**, without the development of a Project, the preparation of a project plan, the establishment of an increment district, and other authorizations provided for in the Act, economic growth in and surrounding the Redbud District would be difficult or impossible; and

**WHEREAS**, the Act requires the appointment of a Review Committee to review and make a recommendation concerning a proposed district, plan, or project, to consider and make findings and recommendations with respect to the conditions establishing the eligibility of the proposed district, and to consider and determine whether a proposed plan and project will have a financial impact on any affected taxing jurisdiction and business activities within a proposed district and to report its findings and make its recommendations to the governing body; and

**WHEREAS**, the Act provides that the membership of the Review Committee shall consist of the following: a representative of the governing body who shall serve as chairperson; a representative of the planning commission having jurisdiction over the proposed increment district; a representative designated by each taxing jurisdiction within the proposed district whose taxes might be impacted by the plan; and three members representing the public at large as selected by the other committee members from a list of seven names submitted by the chairperson of the Review Committee; and

**WHEREAS**, the taxing jurisdictions within the proposed district whose taxes might be impacted by the establishment of an increment district within the City are (1) Tulsa County; (2) City-County Library; (3) City-County Health Department; (4) Tulsa Technology Center; (5) Tulsa Community College; and (6) Owasso Public Schools.

**WHEREAS**, at least one of the Review Committee members representing the public at large shall be a representative of the business community and, because a key objective of the Project may be the development of a significant retail component, such member shall be a retailer or a representative of a retail organization; and

**WHEREAS**, consistent with the Act, the membership of the Review Committee shall consist of the following: one representative of the City of Owasso City Council, who shall serve as chairperson of the Review Committee; one representative of the Owasso Planning Commission to be designated by that body; one representative of Tulsa County to be designated by that body; one representative of the City-County Library to be designated by that body; one representative of the City-County Health Department to be designated by that body; one representative of the Tulsa Technology Center to be designated by that body; one representative of the Tulsa Community College to be designated by that body; one representative of the Owasso Public Schools to be designated by that body; and three members representing the public at large, at least one of whom is a representative of the business community in the City and is a retailer or a representative of a retail organization, selected by the other Review Committee members from a list of seven names submitted by the chairperson of the Review Committee.

**WHEREAS**, the Review Committee shall review and make a recommendation concerning a proposed project plan including a potential increment district, consider and make findings and recommendations with respect to the conditions establishing the eligibility of the proposed increment district, and to consider and determine whether the proposed Project and project plan will have a financial impact on any taxing jurisdiction and business activities within the proposed increment district and to report its findings and make its recommendations to the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OWASSO, THAT:**

**Section One:** The Council of the City of Owasso intends to consider approval of a project plan and creation of a tax increment district to facilitate the financing of eligible project costs and hereby directs the preparation of a project plan to be submitted for consideration in accordance with the Act.

**Section Two:** A Review Committee is hereby appointed whose membership shall consist of the following: one representative of the City of Owasso City Council, who shall serve as chairperson of the Review Committee; one representative of the Owasso Planning Commission to be designated by that body; one representative of Tulsa County to be designated by that body; one representative of the City-County Library to be designated by that body; one representative of the City-County Health Department to be designated by that body; one representative of the Tulsa Technology Center to be designated by that body; one representative of the Tulsa Community College to be designated by that body; one representative of the Owasso Public Schools to be designated by that body; and three members representing the public at large, at least one of whom is a representative of the business community in the City and is a retailer or a representative of a retail organization, selected by the other Review Committee members from a list of seven names submitted by the chairperson of the Review Committee.

**Section Three:** \_\_\_\_\_ shall serve as the City of Owasso City Council's representative and chairperson of the Review Committee.

**Section Four:** The chairperson of the Review Committee shall request that each of the following entities designate a representative to serve on the Review Committee:

- (1) Owasso Planning Commission;
- (2) Tulsa County;
- (3) City-County Library
- (4) City-County Health Department;
- (5) Tulsa Technology Center;
- (6) Tulsa Community College; and
- (7) Owasso Public Schools.

**Section Five:** The chairperson of the Review Committee shall submit a list of seven names, at least one of whom is a representative of the business community in the City and is a retailer or a representative of a retail organization, to represent the public at large on the Review Committee.

**Section Six:** The other Review Committee members shall select three people from the list submitted by the chairperson who shall represent the public at large on the Review Committee; at least one of the three people selected to represent the public at large shall be a representative of the business community in the City and a retailer or a representative of a retail organization.

**Section Seven:** The Review Committee shall consider and make its findings and recommendations to the City of Owasso City Council with respect to the conditions establishing the eligibility of the proposed increment district and the appropriateness of approval of the proposed project plan and Project.

**Section Eight:** The Review Committee shall consider and determine whether the proposed project plan and Project will have a financial impact on any taxing jurisdiction and business activities within the proposed increment district and shall report its findings to the City of Owasso City Council.

**Section Nine:** The Owasso Planning Commission shall review the proposed project plan and shall make its recommendation regarding the project plan to the City of Owasso City Council.

**Section Ten:** An emergency is hereby declared to exist for the preservation of the public peace, health, safety, and welfare, and by reason whereof this Resolution shall take effect immediately from and after its adoption and approval.

**PASSED AND APPROVED** this \_\_\_ day of \_\_\_\_\_, 2016.

**DRAFT**

\_\_\_\_\_  
Lyndell Dunn, Mayor

\_\_\_\_\_  
Sherry Bishop, City Clerk

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
Julie Lombardi, City Attorney

# OWASSO REDBUD DISTRICT PROJECT

## Proposed Adoption Schedule

September							October						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3							1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

November							December						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5					1	2	3
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

<b>DATE</b>	<b>EVENT</b>
September 20, 2016	City Council resolution declaring intent to consider Project Plan and appointing Review Committee
September 22, 2016	Letters to affected taxing jurisdictions requesting Review Committee member selections
October 25, 2016	Post Agenda of Review Committee first meeting
October 27, 2016	Review Committee first meeting
November 8, 2016	Agenda posted for second meeting of Review Committee
November 10, 2016	Review Committee second meeting
November 10, 2016	Economic Development Authority – presentation of project
November 14, 2016	Planning Commission meeting – resolution re: conformance with Comprehensive Plan
November 21, 2016	Newspaper publication and website posting of notice of public hearings; Project Plan and Economic Impact Report on City Website and at City Clerk’s office
November 21, 2016	Notice of Hearings Mailed/ Emailed to Registrants

**DRAFT 9-1-16  
Subject to review and update**

December 6, 2016	City Council First Public Hearing of Ordinance Establishing
December 20, 2016	City Council Second Public Hearing of Ordinance Establishing TIF
December 22, 2016	Request for determination of Base Assessed Value by County Assessor
December 22, 2016	Notice to Oklahoma Tax Commission and Oklahoma Department of Commerce
Spring, 2017	Notice to School District of opportunity to protest Base Assessed Value (send immediately after County Assessor certifies Base Assessed Value)



**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

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**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.

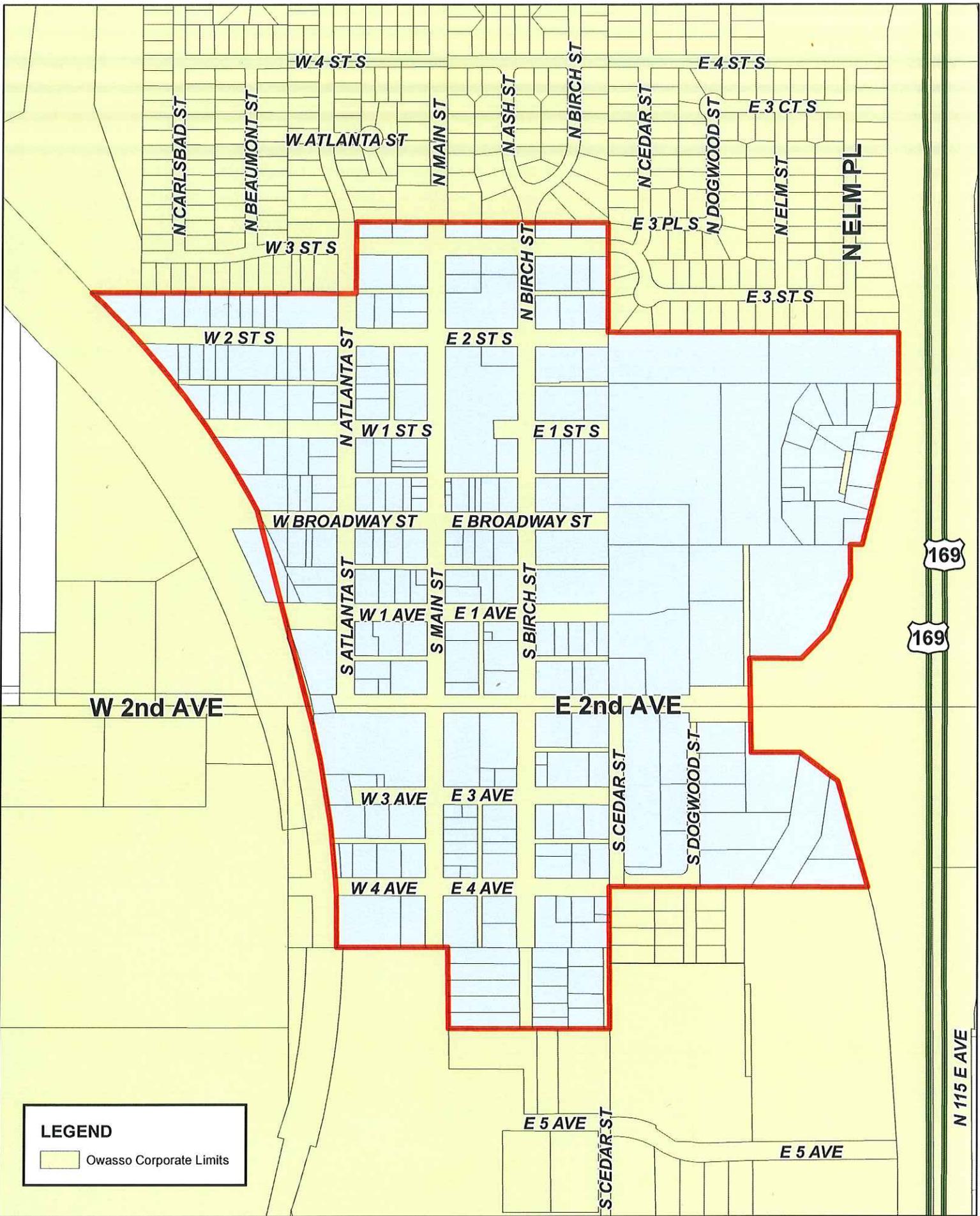
Staff worked with the community and stakeholders to develop a brand for the redevelopment of downtown, with the Redbud District as the chosen name. By letting the community help to name and choose the logo, interest in the redevelopment of downtown is more popular than ever.

#### **CENTER FOR ECONOMIC DEVELOPMENT LAW:**

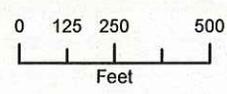
Recently, Economic Development Director Chelsea Levo, Community Development Director Bronce Stephenson, Assistant City Manager Sherry Bishop and City Attorney Julie Lombardi met with the Center for Economic Development Law (CEDL) of Oklahoma City to discuss utilizing their services and expertise of incentive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



**LEGEND**  
 [Red Outline] Owasso Corporate Limits



**DOWNTOWN  
 OWASSO**

29, 30, 31 & 32 T-21-N R-14-E



# **Tax Increment Financing:** **A Valuable Tool for Economic Development**



**CENTER FOR ECONOMIC  
DEVELOPMENT LAW**

**LESLIE V. BATCHELOR  
EMILY K. POMEROY  
CAMERON H. BREWER**

**Owasso  
August 9, 2016**

# **Tax Increment Financing (“TIF”)**

## **Legal Basis: Oklahoma Constitution and the Local Development Act**

- ▶ The Local Development Act, 62 O.S. §850, et seq., implements Art. X, Section 6C of the Oklahoma Constitution and allows a city, town, or county to implement a TIF in an area that is unproductive, undeveloped, underdeveloped or blighted

## Development Using TIFs

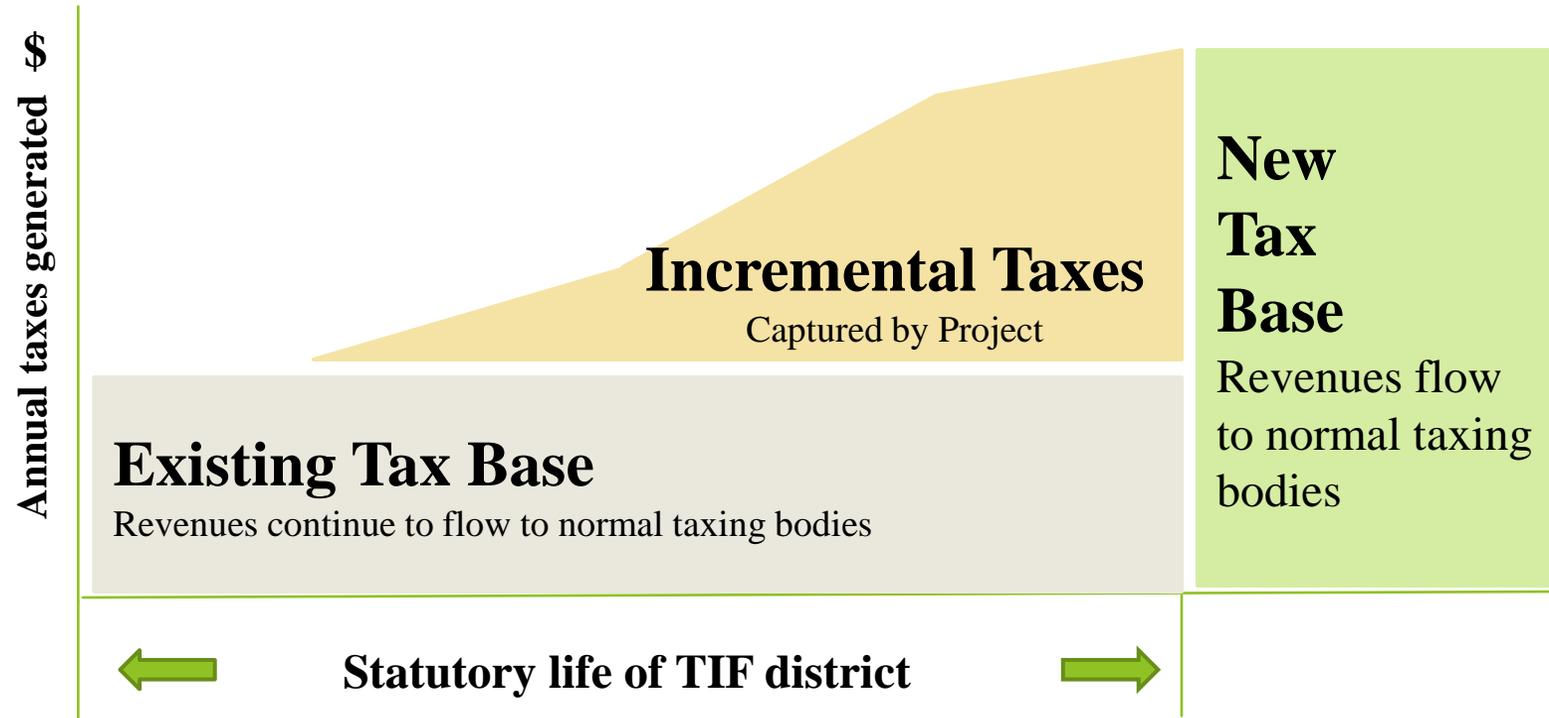
- ▶ The Act provides a tool to be used in areas where investment, development, and economic growth are difficult but possible if the Act is used
- ▶ TIFs do not impose new taxes

# What is a TIF?

- ▶ A TIF allows a city to direct the apportionment of an increment of certain local taxes and fees to finance public project costs in order to stimulate development in the area
  - The increment is:
    - the portion of the ad valorem taxes produced by the increased value of the property in the TIF district as measured from the date the TIF is passed;
    - **and/or**
    - the portion of sales taxes collected each year that are generated by the project.

