

**PUBLIC NOTICE OF THE MEETING OF THE  
OWASSO CITY COUNCIL**

**Council Chambers, Old Central Building  
109 N Birch, Owasso, OK 74055  
Regular Meeting  
Tuesday, November 15, 2016 - 6:30 pm**

RECEIVED  
NOV 11 2016  
City Clerk's Office

1. **Call to Order**  
Mayor Lyndell Dunn
2. **Invocation**  
Pastor Bill Ascol of Bethel Baptist Church
3. **Flag Salute**
4. **Roll Call**
5. **Presentation of Proclamations**  
Mayor Dunn
  - The Mayor will present a proclamation declaring Saturday, November 19, 2016, as Owasso Christmas Tree & Berry Farm Day in the City of Owasso.
  - The Mayor will present a proclamation declaring Saturday, November 26, 2016, as Shop Small Saturday Day in the City of Owasso.
6. **Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)**
  - A. Approve minutes
    - November 1, 2016, Regular Meeting
    - November 8, 2016, Regular Meeting
  - B. Approve claims
  - C. Accept infrastructure improvements at Braum's #156 (11503 E 76 St N)
  - D. Approve the correction to the scrivener's error for Lots 30 and 39 in Block 2, and Lot 1 in Block 7 on the Final Plat for Lake Valley V, Phase 3, correcting the notation for the side yard setback to read 15' BL & UE (building line & utility easement) and authorize the Mayor to execute the Certificate of Corrected Plat Approval
7. **Consideration and appropriate action relating to items removed from the Consent Agenda**

**PUBLIC HEARING**
8. **The City Council will conduct a public hearing for the purpose of receiving citizen input relating to amending the list of Capital Improvement Projects eligible for funding from the Capital Improvements Fund to include E 106 St N and N 129 E Ave intersection**  
Teresa Willson

- 9. Consideration and appropriate action relating to Ordinance 1087 Nunc Pro Tunc, an ordinance relating to the City of Owasso zoning code as codified in the Owasso Code of Ordinances, Part 12, Planning, Zoning and Development, Chapter 2, Zoning Regulations, amending Sub-Chapter 4, Residential District Provisions and Sub-Chapter 14, Definitions, and declaring an emergency and authorizing the emergency ordinance to become effective upon the date of approval by the City Council and repealing all ordinances or parts of ordinances in conflict herewith**

Bronce Stephenson

Staff recommends approval of Ordinance 1087 Nunc Pro Tunc.

Staff further recommends approval of the attachment of an emergency clause making the Ordinance effective immediately.

- 10. Consideration and appropriate action relating to Ordinance 1088, approving Planned Unit Development application PUD-16-05 and Zoning application OZ 16-08 for The Reunion Senior Housing located at 11900 block of E 98 St N behind the Owasso Market**

Bronce Stephenson

Staff recommends approval of Ordinance 1088, rezoning the subject property from AG (Agriculture) to RM/PUD (Residential Multi-Family with a PUD overlay).

- 11. Consideration and appropriate action relating to Ordinance 1089, approving Planned Unit Development application PUD-16-06 and Zoning application OZ 16-09 for Mallard Crossing located on the west side of N 145 E Ave approximately 500 feet north of E 106 St N**

Bronce Stephenson

Staff recommends approval of Ordinance 1089, rezoning the subject property from AG (Agriculture) to RNX/PUD (Residential Neighborhood Mixed with a PUD overlay).

- 12. Consideration and appropriate action relating to Ordinance 1090, approving Rezoning application OZ-16-10, for property located east of the intersection of E 114 St N and N Garnett Rd**

Bronce Stephenson

Staff recommends approval of Ordinance 1090, rezoning the subject property from AG (Agriculture) to CS (Commercial Shopping).

- 13. Consideration and appropriate action relating to the final plat for FBC Owasso Mission located east of the intersection of E 114 St N and N Garnett Rd**

Bronce Stephenson

Staff recommends approval of the Final Plat for FBC Owasso Mission.

- 14. Consideration and appropriate action relating to the final plat for Abbott Farms I located east of the northeast corner of E 106 St N and N Mingo Rd and lies between the Owasso Sports Park and railroad tracks**

Bronce Stephenson

Staff recommends approval of the Final Plat for Abbott Farms I.

- 15. Consideration and appropriate action relating to Resolution 2016-22, Adopting the GrOwasso 2030 Land Use Master Plan, Revised November 15, 2016**

Bronce Stephenson

Staff recommends approval of Resolution 2016-22.

**16. Consideration and appropriate action relating to a budget amendment**

Bronce Stephenson

Staff recommends approval of a budget amendment in the General Fund, increasing the appropriation for expenditures by \$12,000 in the Community Development department.