# Value Generation and Capture

## Basic TIF Model



# Where can TIF be used?

- ▶ “Enterprise area” – any area within a designated state or federal enterprise zone.
- ▶ “Historic preservation area” – an area or structure listed in or nominated by the SHPO to the National Register, and subject to historic preservation zoning.
- ▶ “Reinvestment area” – an area requiring public improvements
  - ▶ to reverse economic stagnation or decline,
  - ▶ to serve as a catalyst for retaining or expanding employment,
  - ▶ to attract major investment to the area

# Where can TIF be used?

## Reinvestment Area

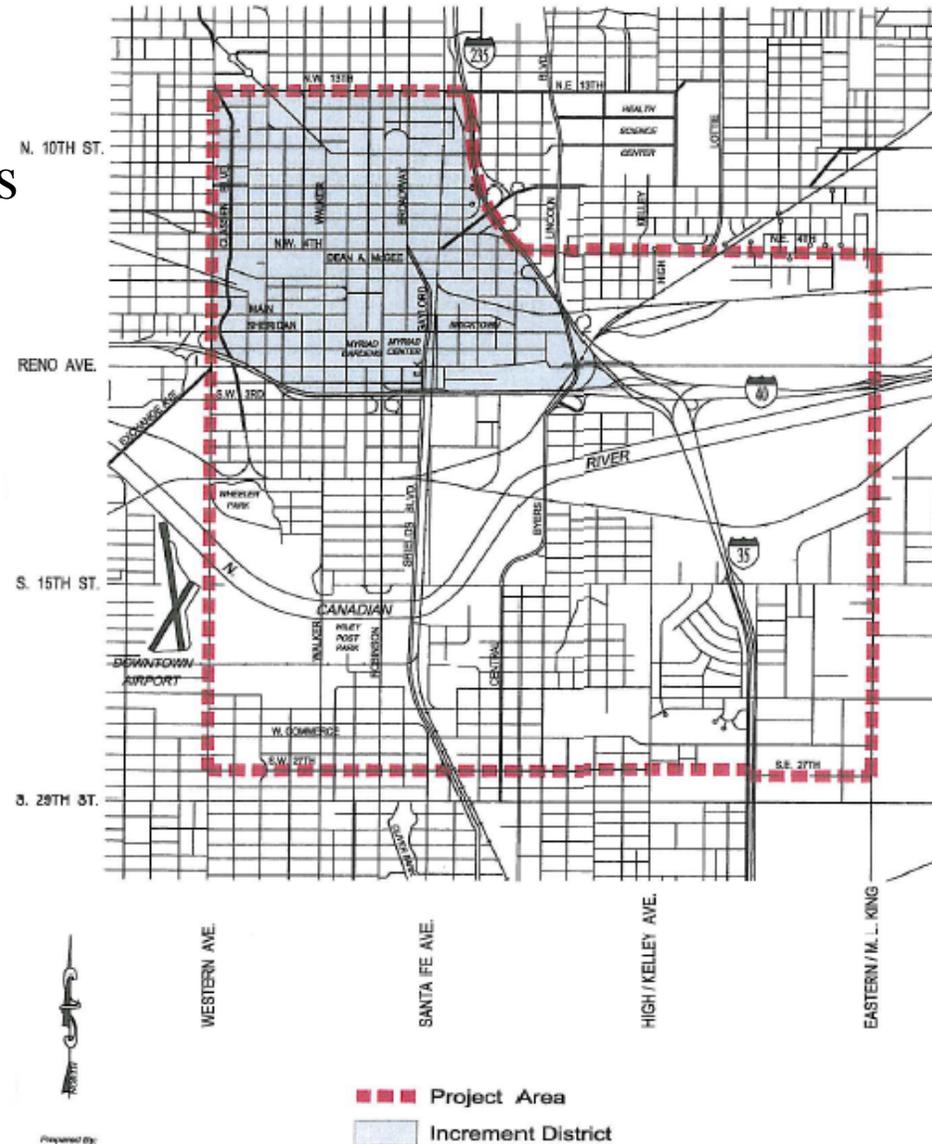
- ▶ “Reinvestment area” – an area requiring public improvements
  - ▶ to reverse economic stagnation or decline,
  - ▶ to serve as a catalyst for retaining or expanding employment,
  - ▶ to attract major investment to the area,
  - ▶ to preserve or enhance the tax base, or
  - ▶ in which 50% or more of the structures are more than 35 years old.
- ▶ Such an area is detrimental to the public health or safety.
- ▶ Such an area includes a blighted area under the Urban Renewal Act.

EXHIBIT A

DOWNTOWN/MAPS ECONOMIC DEVELOPMENT  
PROJECT PLAN AREA AND INCREMENT DISTRICT BOUNDARIES

**Increment District =**  
area in which the increment is  
generated

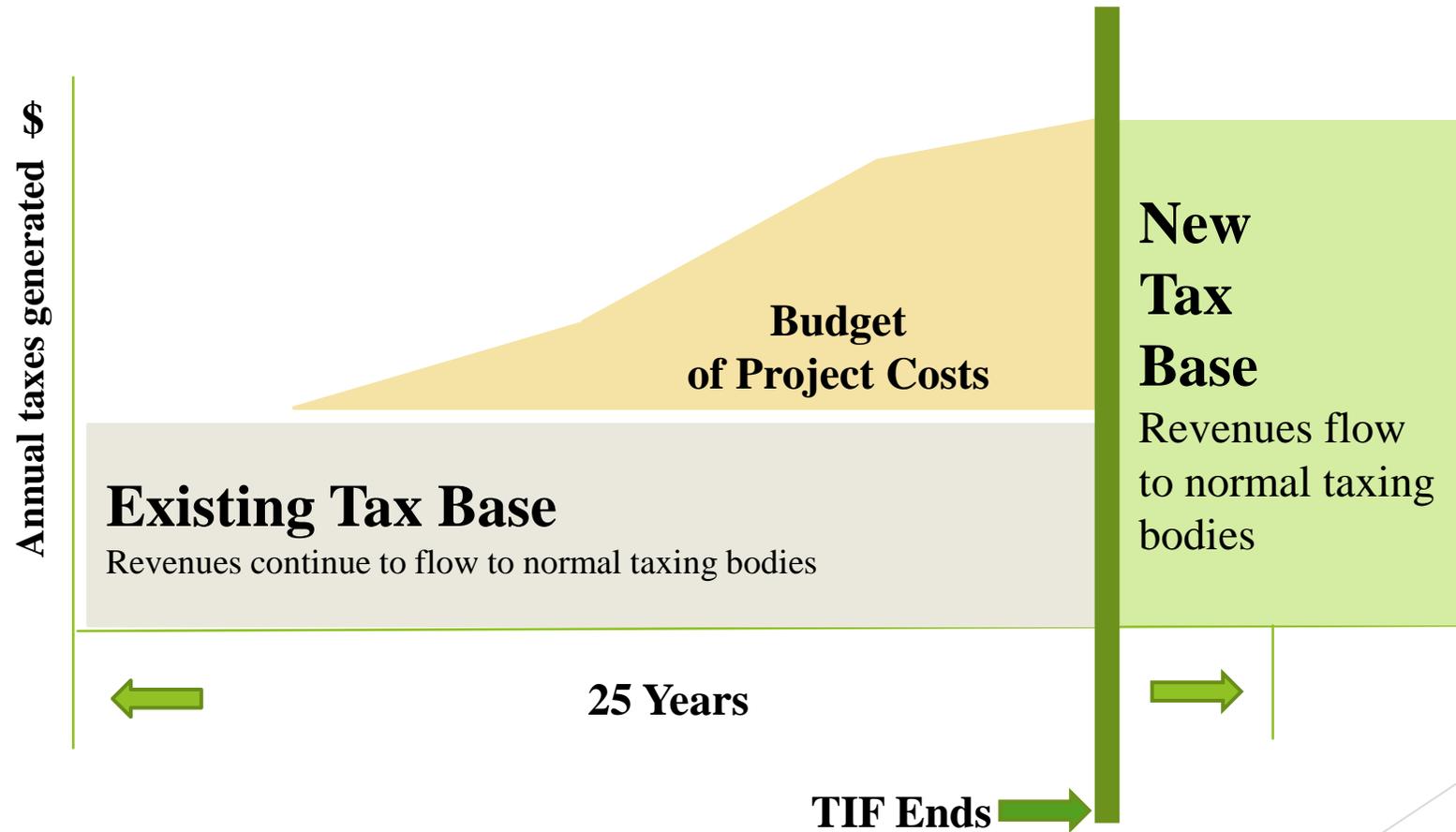
**Project Area=**  
area in which the increment  
can be spent on project costs



# Required Elements of Project Plan

- ▶ 1. Boundaries of increment district and project area and sketch.
- ▶ 2. General description of public improvements, private investment, and estimated public revenues to accrue.
- ▶ 3. List of project costs.
- ▶ 4. General description of method of financing, sources, and timeframe.
- ▶ 5. Maps showing existing uses & conditions and proposed improvements.
- ▶ 6. Proposed changes in zoning.
- ▶ 7. Proposed changes in master plan and city ordinances if required.
- ▶ 8. Name of person in charge of implementation.
- ▶ 9. Authorization of any public entity to carry out any part of the project plan.

# Termination of TIF



# Statutory Guidelines/Good Policy

- ▶ Use TIF where investment, development, and economic growth are difficult but possible where the tools of the Local Development Act are used.
- ▶ Don't use TIF where investment, development, and economic growth would occur anyway.
- ▶ Don't use TIF to supplant normal functions and services.
- ▶ Develop and apply clear standards, criteria, and limits that are applicable to all similar property and areas.

# Implementation Requirements

- ▶ Annual Reports
  - ▶ Amount and source of revenue captured and apportioned to the project
  - ▶ Amount and purpose of expenditures
  - ▶ Amount of principal and interest
  - ▶ Tax increment base and current appraised value
  - ▶ Name of person in charge
  - ▶ Disclosure of conflicts of interest
- ▶ Reports must be sent to the chief executive officer of each taxing entity.

# Amendment or Termination

- ▶ Minor amendments can be made by implementing entity
  - ▶ “Minor” = does not change the character or purpose of the plan; does not add more than 5% to the area or the public costs of the plan to be financed by tax increments.
- ▶ Major amendments are adopted by the same process as a new project plan.
- ▶ District terminates at the end of the period provided for in the project plan or the period required for payment of project costs, *whichever is less*, but not to exceed 25 years.



# CENTER FOR ECONOMIC DEVELOPMENT LAW



## CONSIDERATIONS AND PROCEDURE FOR CREATING A TAX INCREMENT FINANCE DISTRICT UNDER THE LOCAL DEVELOPMENT ACT

### I. Background: Redevelopment Using Tax Increment Financing

The Oklahoma Constitution authorizes the development or redevelopment of areas determined by a city, town, or county to be unproductive, undeveloped, underdeveloped, or blighted. The Local Development Act provides tools to be used in cases where investment, development, and economic growth in an area are difficult but possible if the Act is used.

One of the Act's tools is tax increment financing (TIF), which allows a city, town or county to direct the apportionment of an increment of certain local taxes and fees to finance public project costs in order to stimulate development in an area (the TIF district and the project area). The increment is (a) the portion of ad valorem taxes produced by the increased value of the property in the TIF district, measured from the date the ordinance creating the district is passed, and/or (b) the portion of sales taxes collected each year that are generated by the projects in the TIF district, as determined by a formula approved by the governing body. The TIF district is established by the development and approval of a project plan, which specifies the project area, the boundaries of the increment district, the objectives for the project area, the activities to be carried out in furtherance of those objectives, and the costs.

TIF districts have been validated by court proceedings involving the two TIF districts in Oklahoma City (for economic development projects at the Oklahoma Health Center and for the Downtown/MAPS project) and the TIF district in Guymon (for the Guymon-Seaboard Economic Development project).

### II. Steps for Considering and Creating a TIF District:

#### 1. Governing Body Initiation of Process.

- a. Governing body passes resolution establishing review committee and appoints its representative.
  - i. The Review Committee consists of:
    1. A representative of the governing body, to serve as chairperson;
    2. A representative of the planning commission, if applicable;
    3. A representative designated by each taxing jurisdiction within the proposed TIF district whose ad valorem taxes might be impacted by the project; and
    4. Three members (at least one of which represents the business community) representing the public at-large and selected by the other committee members from a list of seven names submitted

by the chairperson of the committee.

**2. Review Committee Consideration.**

- a. Committee elects at-large members.
- b. Committee studies proposed project and makes findings on eligibility of proposed project area and TIF district.
- c. Committee makes findings on financial impacts of proposed project upon affected taxing jurisdictions and business activities in the proposed TIF district.
- d. Committee makes a recommendation regarding approval of proposed project and creation of TIF district.

**3. Planning Commission Review.**

- a. Planning commission determines whether proposed project plan conforms with comprehensive (master) plan, if applicable.
- b. Planning commission makes a recommendation regarding approval of proposed project plan.

**4. Governing Body Consideration and Approval.**

- a. Governing body must hold two public hearings before adoption of a project plan – one to provide information, including an analysis of potential impacts, and to answer questions, and a second to give interested persons the opportunity to express their views on the proposed project plan.
- b. Governing body considers the findings and recommendation of the review committee and the resolution and recommendation of the planning commission, if applicable.
- c. Governing body makes final determination that the proposed TIF district meets the eligibility criteria of the statute, including that the project area is an enterprise area, an historic preservation area, or a reinvestment area.
- d. Governing body makes finding that the improvement of the area is likely to enhance the value of other real property in the area and to promote the general public interest.
- e. Governing body adopts ordinance (or resolution) approving the project and establishing the TIF district.



**TO:** Honorable Mayor and City Council  
City of Owasso

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

**SUBJECT:** Specific Use Permit – Glover Coffee Creek Dealership

**DATE:** September 9, 2016

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**BACKGROUND:**

The City of Owasso received an application from the Jim Glover Auto Family for the review and approval of a Specific Use Permit for Coffee Creek Auto Dealership. The subject property is located in the 10500 block of the east US-169 Service Road.

**SUMMARY TABLE:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	CS (Commercial Shopping)	Undeveloped	Commercial	City of Owasso
South	CS (Commercial Shopping)	Undeveloped	Commercial	City of Owasso
East	RS-3 (Residential Single Family)	Residential	Transitional	City of Owasso
West	AG (Agriculture)	US-169	Public	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

<b>Property Size</b>	5 acres
<b>Current Zoning</b>	CS (Commercial Shopping)
<b>Proposed Use</b>	Commercial
<b>Lots/Blocks</b>	1 Lot, 1 Block
<b>Number of Reserve Areas</b>	N/A
<b>Within PUD?</b>	N/A
<b>Within Overlay District?</b>	US-169 Overlay
<b>Water Provider</b>	Washington County Rural Water District #3
<b>Applicable Paybacks</b>	Storm siren fee of \$35/acre, Elm Creek Sewer Payback of \$1,580/acre
<b>Streets (public or private)</b>	N/A

## ANALYSIS:

A Specific Use Permit (SUP) is required in certain zoning districts for uses that may be a bit more intensive than surrounding uses. Within CS Zoning, an SUP is required for automobile sales, which is requested as a part of this permit. Additionally, this project site lies within the US-169 Overlay, which requires receipt of a Specific Use Permit and also caps the maximum size at 5 acres. An automobile sales use requires an SUP because it often is associated with heavier traffic, noise, lighting and use than is typically found in CS zoning. With approval of an SUP, staff, the Planning Commission and City Council can require additional conditions on the project that can help to mitigate any issues that a higher-intensity use can cause.

The subject application requests approval of an SUP to allow for the development of a 5 acre car dealership that will be a Chrysler, Jeep, Dodge, RAM & Fiat facility. The facility will sell vehicles and will have a service department. The applicant has been seeking a site in Owasso for many months and after working with staff, has found a location that appears to be acceptable. Staff prefers this location within the US-169 Overlay District so that the higher development and architectural standards will apply.

The applicant has submitted a set of drawings and renderings, which provide an indication of building architecture and layout of the facility on the property. A flagpole displaying the American Flag of at least 120 feet in height is proposed as a part of the development. A single building is located at the center of the site, with ample display parking along the front of the building. Site landscaping will be required that meets Owasso standards. The main facility houses a showroom, offices, parts and repair facilities and has room for expansion of another showroom. Connection to existing and future development will be required. Building architecture utilizes a mixture of glass, architectural metal and stucco. Additionally, as a part of their landscape package, the Glover family has offered to construct a statue of a Ram near one of the rock car display areas, celebrating both the RAM line of vehicles and the Owasso Rams mascot.

Staff will recommend the following conditions be applied to the property:

- Signage shall be limited to a height of 20 feet and only monument sign type. No additional signage other than signage on the building shall be allowed (does not include directional signage).
- No digital signage shall be used on the property.
- No banners, flags, balloons, inflatables, temporary signs, streamers or other advertising methods shall be allowed to be used on the site or attached to any vehicles. Any short-term (3 days or less) tents or tent sales shall be subject to approval by the Community Development Department.
- No vehicles shall be allowed to be displayed outside of the site within the public right-of-way.
- Any vehicle display ramps shall be built as berms and lined with rock and/or landscaping. No metal display racks shall be allowed.
- No exterior loudspeakers shall be allowed on the back side of the development.
- A minimum 6' opaque screening fence shall be required along the backside of the project.
- All non-essential lighting shall be turned off from the hours of 9PM to 6AM.
- Additional landscaping shall be provided on the site, subject to staff approval. A portion of the landscaping may be "banked" for use off-site in public areas.
- All standards of the US-169 Overlay shall be met.
- All site lighting shall be LED.

- White vinyl fencing (per Owasso standard) shall be installed along US-169 frontage for length of property.

**PLANNING COMMISSION:**

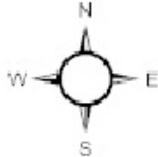
The Owasso Planning Commission will consider this item at their meeting on September 12, 2016.

**ATTACHMENTS:**

Area Map  
Aerial Map  
Zoning Map  
Land Use Plan Map  
Letter from Jim Glover Auto Family  
SUP Site Plan  
Building Elevations

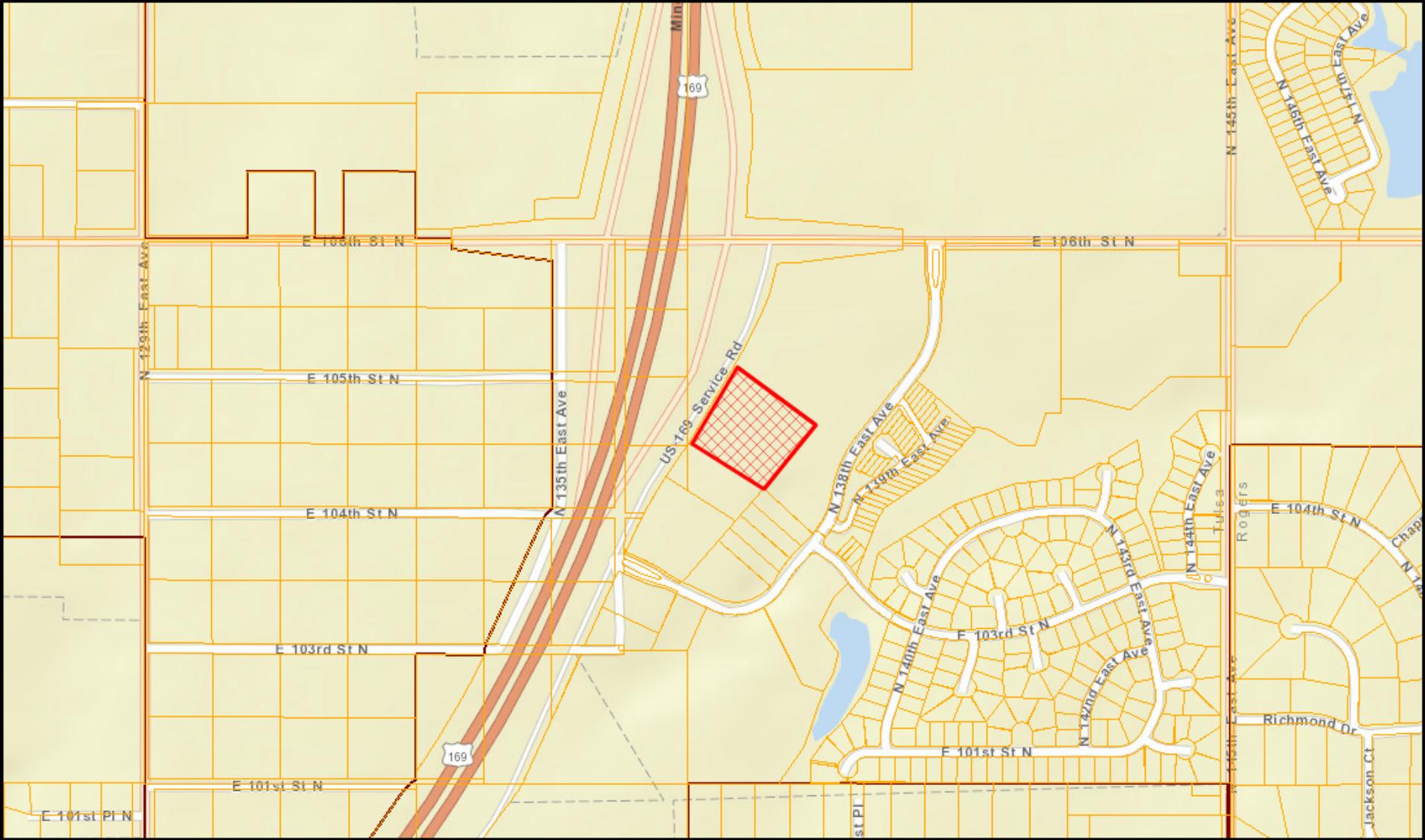
# Specific Use Permit



1" = 752 ft	SUP 16-03	09/07/2016		
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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.

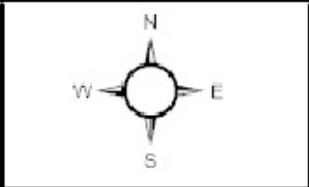
# Specific Use Permit



1" = 752 ft

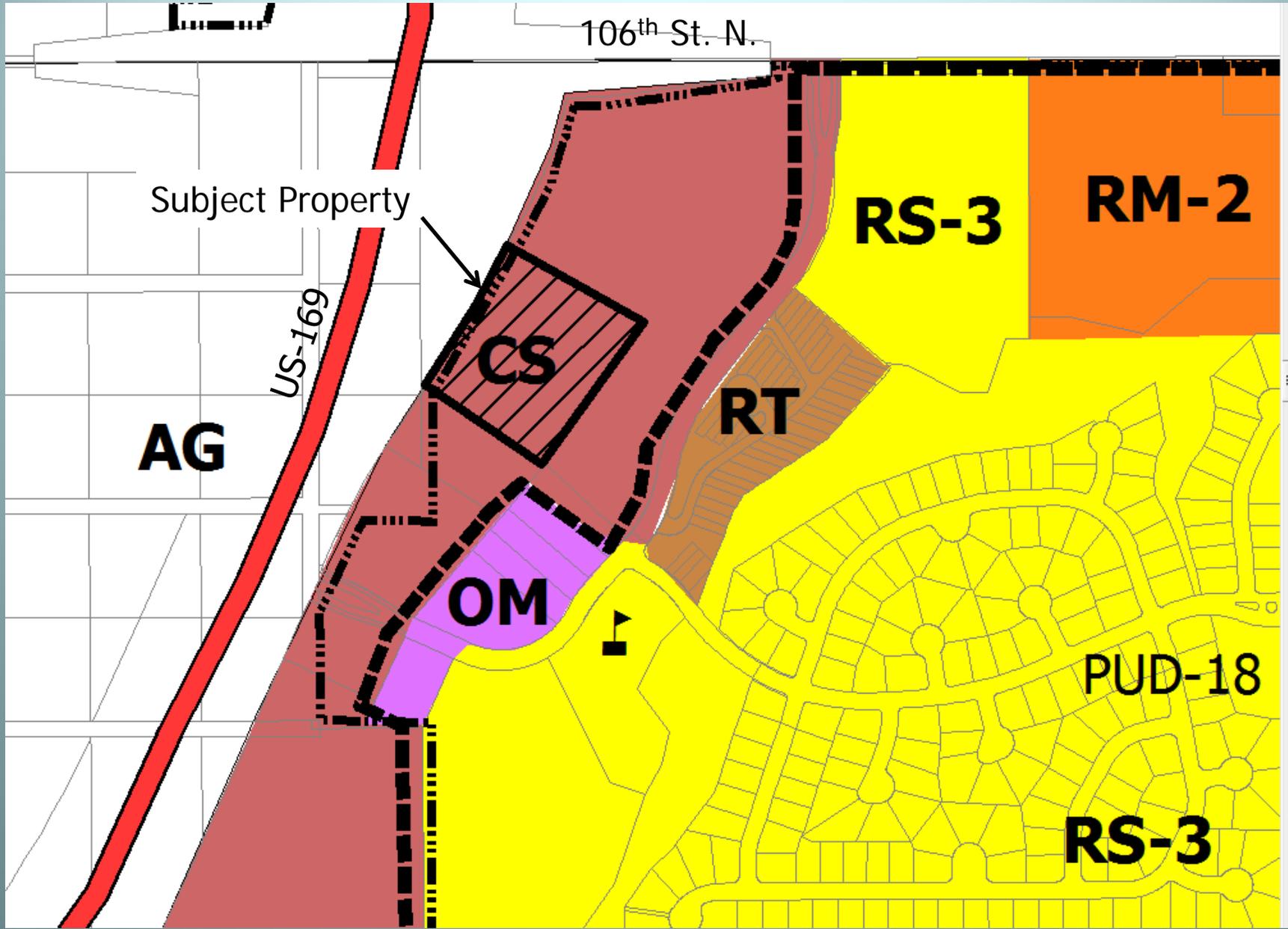
SUP 16-03

09/07/2016

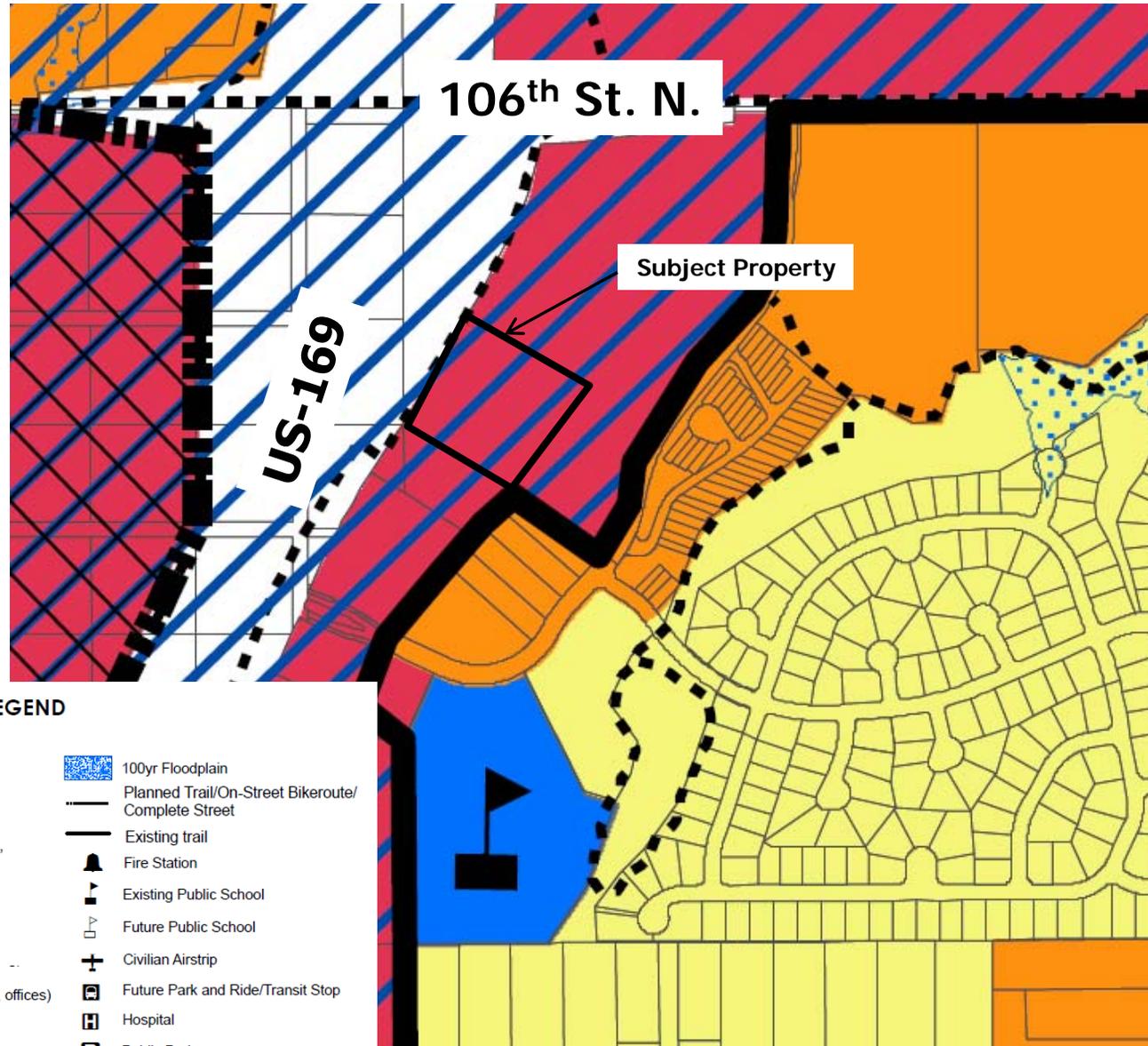


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# SUP 16-03 Zoning



# SUP 16-03 Land Use Plan



### 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
- Transitional (Attached housing, duplexes, offices)
- US-169 Overlay District
- \*Glenn-Mur Addition Special District
- \*\*Downtown Development District

### LEGEND

- 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

# *Jim Glover* AUTO FAMILY

September 05, 2016

City of Owasso  
Mr. Bronce Stephenson  
200 S. Main  
Owasso, OK 74055

RE: Jim Glover CDJR

Dear Mr. Stephenson:

We are writing this letter to express our excitement for the opportunity to expand our business into the City of Owasso. With your blessing, we will be building a state of the art facility for a Chrysler, Dodge, Jeep, Ram, and Fiat franchise.

The Jim Glover Auto Family has been in business in Tulsa for over 20 years. At our original Chevrolet dealership, we have been the #1 volume Chevrolet dealer in Oklahoma for 8 years. We were named the GM Dealer of the Year for 3 years in a row, and the only Chevrolet dealer in Oklahoma to ever win Dealer of the Year. We were also named the DealerRater Dealer of the Year in 2015. Prior to the Chevrolet store, we built Jim Glover Dodge in Broken Arrow, which is now Chris Nikel. Right after opening, that store became number one in Oklahoma and was highly ranked in the Nation.

We feel that we can be a valued member on the community, and will bring a significant amount of sales tax income for the City of Owasso. Jim Glover Chevrolet posted \$7,589,958 and \$7,926,266 in 2014 and 2015 respectively in parts revenue which would equate to approximately \$677,000 and \$707,000 is sales tax revenue for the city of Owasso in those same years. Our goal is to develop Jim Glover CDJR to be a strong member of the Owasso community.

Beyond potential revenue, there are other aspects of our business that are very important to us. We have done our best to instill our family values throughout our organization. We believe in

functioning our business with honesty and integrity. Through the years, car dealerships and car salesman have developed a negative reputation. We believe it doesn't have to be that way. If you say you are going to do something, do it. If you advertise something, it needs to be available. We believe in the lifetime value of a customer, and retaining their business for life is much more important than just a one-time sale.

Our family believes in giving back and we take pride in being involved in our community through many different charities and events such as the Tulsa Heart Ball, Concours for the Cure, Susan G. Komen Breast Cancer run, Toys for Tots, Salvation Army, Folds of Honor, Rogers State Saddle Up for Scholarships, and more.

Our family envisions our future being a part of the Owasso community. Currently, my wife and I and Kristen's family live just Northeast of Owasso; and Kristen hopes that her children are able to attend school in Owasso. Jared and his family are currently building a home in Stone Canyon, and plan to raise their family in Owasso. During the Rams football season opener, we were talking about how it won't be long before Jareson (Jared's son) will be playing on Friday nights. We talked about how Jim Glover Chrysler, Dodge, Jeep, RAM will be a great fit with the Owasso RAMs.

In closing, The Jim Glover Auto Family is very excited about the opportunity to join this amazing community and other Owasso businesses to help the future growth of Owasso.

Thank You,

Jim Glover

President

Jim Glover Auto Family

**50%  
Landscape  
Set**

SEAL:



DEREK R. McCALL OK LICENSE NO. 0386  
 EXPIRES 06/30/2017  
 SIGNED 9/7/16

PROJECT:

**Jim Glover  
Coffee Creek**

South of 106th  
Street North, East of  
169 Access road,  
north of Lanes at  
Coffee Creek

REVISIONS:

9/7/16 Updated 50% Set

ISSUE DATE:

9/6/16

SHEET NAME:

Planting

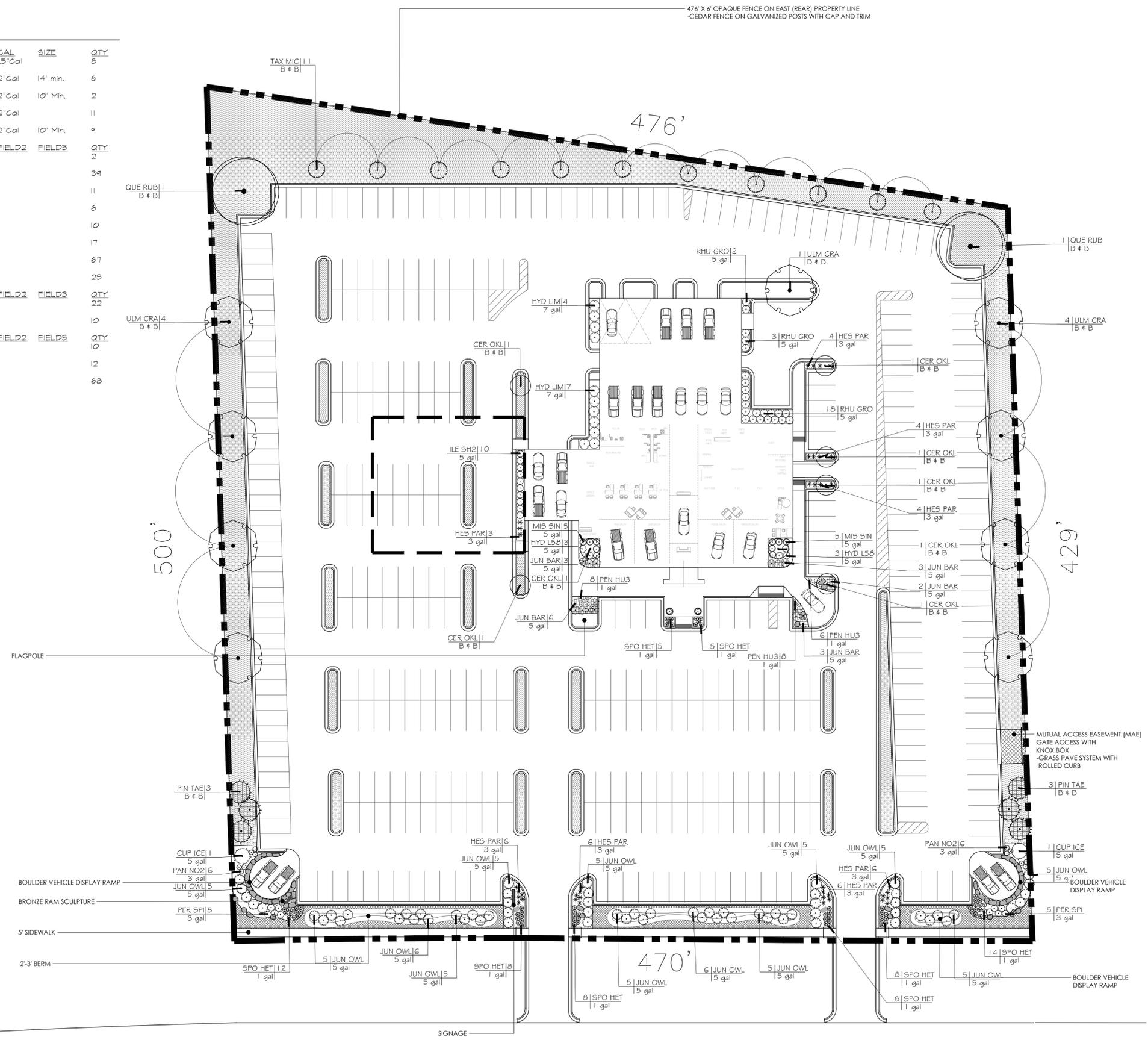
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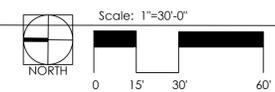
DRAWN BY: DRM

**PLANT SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	QTY
CER OKL	<i>Cercis canadensis</i> 'Oklahoma' / Oklahoma Redbud	B & B	1.5" Gal	14' min.	6
PIN TAE	<i>Pinus taeda</i> / Loblolly Pine	B & B	2" Cal	10' Min.	2
QUE RUB	<i>Quercus rubra</i> / Red Oak	B & B	2" Cal	10' Min.	11
TAX MIC	<i>Taxodium distichum</i> 'Mickelson' TM / Bald Cypress	B & B	2" Cal	10' Min.	9
ULM CRA	<i>Ulmus crassifolia</i> / Cedar Elm	B & B	2" Cal	10' Min.	2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
CUP ICE	<i>Cupressus arizonica</i> 'Blue Ice' / Arizona Cypress	5 gal			39
HES PAR	<i>Hesperaloe parviflora</i> / Red Yucca	3 gal			11
HYD LIM	<i>Hydrangea paniculata</i> 'Limelight' TM / Limelight Hydrangea	7 gal			6
HYD L58	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea	5 gal			10
ILE SH2	<i>Ilex glabra</i> 'Shamrock' / Inkberry	5 gal			17
JUN BAR	<i>Juniperus horizontalis</i> 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal			67
JUN OWL	<i>Juniperus virginiana</i> 'Grey Owl' / Eastern Redcedar	5 gal			23
RHU GRO	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			22
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
PEN HU3	<i>Penstemon digitalis</i> 'Husker Red' / Beardtongue	1 gal			10
PER SPI	<i>Perovskia atriplicifolia</i> 'Blue Spires' / Russian Sage	3 gal			10
GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
MIS SIN	<i>Miscanthus sinensis</i> 'Adagio' / Adagio Eulalia Grass	5 gal			12
PAN NO2	<i>Panicum virgatum</i> 'North Wind' / Northwind Switch Grass	3 gal			68
SPO HET	<i>Sporobolus heterolepis</i> / Prairie Dropseed	1 gal			



HWY 169 Service Road









**TO:** Honorable Mayor and Owasso City Council  
City of Owasso

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

**SUBJECT:** Final Plat - Somerset

**DATE:** September 9, 2016

**BACKGROUND:**

The City of Owasso received an application for review and approval of a final plat for Somerset. The subject property is located on the north side of 96 St N approximately ½ mile west of 145 E Ave. The property was annexed under ordinance 1064, in December 2015. Ordinance 1070 for PUD 16-01 which governs the use on this property was approved by the City Council on March 1, 2016.