**17. Consideration and appropriate action relating to final payment for FY 2015-16 Community Development Block Grant (CDBG) Sidewalk Project on 127 E Ave**

Earl Farris

Staff recommends approval of final payment in the amount of \$40,455.53 to Magnum Construction, Inc.

**18. Consideration and appropriate action relating to the Agreement for surveying services - E 116 St N, Mingo Rd to US Hwy 169 Roadway Widening Project**

Dwayne Henderson

Staff recommends approval of an agreement with Benchmark Surveying of Owasso, OK for architectural design and engineering services for the surveying services in the amount of \$48,200 and authorization for the Mayor to execute the agreement.

**19. Consideration and appropriate action relating to a bid for the Barrington Point Entrance Ice Melt System (E 89 St N at N 129 E Ave)**

Dwayne Henderson

Staff recommends rejection of all bids.

**20. Report from City Manager**

**21. Report from City Attorney**

**22. Report from City Councilors**

**23. Official Notices to Council (documents for acknowledgment or information only, no discussion or action will be taken)**

- Payroll Payment Report – Pay Period Ending Date 10/29/16
- Health Care Self-Insurance Claims – dated as of 11/10/16
- Monthly Budget Status Report - October 2016

**24. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)**

**25. Adjournment**

Notice of Public Meeting filed in the office of the City Clerk and the Agenda posted at City Hall, 200 S Main St, at 6:00 pm on Friday, November 11, 2016.

  
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Sherry Bishop, City Clerk

# PROCLAMATION



## CITY OF OWASSO, OKLAHOMA

*WHEREAS, the City of Owasso is proud to recognize businesses who have made an investment in our community, provide opportunity for employment, and create a destination for residents and visitors; and,*

*WHEREAS, the Owasso Christmas Tree and Berry Farm, operated by Paula and Bill Jacobs, opened the doors for business in 1981, fostering a unique holiday tradition for visitors as they navigate rows and rows of pine in search of that perfect Christmas tree or choose from the pre-cut Fir trees; and,*

*WHEREAS, the Farm offers a variety of family friendly activities, to include a hayride and hot apple cider as guests browse through items available in the gift shop; and,*

*WHEREAS, for the last 10 years, the Owasso Christmas Tree and Berry Farm has maintained five acres of various thorn-less blackberry and blueberry bushes and offers seasonal fresh berry picking for the least experienced to the berry enthusiast, even providing the pails for collecting and juice absorbent containers to safely transport them home ; and,*

*WHEREAS, the Owasso Christmas Tree and Berry Farm has become a destination for Owasso residents, school groups, community organizations, and visitors.*

*NOW, THEREFORE, I, Lyndell Dunn by virtue of the authority vested in me as Mayor of the City of Owasso, do hereby proclaim Saturday, November 19, 2016 as*

## OWASSO CHRISTMAS TREE & BERRY FARM DAY

*IN WITNESS THEREOF, I have hereunto set my hand and caused the seal of the City of Owasso to be affixed this 15<sup>th</sup> day of November, 2016.*

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Lyndell Dunn, Mayor

City of Owasso

# *Proclamation*

*WHEREAS*, the City of Owasso, celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 28 million small businesses in the United States, they represent more than 99 percent of American employer firms, create more than two-thirds of the net new jobs, and generate 46 percent of private gross domestic product; and

*WHEREAS*, small businesses employ over 55 percent of the working population in the United States; and

*WHEREAS*, 89 percent of consumers in the United States agree that small businesses contribute positively to the local community by supplying jobs and generating tax revenue; and

*WHEREAS*, 87 percent of consumers in the United States agree that small businesses are critical to the overall economic health of the United States; and

*WHEREAS*, 93 percent of consumers in the United States agree that it is important for people to support the small businesses that they value in their community; and

*WHEREAS*, the City of Owasso supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and

*WHEREAS*, advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

*Now, Therefore*, I, LYNDELL DUNN, by virtue of the authority vested in me as Mayor of the City of Owasso, do hereby proclaim November 26, 2016, as:

## ***SMALL BUSINESS SATURDAY***

*And* urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

IN WITNESS THEREOF, I have hereunto set my hand and caused the seal of the City of Owasso to be affixed this 15<sup>th</sup> day of November, 2016.

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Lyndell Dunn, Mayor

# OWASSO CITY COUNCIL

## MINUTES OF REGULAR MEETING

Tuesday, November 1, 2016

The Owasso City Council met in regular session on Tuesday, November 1, 2016, in the Council Chambers at Old Central, 109 N Birch, Owasso, Oklahoma per the Notice of Public Meeting and Agenda filed in the office of the City Clerk and posted at City Hall, 200 S Main St, at 6:00 pm on Friday, October 28, 2016.