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	RE (Residential Estates)	Single Family Homes	Residential	Tulsa County
South	AG (Agriculture)	Church	Residential	City of Owasso
East	RE (Residential Estates)	Single Family Home	Residential	Tulsa County
West	RE (Residential Estates)	Single Family Homes	Residential	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

Property Size	9.53 acres
Current Zoning	RS-3 PUD
Proposed Use	Single-Family Residential
Lots/Blocks	45 lots in 6 blocks
Number of Reserve Areas	3
Within PUD?	PUD-16-01
Within Overlay District?	No
Water Provider	City of Owasso
Applicable Paybacks/Fees	Storm siren fee of \$35/acre; Elm Creek \$1,580/acre
Streets (public or private)	Private

**ANALYSIS:**

The final plat for Somerset proposes 45 single family lots on a 9.53 tract of land yielding a gross density of 4.72 DU/Acre. The property is zoned RS-3 with PUD 16-01 overlay. PUD 16-01 governs the development of the property, including lot dimensions, setbacks, landscaping, architectural standards, etc. The main access into the development will be taken from 96 St N with the entrance aligned with the driveway serving Life Church across the street to the south. All of the proposed lots meet the minimum width and size allowances established under PUD 16-01, which is 45 feet wide and 4,650 square feet.

The development will contain private streets and stormwater appurtenances and will be gated. Perimeter and interior utility easements are shown on the plat that will allow utility companies adequate access to serve the development. Additionally, alleyways are provided that will also serve to accommodate utilities as well as access to garages. Any development that occurs on the subject property shall adhere to all subdivision, zoning, and engineering requirements in addition to those established under PUD 16-01 including but not limited to paved streets, detention, fire protection, landscaping, and sidewalks. The City of Owasso will provide sanitary sewer service and water to the property.

**PLANNING COMMISSION**

The Planning Commission will review the final plat for Somerset at their regularly scheduled meeting on September 12, 2016.

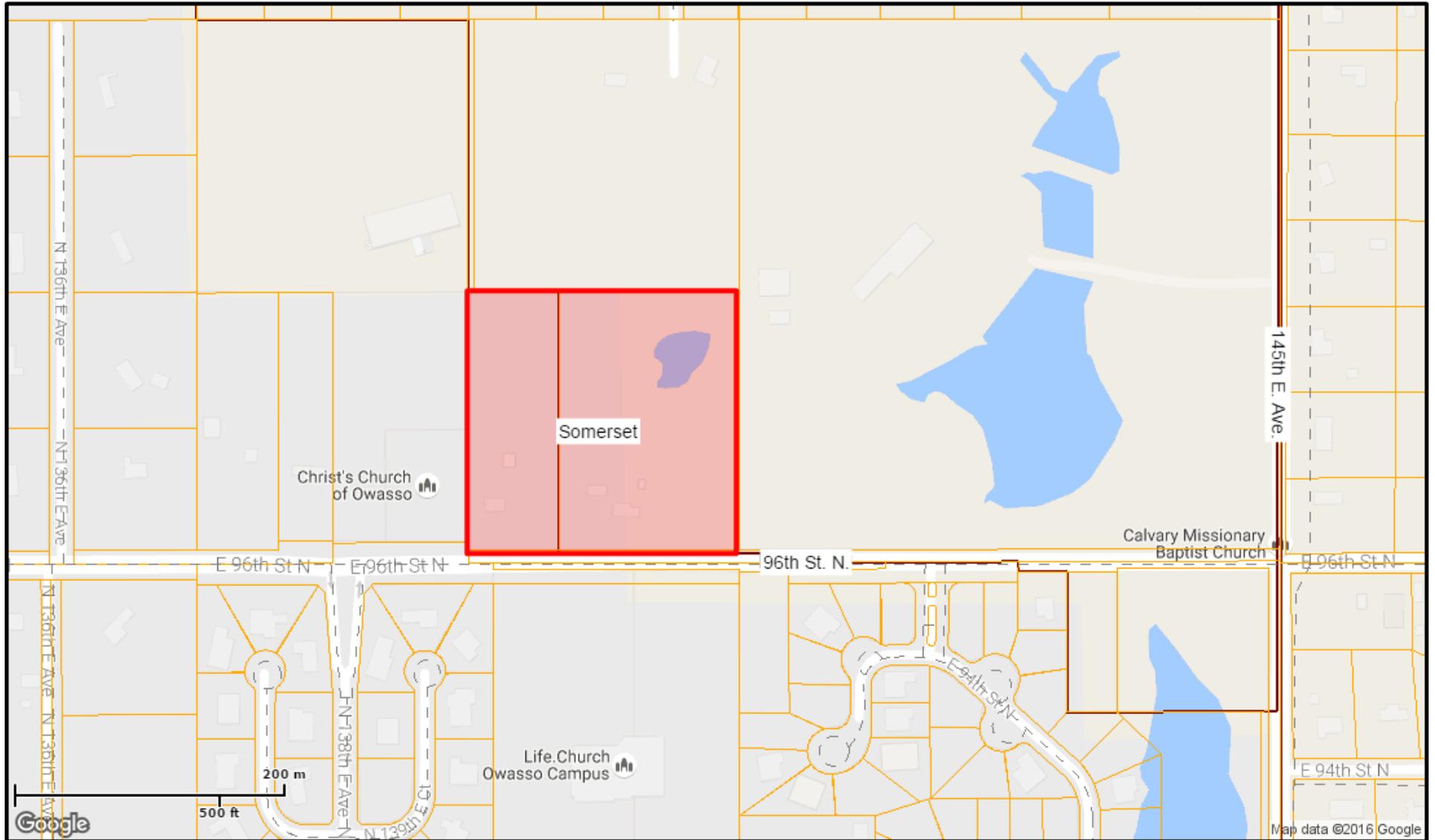
**RECOMMENDATION:**

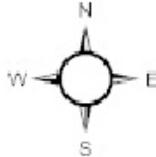
Staff recommends approval of the Final Plat for Somerset.

**ATTACHMENTS:**

Area Map  
Aerial Map  
Zoning Map  
Land Use Plan  
Final Plat for Somerset

# Somerset

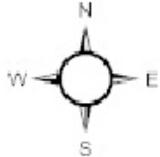


1" = 376 ft	Final Plat	08/29/2016		
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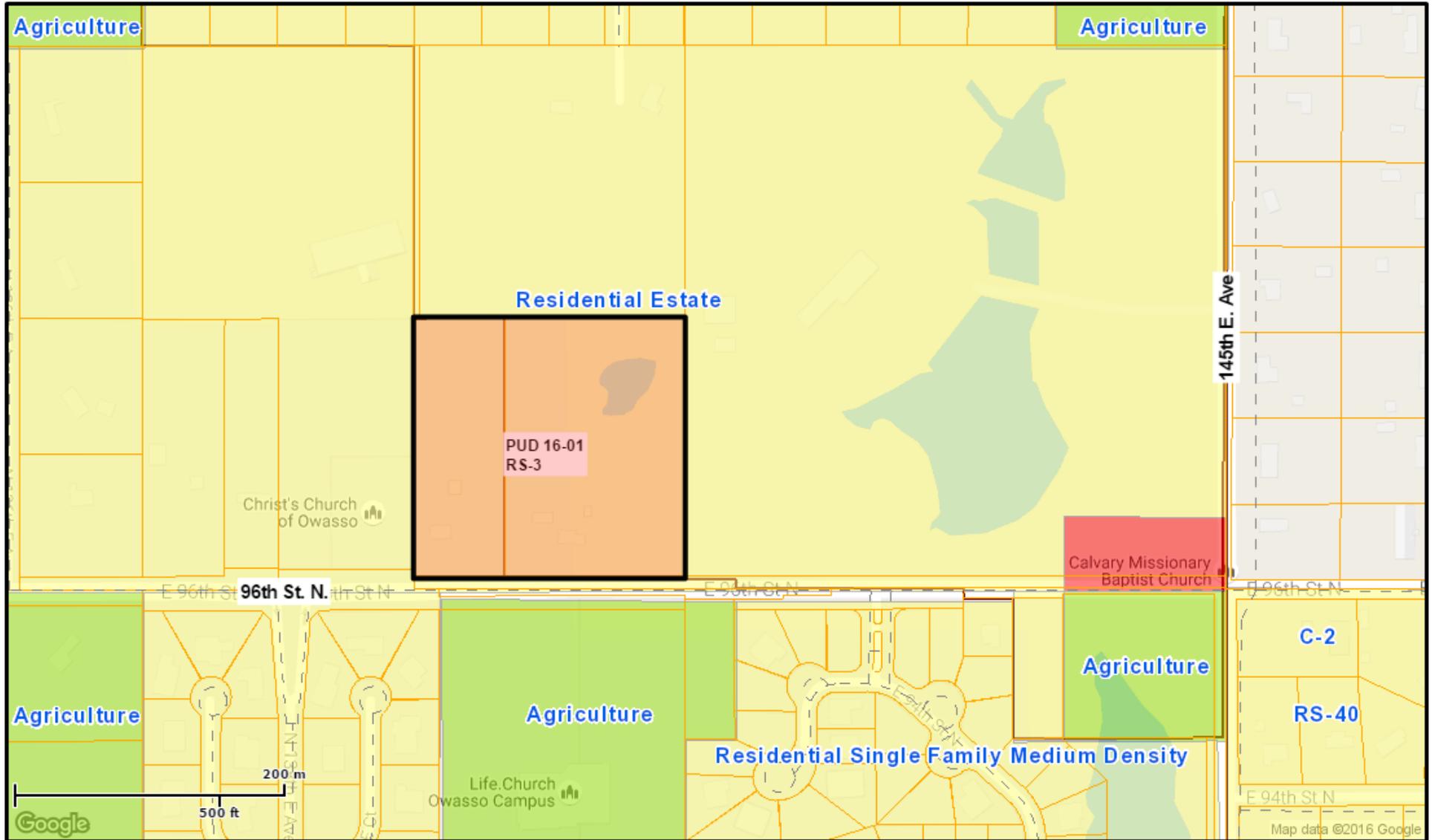
# Somerset

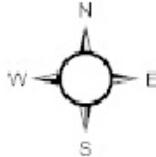


1" = 376 ft	Final Plat	08/29/2016		
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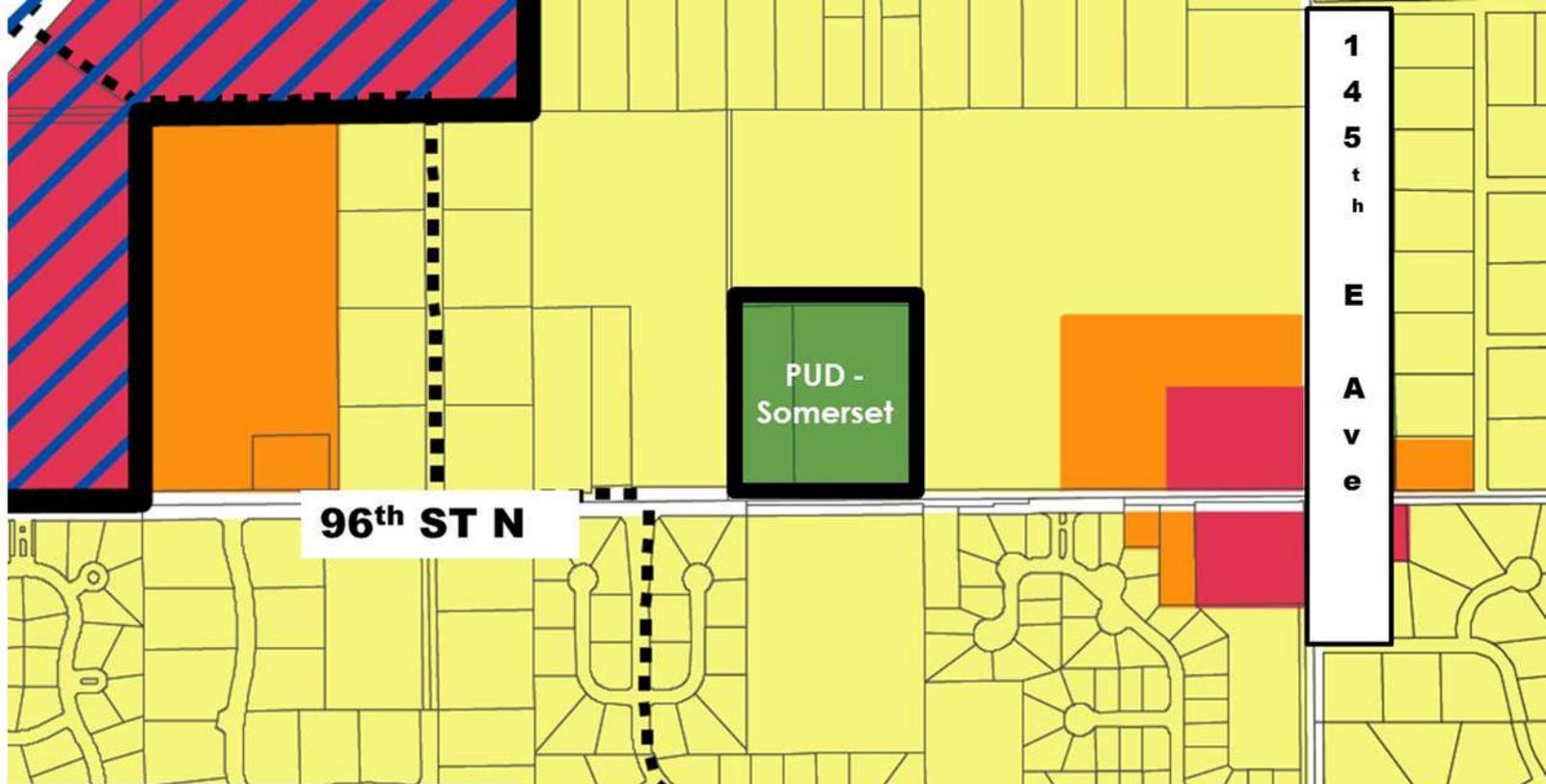
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# Somerset, Zoning



1" = 376 ft	Final Plat	08/29/2016		
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96th ST N

PUD -  
Somerset

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**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
- Transitional (Attached housing, duplexes, offices)
- US-169 Overlay District
- \*Glenn-Mur Addition Special District
- \*\*Downtown Development 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





# SOMERSET OF OWASSO

A SUBDIVISION IN THE CITY OF OWASSO, BEING A PART OF THE (SE/4) OF THE (SW/4) OF THE (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA PUD 06-01

## SECTION VII. RESTRICTIVE COVENANTS AND CONDITIONS

For the purpose of providing an orderly development of the subdivision and for maintaining uniformity of the improvements thereon, the following restrictions and conditions are hereby imposed upon the use and occupancy of the lots within the subdivision:

### 4.1 Architectural Committee

The Developer hereby forms an Architectural Committee (Architectural Committee) that shall:

- 4.1.1 Approve all plans for any structure to be built on any lot and be responsible for interpreting the Development and construction standards contained herein.
- 4.1.2 The Architectural Committee shall consist of not less than one (1) or more than three (3) members to be appointed by Developer until the Developer, in its sole discretion, assigns and transfers the responsibility for the appointment of the Architectural Committee to Somerset Owasso Homeowners Association, Inc.
- 4.1.3 No building or improvements may be commenced on any lot in the subdivision without the written approval of the Architectural Committee. The architectural plans to be submitted and approved in accordance with this section shall include, at a minimum, the following with regard to each improvement to be constructed on any lot in the subdivision, and to be submitted to the City of Owasso or the Owasso Planning Commission:
  - 4.1.3.1 An accurate site plan which shall include a plan showing the layout of lot, driveway, and other improvements.
  - 4.1.3.2 An accurate floor plan.
  - 4.1.3.3 All exterior elevations.
  - 4.1.3.4 A landscaping plan including the composition, materials, location and height of any fencing, as well as the location of any flowerbeds, planters, and trees.
  - 4.1.3.5 Any other plans or information regarding the approval of the City of Owasso or the Owasso Planning Commission prior to the start of construction.
  - 4.1.3.6 Plans and specifications regarding the construction of all roof and external building materials.
  - 4.1.3.7 Fire sprinkler plans consistent with Section 4.2.4.3.

4.1.4 In the event that the Architectural Committee fails either approve or disapprove such plans and specifications submitted within thirty (30) days after the date of receipt of said plans and specifications by the Architectural Committee, approval will not be required and the plans and specifications shall be deemed to have been approved.

### 4.2 Development and Construction Standards and restrictive Covenants.

- 4.2.1 Two (2) or more lots may be combined for the construction of a single dwelling with the written approval of the Architectural Committee.
- 4.2.2 Homes with Somerset shall be either secondary or two-story homes. Homes will be required to have similar exterior appearances to preserve a common architectural style within the subdivision.
- 4.2.3 Single-story dwellings shall have a minimum square footage of 1,600 square feet of heated living area, excluding garages, porches and patios. Two-story dwellings shall have a minimum square footage of 1,800 square feet of heated living area, excluding garages, porches and patios, with the first floor of a two-story dwelling being required to have a minimum square footage of 1,300 feet of heated living area, excluding garages, porches and patios.
  - 4.2.4 All dwellings shall have attached garages suitable for accommodating a minimum of two (2) standard size automobiles. All garages shall be accessible by one or more overhead garage doors with an electric garage door opener. Carports shall not be permitted. Changes shall only be installed in the rear of any lot and shall only be accessible from the alleyways, with the exception of Lot 1, Block 5. Garages and driveways may be located in the rear of any lot and shall not be permitted on that part of a lot which fronts a street, with the exception of Lot 1, Block 5.
  - 4.2.5 All driveways into a lot shall be constructed of concrete or a masonry material as approved by the Architectural Committee. All driveways shall be at least six (6) feet wide and shall extend to the edge of the nearest curbside. Driveways shall not exceed the width of the garage door width and shall not extend beyond a garage enclosure.
  - 4.2.6 Garage doors must be steel panel insulated garage doors with a sliding garage door opener for each garage door. Windows and glass enclosures are prohibited.
  - 4.2.7 Any materials used for walls or driveways must first be approved in writing by the Architectural Committee. Walls and driveways must be constructed of concrete or a masonry material as approved by the Architectural Committee.
  - 4.2.8 The Architectural Committee must approve the roof materials and single color for any building in the subdivision, in writing. The roof of any dwelling shall have a pitch of at least 8/12 on 75 percent of the total roof area. The roof shall be finished with a minimum of 1/2" of asphalt shingles. Roof materials shall be dimensional composition shingles and shall be a uniform color. All external roof and chimney plumbing vents or boxes to vent hot water tanks, furnaces or other mechanical equipment shall be painted to match the roof color.
  - 4.2.9 All dwellings with two or more bedrooms must have at least one bedroom (BIRM) of the exterior walls finished with brick or stone. The floor exterior wall of a dwelling shall be a finished product (FIRM) composed of brick or stone or two masonry materials such as stacked stone to the ground line and the bottom course shall rest on the footing. However, the area of all windows, doors, and covered spaces toward the exterior walls shall be finished in the determination of the area of said exterior walls. In all cases, the masonry shall extend to the ground line, unless the foundation shall be constructed. No concrete blocks, concrete masonry blocks or any other foundation shall be exposed but shall be concealed by masonry blocks may be painted in a color of brick or stone with the approval of the architectural committee as to material and finished color.

### 4.2.10 Exterior Flood Lights of any type must receive approval of the Homeowners Association

- 4.2.11 Each lot owner shall be responsible for the maintenance and upkeep of any retaining walls existing or later constructed on the respective lot. All retaining walls must be approved by the architectural committee as to materials utilized, method of construction and color prior to construction.
- 4.2.12 No exterior antennas or reception devices, including, but not limited to, television "HAM" radio and "CB" radio, shall be erected anywhere in the subdivision without the express approval of the Architectural Committee. Television satellite dishes up to thirty-six inches (36") in diameter are permitted. Television satellite dishes shall be installed only in the rear of the residence and are not permitted to be located on the front or sides of the subdivision without the written approval of the Architectural Committee. Television satellite dishes will not be allowed on the residences in Block 1 and 2, instead they will need to be ground mounted in the rear of home residences, and will not be allowed above the exterior fence level, and shall not be visible from the street.
- 4.2.13 Certain colors, including vinyl or light paint colors such as pink, turquoise, orange, lavender and purple will not be allowed within the subdivision. All exterior color selections must receive approval from the Architectural Committee. Color selection is limited to one main body color, one trim color and one accent color for front door and shutters, if applicable. Roof paints, vinyl and other roof penetrations, including, but not limited to, water heater tanks, furnace vents, and roof ventilators shall be painted to match the single color. The color of the freestanding chimneys shall be masonry and all freestanding walls have a decorative cap covering.
- 4.2.14 Planting vents, hot water tanks and furnace vents shall be located on the rear or side of the roof to reduce visibility from the street from a dwelling.
- 4.2.15 Rain gutters and downspouts are required. Downspouts will not terminate into flowerbeds or flowerbeds but shall be led to the street or drainage lines by underground drainage with shutters at the street or other alternate termination point approved by the Architectural Committee.
- 4.2.16 Windows shall be vinyl, wood, or vinyl clad wood. Metal windows are prohibited.
- 4.2.17 Swimming pools are prohibited.
- 4.2.18 Garbage cans and other trash receptacles shall be out of view from any adjoining street or from any adjoining lot except during times necessary to permit outdoor pickup.
- 4.2.19 Each dwelling must have a house address plaque installed on the front of the dwelling as approved by the Homeowners Association. No other address identification numbering for a dwelling is permissible.
- 4.2.20 No building, fence, wall or any type of structure shall be placed, built, commenced, erected, or maintained, as stated in the specification, plot plan, drainage and grading plans and other necessary information shall have been submitted and approved in writing by the Architectural Committee. In preparing such plans, specifications, plot plans, drainage and grading plans, the Architectural Committee may take into consideration the suitability of the proposed building or other structure, and the material of which it to be built, as well as the site upon which it is proposed, and the harmony thereof with the surrounding area, and the effect of the building or other structure as placed on the view from the adjacent or neighboring lot.
- 4.2.21 No lot will be used for the storage of materials for a period of greater than thirty (30) calendar days prior to the start of construction, and this construction shall be completed within six (6) months. All materials to be maintained in a neat and orderly condition at all times. During construction, trash and debris must be properly collected and disposed of.
- 4.2.22 The camper, boat, trailer, travel trailer, motor home, or any other type of recreational vehicle, motorcycle, motorized vehicle, bicycle, or other similar type shall be painted in the subdivision for a period exceeding twenty (20) hours within any twenty-four hour period, other than in a garage or screened from the view of neighbors and any street or alley.
- 4.2.23 No inoperative vehicle or machinery shall be stored on any lot. Overnight parking of any vehicle on a street within the subdivision on a lot (other than on a concrete driveway) in an designated parking space is technically prohibited.
- 4.2.24 The owner of each lot shall maintain the surface drainage, either natural or artificial, over and across the lot.
- 4.2.25 Within thirty (30) days after occupancy of any dwelling within Somerset, the front yard shall be sodded and landscaped with such landscaping plants having first been approved by the Architectural Committee. Plant material shall be sufficient in size, quantity and spacing to provide full landscaping against the entire front exterior of a dwelling. No staked lots are permitted within a lot. Seasonal changes in flowers, shrubs or other plants shall be the responsibility of the homeowner.
- 4.2.26 Each lot shall be required to have a concrete walkway from the street or driveway to the front of the residence to the front porch or front landing near the front door of a dwelling, and that walkway shall be at least four (4) feet wide. No annual sods will be required to have a concrete walkway across the entire front yard that shall be four (4) feet wide.
- 4.2.27 No animal shall be kept on any lot or in any dwelling except lot household pets, with a maximum of two domestic dogs of two breeds per lot, or one domestic dog and one domestic cat. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint on as not to be offensive or offensive on adjacent lots, roads, or otherwise. No cages or enclosures shall be kept. The keeping of poultry, exotic horses, swine or other livestock of any kind or character is prohibited. Chaining or tying of any dog shall be deemed to be a nuisance and shall immediately subject the dog to impoundment and the dog's owner to a fine to be levied by the Board of Directors of Somerset Homeowners Association, Inc. All animals must be kept indoors at night, and fed and kept on a leash when allowed to be outside.
- 4.2.28 Each lot shall be maintained free of weeds, trash and other debris and shall be cut, mowed or mowed to prevent growth of weeds or tall grass. All garbage cans shall be located as not to be visible from any street. Garbage cans may be visible on the day of pick-up and shall be hidden from sight at all other times.
- 4.2.29 Signs for an address and residence within Somerset Addition shall be provided to a community mailbox to be constructed by the Developer. Each lot shall be equipped with a mailbox and key to the mailbox. No mailboxes or other mail receptacles other than the community mailbox shall be allowed within the subdivision.
- 4.2.30 No lot or any dwelling thereon shall be used as a rental property.
- 4.2.31 Any person shall be permitted to reside on any lot either permanently or temporarily in a mobile, travel trailer, mobile home or manufactured home. No dwellings may be moved onto any lot. No structure of a temporary character may be used as a residence.
- 4.2.32 No outbuildings of any type, whether a storage building, shed, or otherwise, are permitted within the subdivision.

- 4.2.33 All HVAC (heating, ventilation and air conditioning) units shall be located in the rear of the dwelling or within the lot setback line on the sides of any lot, provided that any HVAC equipment which is visible from the street, park or Common Area will be screened from view by landscaping on a 4 foot tall screening fence or the walls fences are allowed, or a suitable screening material as approved by the Homeowners Association. No window units or wall-type air conditioning units are permitted. Only central heating and air conditioning shall be permitted.
- 4.2.34 No nuisance or offensive activity of any sort shall be permitted nor anything be done on any residential lot which may become an annoyance or nuisance to the subdivision. No excessive splashing, lawn, vehicle, boat, or other sound device, except for home security and fire detection devices used exclusively for home security and fire detection and alarm purposes shall be located, used or placed on a residential lot. Activities expressly prohibited on lots within the subdivision include those which may be offensive by reason of odor, fire, dust, smoke, noise, brightness, vibrations or pollution, or which are hazardous by reason of excessive danger, fire or explosion. Fireworks are prohibited within the subdivision.
- 4.2.35 Lots shall be used only for residential single-family purposes. The residential lot shall be used for any commercial, business or manufacturing purpose. However, the Developer/Owner may permit a mobile home for similar sales office to be constructed and maintained by a broker for a limited period of time, at the sole discretion of the Owner/Developer. This residential lot may be subdivided. No structure shall be placed, altered, extended, constructed or permitted to remain on any residential lot which exceeds two (2) stories in height, and no structure may exceed fifty-five (55) feet in height.
- 4.2.36 Outside clothes lines are prohibited. Any drying of clothes in public view is prohibited.
- 4.2.37 No outside storage or hanging of building materials, tools, mowers, equipment, implements, park, or salvage shall be permitted, except during construction of a dwelling.
- 4.2.38 Parking of any vehicles on the private road is prohibited. Guests of residents of the subdivision shall use the guest or visitor parking areas if there is not sufficient space for parking at the driveway of the dwelling in which the guest is staying.
- 4.2.39 Parking of any vehicles within a yard is prohibited.
- 4.2.40 No basketball goals, swing sets, soccer goals, trampolines or other playground equipment shall be permitted within a lot.
- 4.2.41 Ornamental landscape design areas are not permitted. A reasonable quantity of seasonal and holiday exterior decorations shall be permitted during the appropriate season and shall be removed within 30 days following the season. The Architectural Committee may, in particular instances and upon written request, approve a waiver of the restriction on Christmas decorations.
- 4.2.42 All lots shall be responsible to the user, restrictions, and requirements of the City of Owasso, Oklahoma, and all other applicable state building codes.
- 4.2.43 All dwellings are required to have a residential water sprinkler fire suppression system installed in compliance with the IFPA 1312 code.
- 4.2.44 All dwellings are required to have at least one (1) FEMA-certified manufactured shed site used for storage of any equipment which shall be anchored to concrete. Precast concrete slabs are not permitted, nor shall any other type of foundation be used for the dwelling.
- 4.2.45 No windmills, wind collectors or solar collectors shall be installed without the approval of the architectural committee.
- 4.2.46 Covenants Estimating of Easement.
  - Each Owner shall have a right and easement of use and enjoyment in and to the Common Area which shall be appurtenant to and pass with the lots to each lot, subject to:
  - 4.2.47 The right of the Homeowners Association to charge reasonable fees for the use or enjoyment of any facility situated upon the Common Area.
  - 4.2.48 The right of the Homeowners Association to adopt reasonable rules and regulations for the use of the Common Area;
  - 4.2.49 The right of the Homeowners Association to suspend the Owner's right to use of the facilities for any period during which any assessment against the Owner's lot remains unpaid;
  - 4.2.50 The right of the Homeowners Association to suspend the Owner's right to use of the facilities for the Owner's violation of the Homeowners Association's published rules and regulations;
  - 4.2.51 The right of the Homeowners Association to dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be determined by the Homeowners Association, provided however, the dedication, sale or transfer of Common Area shall restrict the assets of 2/3 of the eligible voters of each class of members.
  - 4.2.52 The Owner of a lot may designate the Owner's right of use and enjoyment of the Common Area to the members of the Owner's family, or contract purchaser who reside on the lot.

DEVELOPER / OWNER  
Z-2811, LLC  
11456 RODEO DR.  
SKARSDALE, OKLAHOMA 74700  
PHONE: (918) 724-3365

ENGINEER / SURVEYOR  
OWASSO GROUP / EYEWITNESS, LLC  
11456 RODEO DR.  
TULSA, OK 74135  
PHONE: (918) 445-6171  
EMAIL: JUSTIN@EYEWITNESS.COM

OWASSO GROUP ENGINEERING  
11456 RODEO DR.  
TULSA, OK 74135  
PHONE: (918) 445-6171  
EMAIL: JUSTIN@EYEWITNESS.COM

The annual assessment may include an amount to establish a reserve fund for future maintenance and repair of the Common Areas and Reserve "A" through Reserve "G", based upon a project of scheduled maintenance items, including, but not limited to, resurfacing, stormwater detention, private gate and entry kiosks, as adopted by the Board of Directors. The annual assessment for lots shall be established at least 30 days in advance of each annual assessment period, and the Board of Directors shall determine the basis (monthly, quarterly, semi-annual, or annual) upon which the assessment shall be paid. Written notice of the annual assessment and the due dates for payment shall be sent to each Owner by the Board of Directors at least 30 days in advance of the annual assessment period. The omission or failure to timely file the annual assessment or to pay the amount thereof shall not be deemed a waiver or release of any Owner from the obligation to pay the assessment when first due, and no grace period.

4.2.7 Assessments shall not be assessed and applied to a lot until after commencement of the lot by the Developer or a trustee to a lot owner who will reside on the lot. Any such lot owner shall pay the prorated amount of the assessment for the balance of the calendar year in which the lot owner takes title in the lot. The lot owner shall pay the full assessment the following year and in every year thereafter. Any assessment not paid within thirty (30) days after the due date shall bear interest at the rate of 18 percent (18%) per annum on the unpaid balance.

4.2.8 The annual assessment per lot, when multiplied by the total number of lots in the subdivision, shall be the amount reasonably necessary to accomplish the purposes set forth in subsection 3.4.1 above, and to discharge all other responsibilities of the Association, for the ensuing year, and to establish a reserve for maintenance and/or improvement of Common Area improvements. Maintenance costs shall be commensurate with prevailing maintenance costs for first class residential subdivisions in the Owasso, Oklahoma, area providing similar levels of amenities and services. Notwithstanding the foregoing, lots owned by Developer shall not be subject to assessment during Developer's ownership of the lot.

4.2.9 In addition to annual assessments, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, modification, repair or improvement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided however, any such assessment shall require the assent of a majority (70%) of the eligible voters of the members who are voting in person or by proxy at a meeting duly called for the purpose, including the assent of Developer (who being an Developer is the owner of at least one lot). Notwithstanding the foregoing, lots owned by Developer shall not be subject to assessment during Developer's ownership of the lot.

4.2.10 Written notice of any meeting for the purpose of taking action for the levying of a special assessment to create an improvement upon the Common Area, shall be mailed or delivered to all members not less than 20 days but not more than 60 days in advance of the meeting. The presence of fifty percent (50%) of the members entitled and eligible to vote, in person or by proxy, shall constitute a quorum.

4.2.11 During the initial development phase, not to exceed five (5) years from the date of approval of the final plat of Somerset, when the assessments collected by the Homeowners Association are not sufficient to meet the cost of reasonable maintenance of the Common Area, the Developer shall pay the difference between the reasonable cost of the maintenance of the Common Area and the assessments collected by the Homeowners Association. During such period, Developer shall, in its sole discretion, determine the amount of the reasonable cost of such maintenance responsibilities.

4.2.12 Both annual and special assessments shall be assessed in uniform rates for each lot, provided however that lots owned by Developer shall not be subject to assessment during Developer's ownership of the lot.

4.2.13 The Homeowners Association shall, upon demand, and for a reasonable charge as set by the Board of Directors, furnish a certificate signed by an officer of the Homeowners Association setting forth the assessments on a specified lot that have been paid, if not paid, the amount due and owing. A properly executed certificate of the Homeowners Association as to the assessments on a lot is binding upon the Homeowners Association as of the date of its issuance.

4.2.14 Any assessment, annual or special, which is not paid when due shall be delinquent and shall constitute a lien on the lot against which the assessment is made. If the assessment is not paid within 30 days after the due date, the assessment shall be entered from the date of delinquency at the rate of eighteen percent (18%) per annum on the unpaid balance of the assessment as set by the Board of Directors from time to time, and the Homeowners Association may bring an action at law against the Owner(s) personally obligated to pay the same, or institute an lien against the property, or both, and interest, costs, and reasonable attorney's fees if any such action shall be added to the amount of the assessment. No Owner of any lot may waive or otherwise escape liability for the assessments provided herein by non-use of the Common Area, or abandonment of his lot, except as otherwise provided for herein.

4.2.15 The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage due or payable if any lot shall not be subject to the assessment then provided, however, if the issuance of a District Deed pursuant to a foreclosure of a first mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer (if any) of the Homeowners Association as a party to such mortgage foreclosure. No later sale or transfer shall extinguish the lien from the lien for assessments thereafter becoming due after the date of the recording of the District Deed.

4.2.16 Properties designated and accepted by a local public utility or conveyed to a public utility shall be exempt from assessments.

4.2.17 The Homeowners Association may promulgate such rules and regulations as it deems to be appropriate in order to enforce compliance with the Declaration, the Bylaws and Resolutions of the Homeowners Association, the provisions of these covenants and conditions, the Design Guidelines and Regulations as adopted by the Developer or the Homeowners Association, from time to time. WITHOUT LIMITING THE GENERALITY OF THE PRECEDING SENTENCE, THE BOARD OF DIRECTORS OF THE HOMEOWNERS ASSOCIATION MAY: A. FINE OR UP TO \$500.00 FOR FAILURE TO OBTAIN REQUIRED APPROVAL FROM THE DEVELOPER, HOMEOWNERS ASSOCIATION, OR THE ARCHITECTURAL CONTROL COMMITTEE, WHEN REQUIRED, AS APPROPRIATE.

4.2.18 The Homeowners Association shall be responsible for providing for the mowing and trimming of each lot within the subdivision after occupancy of a lot, as well as for the mowing, care and maintenance of any landscaping in the Common Areas. Grass and weeds shall be cut, trimmed or mowed to prevent unsightly weeds or tall grass. The Somerset Owasso Homeowners Association will provide, during the monthly grass mowing season, once a week mowing and curbside trimming of curbside, driveway, patio and planter edging and twice a month weeding of planter beds. The removal of associated clippings and debris will be done at each site. Other Landscaping Services will be the Homeowners Association's responsibility. The cost of such mowing, trimming and landscaping services provided to all lot owners of reciprocal dwellings shall be a component of the annual assessment.

### 35 Rules and Regulations

The Bylaws of the Homeowners Association shall provide that the Board of Directors may adopt Rules and Regulations related to the common area, including any gates and private roads, together with the authority to impose reasonable fines for the violation of any of the obligations or covenants set forth herein.

# SOMERSET OF OWASSO

A SUBDIVISION IN THE CITY OF OWASSO, BEING A PART OF THE (SE/4) OF THE (SW/4) OF THE (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA PUD 06-01

## SECTION V. DEVELOPER'S RESERVED RIGHTS

### 5.1 Partition of Somerset

Developer reserves the right and power, in its sole discretion, to construct such temporary or permanent improvements, or to perform such acts of other things as, or to such property as the Developer may determine to be necessary, including, without limitation, the right to construct and maintain roads, utility lines, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such form as developer may deem advisable, and to authorize any homebuilders approved by Developer to perform such acts as set forth in this Section 5.1.

5.2 Developer Control of Association. The Developer shall be in sole and complete legal control of Somerset of Owasso Homeowners Association, Inc. from its inception until such time as the Developer relinquishes control thereof. The date on which the Developer's rights under this Section 5.2 shall terminate shall be referred to as the "Turnover date". The list and all subsequent Board of Directors prior to the turnover date shall be controlled by those persons designated by Developer. The rights of the Developer under this section to designate the persons on the Board of Directors shall terminate upon the earlier of: (1) such time as the Developer has conveyed more than eighty percent (80%) of the lots within the subdivision; (2) the giving of written notice by the Developer, to the Board of Directors of the Association, of the election of Developer to terminate such rights; or (3) ten (10) years from the date of recording hereof. From and after the turnover date, the Board of Directors shall be constituted and elected and elected as provided in the Bylaws of the Association. Prior to the turnover date, all of the voting rights of the owners shall be vested exclusively in the Developer. Until the turnover date, no owners other than Developer shall have voting rights with regard to the business of the Association. However, such owners' lots shall be subject to assessment by the Association.

### 5.3 Assignability of Rights of Developer

All rights of Developer herein established, including, but not limited to, the exemption from assessments as to lots owned by the Developer shall inure to Developer's successors or assigns if Developer conveys to a third party more than three (3) lots, with the result that Developer no longer owns a lot within the subdivision, and Developer expressly assigns such rights of the Developer to a third party on an instrument assigning such rights duly recorded in the Office of the Tulsa County Clerk.

## SECTION VI. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

### 6.1 Enforcement

The restrictions herein set forth shall run with the land and shall be binding upon the Owner/Developer, its successors and assigns, and the owner of each lot within the subdivision. Within the provisions of SECTION I, STREETS, EASEMENTS AND UTILITIES, set forth certain covenants and the enforcement rights provisions hereof, and whether or not there is so stated the covenants within Section I, shall inure to the benefit of and be enforceable by the City of Owasso, Oklahoma and/or public utility providers.

### 6.2 Duration

These restrictions shall remain in full force and effect until 20 years from the date of filing this plat of record, and thereafter shall automatically be continued for successive periods of 10 years, unless terminated or amended as hereinafter provided.

### 6.3 Amendments

The covenants contained within SECTION I, STREETS, EASEMENTS AND UTILITIES may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of the affected lot or parcel and by the Owasso Planning Commission or its successors with the approval of the City of Owasso, Oklahoma. All other covenants may be amended at any time by an instrument in writing signed by the owners of at least sixty percent (60%) of all lots in the subdivision and approved by the Developer until the Developer has sold all lots in the subdivision. The Developer reserves the right to amend any of the covenants contained herein without the consent of the other owners if such amendment, in the sole opinion and discretion of the Developer, is necessary for the development and sale of lots in the subdivision.

### 6.4 Severability

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any court, or otherwise, shall not invalidate or affect any of the other restrictions of any part hereof as set forth herein, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Owner/Developer, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

JES211, LLC  
an Oklahoma limited liability company

Carmen Block, Managing Member

State of Oklahoma )  
County of Tulsa )

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Carmen Block, as the Managing Member of JES211, LLC, an Oklahoma limited liability company.

Amy Smith, Notary Public  
My commission expires October 20, 2019

## CERTIFICATE OF SURVEY

I, Justin Smith, of Cowan Group Engineering, LLC, a professional land surveyor licensed in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "SOMERSET OF OWASSO", a subdivision in the City of Owasso, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground, using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Professional Land Surveyor  
Oklahoma No. 1650

State of Oklahoma )  
County of Tulsa )

Before me the undersigned a notary public in and for said county and state, on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared Justin Smith, to me known to be the identical person who subscribed the name as a Professional Land Surveyor to the foregoing Certificate of Survey and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Amy Smith, Notary Public  
My commission expires October 20, 2019

**DEVELOPER / OWNER**  
JES211, LLC  
11636 RODEO DR.  
SKATOOK, OKLAHOMA 74070  
PHONE: (918) 724-3985

**ENGINEER / SURVEYOR**  
COWAN GROUP ENGINEERING, LLC  
3416 S. YALE, SUITE 210  
TULSA, OK 74135  
PHONE: (918) 849-5171  
EMAIL: JUSTIN@COWANGROUP.CO



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TULSA, OK 74135  
PHONE: (918) 849-5171  
EMAIL: JUSTIN@COWANGROUP.CO



**TO:** The Honorable Mayor and City Council  
City of Owasso

**FROM:** Christopher A. Garrett  
Fire Chief

**SUBJECT:** Fire Station No. 4 Project Design Services Contract

**DATE:** September 9, 2016

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**EXECUTIVE SUMMARY:**

Approximately ten years ago, fire department staff recognized three issues:

1. An additional fire station was needed to better protect the northern-most areas of the fire and ambulance districts;
2. The space allocated to fire administration staff was already inadequate; and
3. With the growth of the city and city services, there was a need for a fire/police/public works training center.

The fire department moved forward to address all three issues within the scope of one project. As of now, the following actions have occurred:

- Land was purchased, annexed, and rezoned to allow for the construction and operation of the facility.
- The architecture and design firm Williams Spurgeon Kuhl and Freshnock (WSKF) of Kansas City, Missouri (WSKF) was hired to design the Fire Station No. 4 Master Plan.
- The completed plan was presented to City Council and the Capital Improvements Committee.

The next step is to contract for the remaining design and engineering services that would carry the project to completion. A proposed contract is being negotiated with WSKF. Funding for the contract would come from the Capital Improvements Fund.

Staff intends to present the proposed contract for City Council's approval at the September 20, 2016, meeting.

**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 purchasing a suitable tract of land, 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 fire station, 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.

In March 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. Specifics of the master plan included:

Fire Station No. 4:

- Living quarters and operational areas for up to eight personnel.
- Living quarters for Shift Commander.

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.
- Additional apparatus bay space for quartering reserve apparatus.

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.

Fire department staff and WSKF presented the completed Master Plan to City Council at the August 9, 2016, Work Session. The 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 are designed to: be "50-year solutions"; utilize low maintenance construction elements; incorporate environmentally-friendly options wherever possible; and present a professional image for the city.

**REMAINING SCOPE OF DESIGN/ENGINEERING SERVICES:**

The next step in the Fire Station No. 4 Project is to develop the construction documents and project bid specifications. Staff is negotiating a proposed contract with WSKF for the remaining design and engineering services. (See Table 1) These proposed services will continue until the project is complete.

**Table 1: Scope of Services**

<b>Service</b>	<b>Deliverable Date</b>
Design Development (further development and refinement of the current design) + Cost Estimate	6-8 Weeks
Construction Documents (further design for bidding; complete drawings and specifications) + Cost Estimate	8-12 Weeks
Bidding/Negotiating (bidding of the project including: assistance with advertising, pre-bid conference, bid opening and bidder recommendation) + Contract Preparation	8 Weeks
Construction Administration (oversight of the construction of the project including: pre-construction conference, pre-installation meetings, shop drawing processing, application for payment recommendation, on-site review of the work [weekly or bi-weekly], final review and acceptance of the completed project, warranty documentation confirmation and warranty work assistance/follow up)	15-18 Months

**PROJECT TIMELINE:**

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.

**FUNDING:**

Funding for the Fire Station No. 4 Project (with the exception of the apparatus and fire/EMS equipment) would come from the Capital Improvements Fund. The fire department proposes utilizing future funding from its portion of the half-penny sales tax to secure a revenue anticipation note for the procurement of the necessary apparatus and equipment.

**Table 2: WSKF Statement of Probable Cost (Including Apparatus/Equipment Costs)**

Project Component	SQ. FT.	Unit \$	Subtotal	Fee (6%)	P&P Bonds (1.5%)	Contingency (15%)	Total
Fire Station No. 4	12,212	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			\$3,187,136	\$191,228	\$50,657	\$514,346	\$3,943,396
Landscaping			\$281,765	\$16,906	\$4,480	\$45,473	\$348,624
Apparatus			\$1,500,000				\$1,500,000
Equipment			\$250,000				\$250,000
<b>Total</b>			<b>\$14,427,848</b>	<b>\$740,871</b>	<b>\$196,331</b>	<b>\$1,992,757</b>	<b>\$17,357,807</b>

**FUTURE ACTION:**

Staff intends to bring the proposed contract between the City of Owasso and WSKF for the Fire Station No. 4 project to City Council for approval at the September 20, 2016, City Council Meeting.



**TO:** The Honorable Mayor and City Council  
City of Owasso

**FROM:** Roger Stevens  
Public Works Director

**SUBJECT:** FY 2016-2017 Street Rehabilitation Program  
Proposed Project Listing

**DATE:** September 9, 2016

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**BACKGROUND:**

Annually, Street rehabilitation sites are evaluated and selected based on a comprehensive assessment of roadway conditions. The selection process is aimed at maximizing the taxpayer's return on investment by increasing roadway lifecycle and minimizing future maintenance costs while enhancing overall roadway driving conditions and public safety.

**PRIORITY STREET REPAIRS/MAINTENANCE IDENTIFIED:**

In June 2016, the Public Works staff completed an update to the city's street inventory. The data collected for the model was adjusted to reflect changes in segment conditions and a new priority listing was generated. A map depicting the location of the proposed priority sites is attached for review. The estimated cost for the base project is \$1,787,033.33. In the event the bid comes in considerably less than the engineering estimate, staff has included alternate sites as part of the proposed priority sites.

**PROJECT FUNDING:**

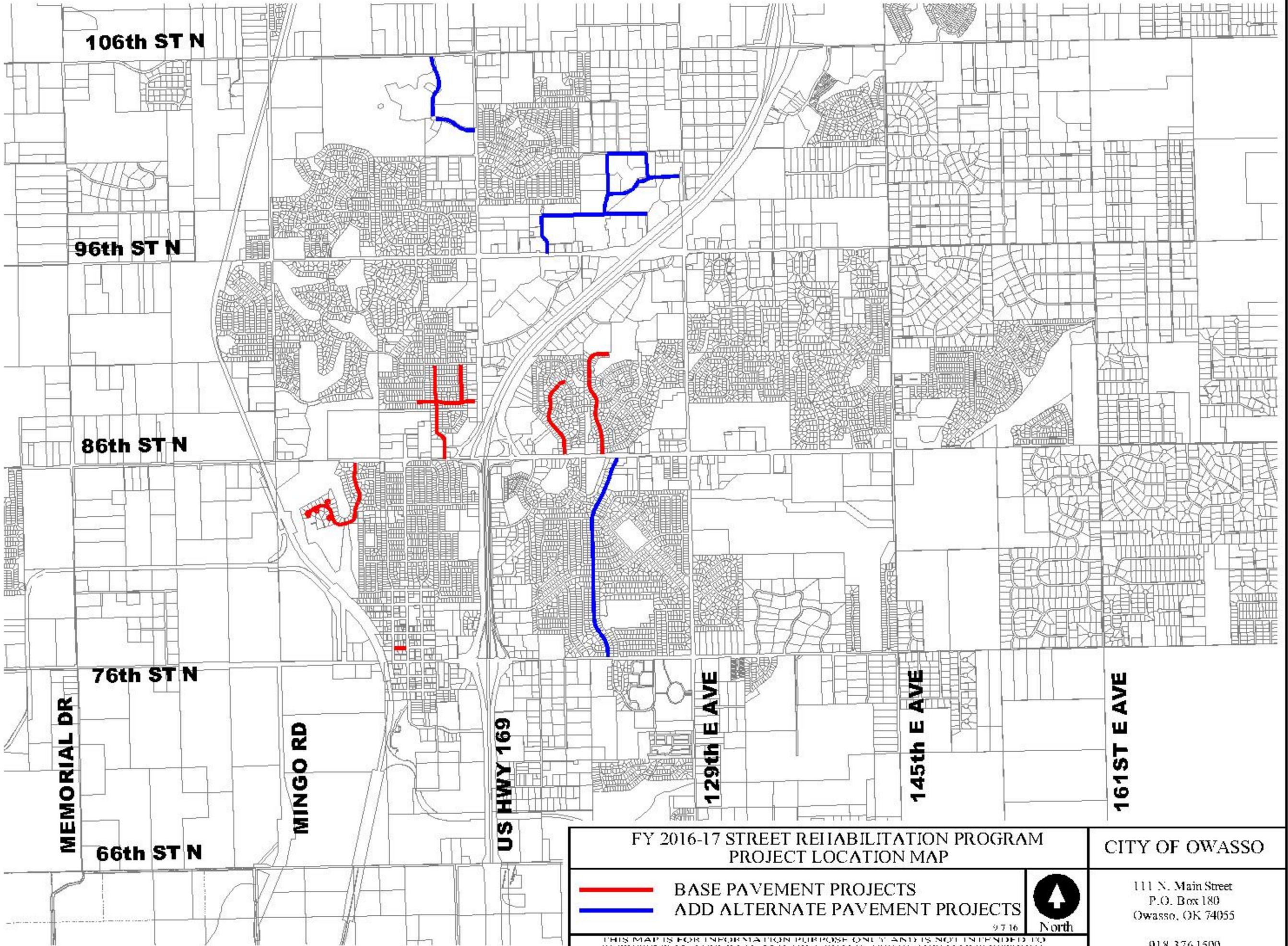
Total funding available for FY 2016-2017 Street Rehabilitation Program is \$1,800,000. The Capital Improvements Fund budget includes \$1,000,000 and Street Department - Half Penny Sales Tax Fund has \$800,000 allocated for this year's street repair program.

**PROPOSED ACTION:**

This item will be placed on the September 13, 2016, City Council work session agenda for discussion. Upon City Council approval of the FY 2016-2017 Street Rehabilitation Priority Projects, the Public Work's Engineering Division will proceed to complete the design and bid documents for the Street Repair project. Staff anticipates this project could be advertised in February, awarded in April, and completed by December 2017.

**ATTACHMENTS:**

Recommended FY 2016-2017 Street Rehab Location Map  
Proposed Street Segments  
Preventive Maintenance Guidelines and Options



FY 2016-17 STREET REHABILITATION PROGRAM  
PROJECT LOCATION MAP

- BASE PAVEMENT PROJECTS
- ADD ALTERNATE PAVEMENT PROJECTS



CITY OF OWASSO

111 N. Main Street  
P.O. Box 180  
Owasso, OK 74055

918.376.1500

THIS MAP IS FOR INFORMATION PURPOSE ONLY AND IS NOT INTENDED TO REPRESENT AN ACCURATE AND TRUE SCALE. USE OF THIS MAP IS WITHOUT WARRANTY OR REPRESENTATION BY CITY OF OWASSO OF ITS ACCURACY.

## Proposed Street Segments

### FY 2016-2017 Street Rehabilitation Project List (Base Bid)

	<u>Location</u>	<u>REPAIR TYPE</u>	<u>OCI - Average</u>
1	Southern Links – Multiple Sites	Reconstruct Concrete Pavement	62.0
2	Ator Heights – Multiple Sites	BASE REPAIR, OVERLAY	58.1
3	Three Lakes – Multiple Sites	BASE REPAIR, OVERLAY	67.2
4	Original Town – W 1 <sup>st</sup> Ave	BASE REPAIR, OVERLAY	58.8

### FY 2016-2017 Street Rehabilitation Project List (Alternate Bid)

	<u>Location</u>	<u>REPAIR TYPE</u>	<u>OCI - Average</u>
5	Elm Creek - N 122 <sup>nd</sup> E Ave	CRACK SEAL, FOG SEAL	83.6
6	Owasso Market Road - Collector	CRACK SEAL, FOG SEAL	80.1
7	Owasso Medical Park - Collector	CRACK SEAL, FOG SEAL	81.3

## PREVENTIVE MAINTENANCE GUIDELINES AND OPTIONS

### **Preventive Maintenance Types**

Pavement maintenance services are provided under two programs designed to preserve and repair roadways:

1. Preventive Maintenance, which includes
  - o Fog Seal
  - o Crack Seal
  - o Micropave/Slurry Seal
  - o Resurfacing/Overlay
2. Pavement Reconstruction

### **Preventive Maintenance**

Preventive maintenance, if performed before the road begins to break up, is the more cost-effective of the two programs. Its purpose is to extend the life of the road and to keep it looking and riding, as much as possible, in like-new condition. The work performed under a preventive maintenance program could include fog sealing, micropave/slurry sealing, and resurfacing/overlay.

The purpose of any type of preventive maintenance is to stop water from seeping into the roadway material, which causes early break-up of the road surface. The useful life of roadways can be extended from 20 to as much as 100 years if, on a regularly scheduled basis, small breaks are fixed and a seal coat or resurfacing is performed before severe damage occurs. This is the reason why maintenance work is sometimes performed on streets that appear to be in good condition.

Fog Sealing – A method of applying an asphalt emulsion to an existing pavement surface to improve sealing or waterproofing and prevent further stone loss by holding the aggregate in place. Typically, this method is recommended once the pavement life has reached five to seven years. By performing such maintenance, the pavement life is expected to be extended by five years.

Crack Sealing - A method of applying a long lasting, resilient sealant in cracks and joints which is flexible and expandable in varying and extreme pavement temperatures. The sealant will prevent the invasion of surface water between the layers of asphalt and sub-grade rock, thus preventing premature failures, deterioration, and potholes. By performing such maintenance, the pavement life is expected to be extended by three to five years.

Micropave – Application of a mixture of fine aggregate with asphalt emulsion. Micropave is utilized on streets with higher traffic volumes. Depending on the traffic volume, this method is recommended once the pavement life has reached five to eight years. By performing such maintenance, the pavement is expected to be extended for an additional 10 years.

Resurface/Overlay - Asphalt overlay is a road-resurfacing method where a lift of asphalt is placed on top of the existing roadway surface. Asphalt overlays are designed to extend the life of a road's driving surface and keep roads in good condition by preventing potholes and preserving the underlying road bed structure. With preventive maintenance measures in place, the pavement life is expected to be extended for an additional 15-20 years.

### **Pavement Reconstruction**

When the condition of a roadway reaches the point where preventive maintenance is no longer cost-effective, the entire roadway must be removed and replaced.



**TO:** The Honorable Mayor and City Council  
City of Owasso

**FROM:** John W. Feary

**SUBJECT:** Resolution Endorsing the Tulsa Regional Chamber  
2017 OneVoice Legislative Agenda

**DATE:** September 9, 2016

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**BACKGROUND:**

The OneVoice Legislative Agenda is the regional advocacy effort lead by the Tulsa Regional Chamber. OneVoice includes more than 70 partners across the region, ranging from municipalities to chambers of commerce and community organizations, as well as, regional industry members. Through OneVoice, multiple task forces identify and prioritize key issues every year. In the summer, these issues were brought together at the Regional Legislative Summit, where attendees vote to define 15 state and 15 federal issues. These priorities are then shared with state legislators and members of Congress via the regional OneVoice Legislative Agenda, announced before state and federal sessions begin each year.

The 2017 OneVoice Agenda has a wide array of focal points inclusive of both private and public interests. In preparation for the upcoming year, several members of the Owasso Chamber of Commerce and city staff were task force members and chairs for the individual committees. Once the committees reached a consensus, the legislative summit was held wherein over 400 citizens, businesses, legislators, councilors, educators and community leaders met to determine 15 priorities for both the state and federal agendas.

A vital part of the OneVoice process is the endorsement of the agenda by all community partners and local government entities affiliated and involved in the development of the agenda. The current Sr. Vice President of Government Affairs for the Tulsa Chamber, Nick Doctor, has requested, on behalf of the Tulsa Regional Chamber, that Owasso join in the endorsement of and advocacy for the 2017 OneVoice Legislative Agenda.

The 15 established 2017 State Priorities are:

- Address the Teacher Shortage
- Behavioral Health Services
- Expand Insure Oklahoma
- Healthcare Workforce Expansion
- Oppose School Vouchers
- Restore Education Funding
- Defend Existing Roadway Funding and Dedicate Motor Vehicle Fees
- Gilcrease Expressway
- Criminal Justice Reform

- Economic Incentives
- Fund OCAST (Oklahoma Center for the Advancement of Science & Technology)
- Improved Business Climate for Oil and Gas Production
- Municipal Funding Diversification
- Self-Determination in Facility Firearm Policies
- Support Regional Air Quality Efforts

The 15 established 2017 Federal priorities are:

- Graduate Medical Education
- Higher Education Act (HEA) Reauthorization
- Long-Term Insure Oklahoma Waiver Reauthorization
- Mental Health Reform
- Arkansas River Corridor Development
- McClellan-Kerr Arkansas River Navigation System
- Tulsa's Levee System
- Accelerate Permitting of Energy Projects
- Collection of Online Sales/Use Taxes
- Federal Historic Tax Credits
- Federal Immigration Reform
- Position Tulsa for F-35 Operations
- Restraint in Labor Regulation Changes
- Restrict Federal Rulemaking Authority
- Support Legislation Delaying Implementation of the EPA 2015 Ozone Standard

**PROPOSED ACTION:**

Staff intends to recommend approval of a Resolution supporting the Tulsa Regional Chamber 2017 OneVoice Legislative Agenda.

**ATTACHMENTS:**

Resolution Draft  
Tulsa Regional Chamber 2017 OneVoice Legislative Agenda

CITY OF OWASSO, OKLAHOMA  
RESOLUTION 2016-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OWASSO,  
OKLAHOMA SUPPORTING THE TULSA REGIONAL CHAMBER 2017  
ONEVOICE LEGISLATIVE AGENDA.**

**WHEREAS**, the Tulsa region lead by the Tulsa Metro Chamber has built a Legislative Agenda for 2017; and

**WHEREAS**, this agenda is taken to Washington, DC each year to present as OneVoice to members of congress and federal agencies; and

**WHEREAS**, the power of OneVoice at the state legislature shows solidarity and needs for our region; and

**WHEREAS**, there is a need to efficiently and coherently deliver regional messages to the state legislature; and

**WHEREAS**, the OneVoice Agenda places significant emphasis on legislative priorities for the betterment of Owasso and Owasso citizens; and

**WHEREAS**, the City of Owasso desires to support the Regional OneVoice Legislative Agenda efforts;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OWASSO, OKLAHOMA**, that, to-wit:

The City of Owasso City Council hereby supports the Tulsa Regional Chamber 2017 OneVoice Legislative Agenda and the Tulsa region's effort to accomplish the goals set forth in the 2017 OneVoice Legislative Agenda.

DATED this ---- day of September, 2016

\_\_\_\_\_  
Lyndell Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Sherry Bishop, City Clerk

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
Julie Lombardi, City Attorney

## 2017 Regional Legislative Agenda

### State Priorities

#### EDUCATED AND HEALTHY WORKFORCE

- **Address the Teacher Shortage**
  - Improve the ability of Oklahoma's Pre-K-12 public schools to attract and retain effective career teachers through policies designed to increase the state's pool of qualified teachers and improve teachers' job satisfaction. This should include ensuring competitive teacher pay; incentivizing education for aspiring teachers; eliminating barriers for alternative certification, special education and returning retired teachers; ensuring low student-teacher ratios; and supporting professional development. Oklahoma's ability to fill its growing teacher shortage with quality, effective teachers is crucial to the college and career success of its students and the sustainability of its workforce.
- **Behavioral Health Services**
  - Expand behavioral health and substance abuse services that improve workforce efficiency, boost public safety, create efficiencies in state spending and help additional Oklahomans suffering from behavioral health issues. This should include increasing funding for the Department of Mental Health and Substance Abuse Services; expanding mental health and drug courts to decrease unnecessary incarcerations; preparing judicial districts to enact the Labor Commissioner Mark Costello Act, with adequate funding for new assisted outpatient treatment; and expanding the use of assisted outpatient treatment by broadening the definition of who can petition courts to seek an order for outpatient treatment.
- **Expand Insure Oklahoma**
  - Expand Insure Oklahoma and pass the Medicaid Rebalancing Act to reduce the number of uninsured Oklahomans by accepting federal funds. This will improve the health of Oklahoma's workforce, strengthen behavioral health services and create sustainable jobs in rural and urban areas — all of which are paramount to an economically viable Oklahoma.
- **Healthcare Workforce Expansion**
  - Address current and future healthcare workforce needs in urban and rural Oklahoma through the following means: 1) Use all available state and federal resources to support and expand Teaching Health Center related programs, including by expanding the Oklahoma Hospital Residency Training Act to include community-based training; 2) Support the Physician Manpower Training Commission, which is uniquely situated to serve as a valuable resource on provider workforce issues; 3) Support reforms that will allow Nurse Practitioners and Physician Assistants with appropriate levels of training and experience to practice to the full extent of their license without the physical presence of a supervising physician; and 4) Support efforts to expand the availability, funding and utilization of telehealth services in a manner that enhances locally-provided healthcare services.
- **Oppose School Vouchers**
  - Oppose school vouchers and any programs directing public funds to private schools, including Education Savings Accounts and private school tax credits. Taxpayer money should instead be spent on improving public schools, where those funds can be used more effectively to improve academic outcomes for more students and maintain the strength of local school districts.

## 2017 Regional Legislative Agenda

- **Restore Education Funding**

- Safeguard current funding for Oklahoma's education institutions and resolve to restore funding levels to their pre-Recession highs relative to enrollment. Long-term trends of reduced funding for Pre-K-12, higher education and CareerTech have curtailed the ability of Oklahoma's education systems to produce an educated workforce, making the state less competitive for new and expanding businesses and damaging its reputation around the world as a quality place to live, work and build a business. Oklahoma must make up ground to ensure an economically vibrant state.

### **BUILDING INFRASTRUCTURE CRITICAL TO BUSINESS**

- **Defend Existing Road Funding and Dedicate Motor Vehicle Fees**

- Defend all existing road funding; prevent any diversion of monies; and support increased funding for transportation by developing an adequate, comprehensive funding strategy and financing plan to broaden the sources of funds and increase the total amount going to transportation statewide to support the Oklahoma Department of Transportation's Eight Year Plan, the County Improvement for Roads and Bridges Five Year Plan, the municipal Street and Alley Fund and the construction and operation of Oklahoma's planned weigh stations. Support moving the remaining 25% of motor vehicle fees, which currently go into the state general revenue fund, to transportation priority areas which may include state highways, city and county roads and bridges, and public transit. Support the following regional high-priority projects: widening of I-44 from I-244 east to the Will Rogers Turnpike; widening I-44 from the Arkansas River west to I-244 (Red Fork Expressway); expansion of U.S. 169 to six lanes north to State Highway 20; realignment of Highway 20 from U.S. 169 to Claremore; construction of a four-lane Port Road on Highway 266 from U.S. 169 to the Port of Catoosa, and from the Port of Catoosa to I-44; and expansion of US-75 to six lanes from State Highway 11 to State Highway 67.

- **Gilcrease Expressway**

- Support the completion of the Gilcrease Expressway from I-44 to US-412/Edison as a part of the Oklahoma Driving Forward initiative through a funding partnership with the City of Tulsa, Tulsa County, INCOG, Oklahoma Department of Transportation, Oklahoma Turnpike Authority and tribal governments to expedite this long overdue transportation project.

### **ENSURING A PROSPEROUS ECONOMY**

- **Criminal Justice Reform**

- Support sentencing reforms and rehabilitation programs that enable nonviolent offenders to reenter the workforce faster and reduce the financial strain on Oklahoma's criminal justice system. Overly-punitive measures for drug users and other nonviolent offenders have given Oklahoma one of the nation's highest incarceration rates, contributing to workforce shortages, harming economic growth and overburdening taxpayers. A stronger focus on rehabilitation would reduce recidivism, lessen the burden on prisons and safety net programs and enable more ex-offenders to contribute meaningfully to Oklahoma's economy.

## 2017 Regional Legislative Agenda

- **Economic Incentives**
  - Support tax credits, exemptions, and incentives that provide an economic return to the state of Oklahoma, maintain our competitiveness in business attraction and retention, and increase capital investment. Several programs proposed for review in the first year of the Oklahoma Incentive Evaluation Commission are critical to our state’s competitiveness and should be protected, including:
    - a. Five Year Ad Valorem Exemption
    - b. Historic Rehabilitation Tax Credit
    - c. Aerospace Engineer Tax Credit
    - d. Aerospace Engineer Tax Credit – Tuition Reimbursement and Compensation Paid
    - e. Quality Events Program
    - f. Film Enhancement Rebate
  
- **Fund OCAST (Oklahoma Center for the Advancement of Science and Technology)**
  - Maintain OCAST’s annual budget at its Fiscal Year 2017 level. The state has lost more than \$600 million in potential public and private investment as a result of reduced funding for OCAST over the last five years. This funding assists Oklahoma in four vital areas: (1) research and development funding for businesses & universities, (2) two- and four-year college internship opportunities, (3) manufacturing support, and (4) early-stage funding for start-up businesses. This funding allows Oklahoma communities to attract and retain high-quality STEM businesses and critical college talent, which will encourage growth and expansion in these target industries.
  
- **Improved Business Climate for Oil and Gas Production**
  - Oklahoma’s combination of abundant energy resources and an entrepreneurial people has resulted in some of the lowest energy costs of any state in the nation. To preserve and maintain our position as a leading oil and gas producing state, and to protect the important economic impact of oil and gas production to all Oklahomans, we support efforts to open all geologic formations in Oklahoma to horizontal drilling. We support an Oklahoma energy policy that provides a clear regulatory environment and oppose unnecessary and burdensome regulations.
  
- **Municipal Funding Diversification**
  - Support legislation to preserve and diversify sources of revenue available to municipalities and reduce the volatility associated with a single source for revenue. Key initiatives include diversifying revenue for funding public safety agencies, streets, and other infrastructure improvements; and preserving and strengthening cities’ authority to promote economic development activities within their borders.
  
- **Self-Determination in Facility Firearm Policies**
  - While acknowledging the rights granted by the Second Amendment, protect the current law giving venue owners, event operators, and recreational facilities the authority to control firearm policies on property they manage. Removing this control would endanger Oklahoma’s ability to attract events that bring thousands of visitors and millions of dollars into our economy each year. Many events—especially in youth and collegiate sports—have non-negotiable firearm policies and removing the controls under current law would limit facility operators’ ability to ensure the safety of their events, increase the cost of providing security, and could subject them to additional liability.

## 2017 Regional Legislative Agenda

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- **Support Regional Air Quality Efforts**
    - Support and fund regional air quality efforts to avoid federal non-attainment designation and the economic hardship this would create for our region. Tulsa area ozone levels have periodically approached the current EPA standard, and an even tighter standard is anticipated. Continued support for common-sense strategies like the Ozone Advance Program and the development of a local air shed model is critical to assure the most appropriate and cost-effective reduction strategies, and all efforts toward air quality improvement initiatives—both private and public, voluntary and enforceable—should be made as soon as possible. In addition, continued support to increase public CNG fueling infrastructure will help decrease the current level of vehicle emissions, while aligning with the Oklahoma First Energy Plan.

## 2017 Regional Legislative Agenda

### Federal Priorities

#### EDUCATED AND HEALTHY WORKFORCE

- **Graduate Medical Education**
  - Through long-term funding authorization, fully fund existing HRSA Teaching Health Center programs at \$150,000 per resident and allocate additional resources to double the number of funded THC residency positions nationwide. This will allow for training more homegrown physicians, strengthening the most effective tool for improving Oklahoma's physician shortage.
- **HEA Reauthorization**
  - Support the reauthorization of the Higher Education Act (HEA) and fully fund federal mandates.
- **Long-term Insure Oklahoma waiver reauthorization**
  - Encourage flexibility in negotiations to grant a long-term reauthorization of Oklahoma's Section 1115 waiver for Insure Oklahoma. Uncertainty in the long-term future of Insure Oklahoma has hurt enrollment and resulted in the exclusion of thousands of Oklahomans who would be eligible for coverage even under current requirements.
- **Mental Health Reform**
  - Support large-scale reform of the national mental health system that elevates the national priority for mental health issues. This includes increasing funding for evidence-based strategies and services; incentivizing assisted outpatient treatment; permitting integration of mental health and substance treatment records with medical records; ensuring complete enactment of the mental health parity law in Medicaid and Medicare; and enhancing behavioral health workforce training.

#### BUILDING INFRASTRUCTURE CRITICAL TO BUSINESS

- **Arkansas River Corridor Development**
  - Support efforts to expedite the implementation of the Arkansas River Corridor Project for river infrastructure improvements. Allow federal match credit to be accrued for state and local expenditures in order to advance construction activity while preserving the Tulsa region's access to future federal funding for this federally authorized project.
- **McClellan-Kerr Arkansas River Navigation System**
  - Increase Congressional appropriations to address the approximate \$180 million in maintenance backlog of MKARNS—50% of which are deemed critical—potentially leading to a shutdown of the waterway over the next 5 years, and the White River Entrance Channel Cut-off problem caused by the tendency of the White and Arkansas Rivers to merge together. Provide the necessary appropriations to deepen the MKARNS to its 12 foot authorized depth, thereby increasing barge productivity by 30%.

## 2017 Regional Legislative Agenda

- **Tulsa's Levee System**

- Support addressing the critical infrastructure needs with Tulsa's aging levee system, which the Corps of Engineers has designated as one of the 5% highest-risk levee systems in the country. If one fails, it would be catastrophic for homeowners, two nationally strategic oil refineries, and multiple industries currently protected by levee system, and have devastating environmental impacts for our region.

### ENSURING A PROSPEROUS ECONOMY

- **Accelerate Permitting of Energy Projects**

- Support efforts to accelerate federal permitting for projects necessary to achieve domestic energy independence. Legislative and Administrative efforts should focus on ensuring concurrent permitting for all federally required approvals, approval of the Keystone XL Pipeline, streamlining the process for FERC approval of Liquefied Natural Gas Terminals and interstate pipelines, and permitting of U.S. Petrochemical projects that make fertilizer, polyethylene and other natural gas derived products. These projects would create a boom in the U.S. domestic economy, support job creation, strengthen our trade balance, and increase product security and price stability on a global scale.

- **Collection of Online Sales/Use Taxes**

- Support passage of the Marketplace Fairness Act or other federal legislation which will ensure that the sales and use taxes already owed from online purchases are fairly and effectively reported, collected, and remitted.

- **Federal Historic Tax Credits**

- Maintain federal Historic Rehabilitation Tax Credits for the restoration of historic buildings. These credits have for 30 years been an important catalyst for incentivizing private investment to preserve our nation's historically-significant buildings and revitalize the historic cores of American cities. The existing 20-percent income tax credit for certified historic structures and 10 percent credit for certain non-certified historic structures should be preserved.

- **Federal Immigration Reform**

- Support comprehensive immigration reform that enables the U.S. to attract the best and brightest talent from around the world. Steps should be taken to secure borders and establish reasonable, affordable and efficient visa policies that empower American businesses to hire essential workers and remove barriers for top talent to work in the U.S. Immediate steps should be taken to address workforce shortages in specialty and technology occupations, including increasing the cap on H-1B visas; and improving H-1B fairness for small and medium employers by lowering application fees and eliminating the lottery-selection process in favor of a needs-based system. Oppose further state legislation related to immigration reform.

- **Position Tulsa for F-35 Operations**

- Support the Tulsa Air National Guard Base in positioning the 138th Fighter Wing for selection as an operating location for the next generation fighter aircraft, the F-35 Lightning II. With an economic impact of more than \$530 million to the community, the base supports more than 1,200 citizen soldiers and plays a key role in the defense of this nation and the continued vibrancy of the Tulsa region's economy. The Tulsa basing of the F-35 could increase base employment by another five percent.

## 2017 Regional Legislative Agenda

### **Restraint in Labor Regulation Changes:**

- Moderate changes in labor regulations to ensure fairness for both employer and employee and minimize harmful effects on job creation. Recent rulings and interpretations by the Department of Labor and NLRB targeting overtime pay, independent contractors and joint employment status will reduce employers' hiring capacities; disproportionately harm small businesses, the hospitality industry and the nonprofit sector; increase legal liabilities; and threaten business models that have worked for decades, such as franchising and the legitimate use of independent contractors. These changes represent drastic departures from previous norms and should be reversed, pared down or implemented more gradually while protecting existing business models.

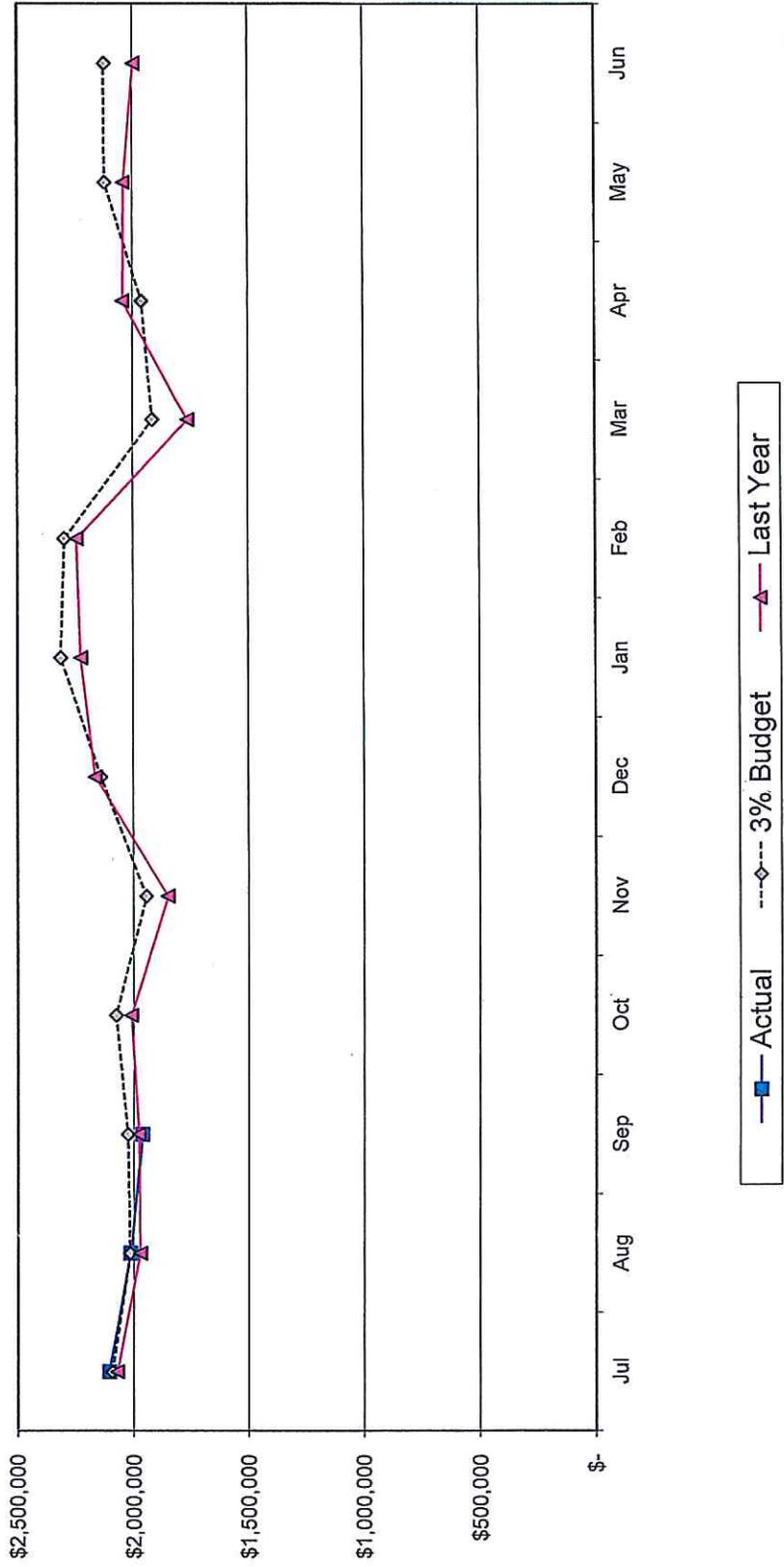
### • **Restrict Federal Rulemaking Authority:**

- Encourage and support members of Congress to restrict federal rulemaking authority by requiring a standardized, comprehensive, and cumulative cost/benefit analysis of the total economic impact of rules, including the effect on jobs, electricity rates and reliability, gasoline prices, energy-intensive manufacturing, small businesses, housing market, power plant closures, agriculture, and state and local governments. The regulating entity should perform the cost/benefit analysis along a standard process which should then be reviewed by at least one independent agency.

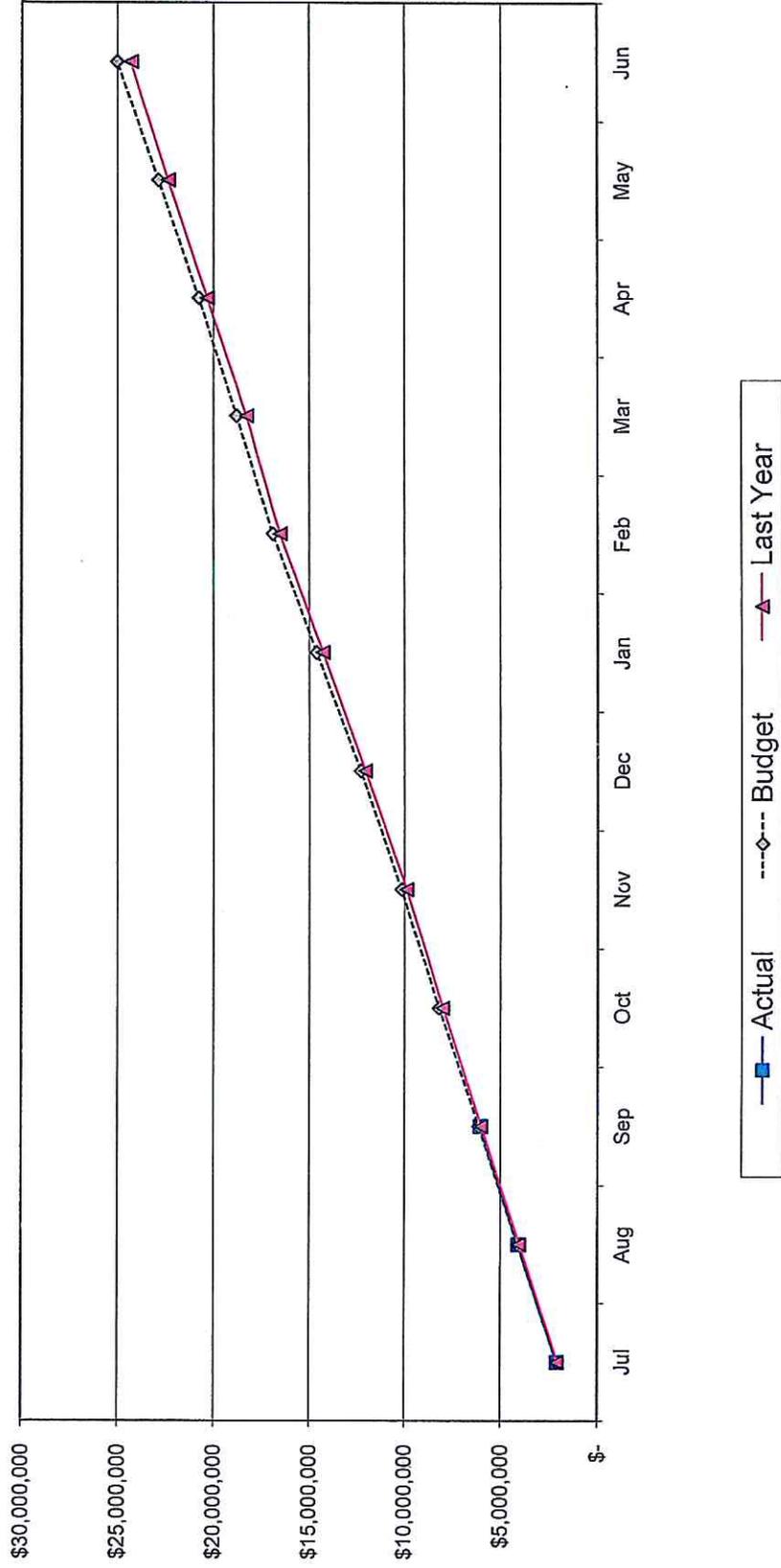
### • **Support Legislation Delaying the Implementation of the EPA 2015 Ozone Standard**

- The Tulsa region's challenges to avoid the economic burden of non-attainment have resulted in substantial ground-level ozone improvement over the past 25 years. However, even though continued air improvement is foreseeable, the implementation schedule for the EPA's 2015 ozone standard could cause non-attainment for Tulsa and many metropolitan areas across the nation. EPA regulatory implementation schedules are bound by an outdated law which no longer provides adequate time for air quality improvements to occur before overlapping regulation and non-attainment may occur. Undeniably, good air quality is fundamental to healthy communities and to economic development. However, EPA's untimely schedule for implementing the October 2015 ozone NAAQS may cause non-attainment status and the far-reaching economic burden we have long sought to avoid.

### Monthly 3% Sales Tax Comparisons



### Year-to-Date 3% Sales Tax Totals



City of Owasso  
 3% Sales Tax Report  
 Budget to Actual Comparison  
 September 9, 2016

	2016-17 Actual Collections		2016-17 Budget Projections		Over (Under) Projection	
	Amount	Percent	Amount	Percent	Amount	Percent
Jul	\$ 2,108,777	8.4%	\$ 2,093,447	8.4%	\$ 15,330	0.7%
Aug	2,014,531	8.0%	2,016,825	8.1%	(2,294)	-0.1%
Sep	1,963,418	7.8%	2,025,584	8.1%	(62,166)	-3.1%
Oct						
Nov						
Dec						
Jan						
Feb						
Mar						
Apr						
May						
Jun						
Totals	<u>\$ 6,086,727</u>	24.3%	<u>\$ 6,135,856</u>	24.5%	<u>\$ (49,129)</u>	-0.8%

Estimated collection on 3% sales tax. Actual breakdown for half-penny collections for current month not yet available.

City of Owasso  
 3% Sales Tax Report  
 Two Year Comparison  
 September 9, 2016

	2016-17		2015-16		Increase or (Decrease)	
	<u>Amount</u>	<u>Percent of Budget</u>	<u>Amount</u>	<u>Percent of Actual</u>	<u>Amount</u>	<u>Percent</u>
Jul	\$ 2,108,777	8.4%	\$ 2,073,553	8.5%	\$ 35,224	1.7%
Aug	2,014,531	8.0%	1,973,796	8.1%	40,735	2.1%
Sep	1,963,418	7.8%	1,978,203	8.1%	(14,785)	-0.7%
Oct						
Nov						
Dec						
Jan						
Feb						
Mar						
Apr						
May						
Jun						
Totals	<u>\$ 6,086,727</u>	24.3%	<u>\$ 6,025,552</u>	24.8%	<u>\$ 61,175</u>	1.0%

Note: Fiscal Year 2017 Sales Tax Budget is \$25.35 million; FY'16 actual was \$24.375 million.

City of Owasso  
 Monthly 3% Sales Tax Revenues  
 Last Five Fiscal Years

	<u>2016-2017</u>	<u>2015-2016</u>	<u>2014-2015</u>	<u>2013-2014</u>	<u>2012-2013</u>
Jul	\$ 2,108,777	\$ 2,073,553	\$ 1,865,194	\$ 1,704,985	\$ 1,630,957
Aug	\$ 2,014,531	\$ 1,973,796	\$ 1,820,788	\$ 1,678,483	\$ 1,521,846
Sep	\$ 1,963,418	\$ 1,978,203	\$ 1,832,861	\$ 1,617,952	\$ 1,518,488
Oct		\$ 2,011,595	\$ 1,896,451	\$ 1,677,145	\$ 1,560,824
Nov		\$ 1,851,194	\$ 1,808,171	\$ 1,612,339	\$ 1,447,596
Dec		\$ 2,166,025	\$ 1,862,936	\$ 1,748,989	\$ 1,605,740
Jan		\$ 2,228,743	\$ 2,125,525	\$ 2,073,564	\$ 1,792,034
Feb		\$ 2,246,904	\$ 2,004,466	\$ 1,990,104	\$ 1,817,864
Mar		\$ 1,762,488	\$ 1,780,454	\$ 1,544,058	\$ 1,500,014
Apr		\$ 2,044,284	\$ 1,781,713	\$ 1,696,815	\$ 1,499,708
May		\$ 2,041,458	\$ 1,950,586	\$ 1,813,883	\$ 1,629,482
Jun		\$ 1,936,362	\$ 1,998,314	\$ 1,864,533	\$ 1,643,878
	<u>\$ 6,086,727</u>	<u>\$ 24,314,606</u>	<u>\$ 22,727,460</u>	<u>\$ 21,022,850</u>	<u>\$ 19,168,431</u>

Estimated collection on 3% sales tax. Actual breakdown for half-penny collections for current month not yet available.

City of Owasso  
 Half-Penny Sales Tax Report  
 Budget to Actual Comparison  
 September 9, 2016

	2016-17 Actual Collections		2016-17 Budget Projections		Over (Under) Projection	
	Amount	Percent	Amount	Percent	Amount	Percent
Jul	\$ 349,234	8.9%	\$ 348,908	8.9%	\$ 326	0.1%
Aug	336,391	8.6%	336,138	8.6%	254	0.1%
Sep	327,236	8.4%	337,597	8.6%	(10,361)	-3.1%
Oct						
Nov						
Dec						
Jan						
Feb						
Mar						
Apr						
May						
Jun						
Totals	<u>\$ 1,012,862</u>	25.9%	<u>\$ 1,022,643</u>	26.1%	<u>\$ (9,781)</u>	-1.0%

Estimated collection on Half-Penny sales tax. Actual breakdown for half-penny collections for current month not yet available.

City of Owasso  
 Monthly Use Tax Revenues  
 Last Five Fiscal Years

	Actual					
	<u>2016-2017</u>	<u>2015-2016</u>	<u>2014-2015</u>	<u>2013-2014</u>	<u>2012-2013</u>	<u>2011-2012</u>
Jul	\$ 82,565	\$ 72,360	\$ 50,298	\$ 78,705	\$ 33,565	\$ 41,491
Aug	86,552	96,428	56,646	105,903	33,983	52,650
Sep	87,371	122,962	61,204	69,079	47,609	53,051
Oct		106,846	86,146	103,683	59,327	48,435
Nov		91,876	89,434	64,434	50,722	43,504
Dec		113,941	89,482	86,424	48,320	52,052
Jan		86,358	65,206	57,183	60,594	47,738
Feb		102,681	110,645	75,454	78,302	55,671
Mar**		61,748	87,044	50,121	57,199	44,140
Apr		78,834	56,776	55,507	30,577	29,497
May		92,867	75,895	63,674	51,094	55,835
Jun*		96,434	98,093	42,884	75,139	41,989
	<u>\$ 256,488</u>	<u>\$ 1,123,335</u>	<u>\$ 926,869</u>	<u>\$ 853,050</u>	<u>\$ 626,431</u>	<u>\$ 566,050</u>

\*\*Increase in sales tax rate from 3.5% to 4.05% March 2017

\*Increase in sales tax rate from 3% to 3.5% June 2015