### 1. Call to Order

Mayor Lyndell Dunn called the meeting to order at 7:33 pm.

### 2. Roll Call

Present	Absent
Mayor – Lyndell Dunn	None
Vice-Mayor – Chris Kelley	
Councilor – Doug Bonebrake	
Councilor – Bill Bush	
Councilor – Jeri Moberly	

A quorum was declared present.

Staff:

City Manager - Warren Lehr  
City Attorney - Julie Lombardi

### 3. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

- A. Approve minutes
  - October 18, 2016, Regular Meeting
- B. Approve claims
- C. Accept public infrastructure improvements including one approach and two fire hydrants: 12700 E 100 St N (NinetyEight Multi-family Apartment Complex Phase II)

Mr. Bush moved, seconded by Ms. Moberly to approve the Consent Agenda with claims totaling \$612,368.70.

YEA: Bonebrake, Bush, Kelley, Moberly, Dunn  
NAY: None  
Motion carried: 5-0

### 4. Consideration and appropriate action relating to items removed from the Consent Agenda

None

### 5. Consideration and appropriate action relating to the 2016 Safe Oklahoma Grant and budget amendment

Jason Woodruff presented the item recommending acceptance of the 2016 Safe Oklahoma Grant, authorization for the City Manager to execute the contract with the Oklahoma Attorney General's Office, and approval of a budget amendment in the General Fund, increasing the estimated revenue and the appropriation for expenditures by \$56,770.

There were no comments from the audience. Mr. Bush moved, seconded by Ms. Moberly to accept the grant, authorize the City Manager to execute the contract, and approve the budget amendment, as recommended.

YEA: Bonebrake, Bush, Kelley, Moberly, Dunn  
NAY: None  
Motion carried: 5-0

**6. Consideration and appropriate action relating to Resolution 2016-19, calling an election for the purpose of electing City Council representation for Ward 3 and Ward 4**

Juliann Stevens presented the item recommending approval of Resolution 2016-19.

There were no comments from the audience. Mr. Bush moved, seconded by Ms. Moberly to approve Resolution 2019-19, as recommended.

YEA: Bonebrake, Bush, Kelley, Moberly, Dunn  
NAY: None  
Motion carried: 5-0

**7. Consideration and appropriate action relating to Resolution 2016-20, approving the incurrence of indebtedness by the Owasso Public Works Authority (the "Authority") issuing its Sales Tax Revenue Note, series 2016 (the "Note"); providing that the organizational document creating the Authority is subject to the provisions of the Note indenture, authorizing the issuance of said Note; waiving competitive bidding with respect to the sale of said Note and approving the proceedings of the Authority pertaining to the sale of said Note; ratifying and confirming a Sales Tax Agreement by and between the City of Owasso, Oklahoma (the "City") and the Authority pertaining to the year-to-year pledge of certain sales tax revenues; and containing other provisions relating thereto**

Linda Jones presented the item recommending approval of Resolution 2016-20.

There were no comments from the audience. Dr. Kelley moved, seconded by Ms. Moberly to approve Resolution 2016-20, as recommended.

YEA: Bonebrake, Bush, Kelley, Moberly, Dunn  
NAY: None  
Motion carried: 5-0

**8. Consideration and appropriate action relating to a budget amendment in the Capital Improvements Fund**

Linda Jones presented the item recommending approval of a budget amendment in the Capital Improvements Fund, increasing the estimated revenue and the appropriation for expenditures by \$21,265,000.

There were no comments from the audience. After discussion, Mr. Bush moved, seconded by Mr. Bonebrake to approve the budget amendment to increase the estimated revenue and increase the appropriation for expenditures, as recommended.

YEA: Bonebrake, Bush, Kelley, Moberly, Dunn  
NAY: None  
Motion carried: 5-0

- 9. Consideration and appropriate action relating to Resolution 2016-21, establishing user fees for the Owasso Community Center of the City of Owasso, and establishing an effective date**  
Larry Langford presented the item recommending approval of Resolution 2016-21.

There were no comments from the audience. After discussion, Mr. Bush moved, seconded by Mr. Bonebrake to approve Resolution 2016-21, as recommended.

YEA: Bonebrake, Bush, Kelley, Moberly, Dunn

NAY: None

Motion carried: 5-0

- 10. Consideration and appropriate action relating to a request for an executive session for the purpose of discussing confidential communications between the City Council and the City Attorney concerning the potential acquisition of real property located at 120 E 2<sup>nd</sup> St, Owasso, Oklahoma, as provided for in Title 25, O.S. Section § 307(B)(3)**

Julie Lombardi presented the item, Mr. Bonebrake moved, seconded by Ms. Moberly to enter into executive session.

YEA: Bonebrake, Bush, Kelley, Moberly, Dunn

NAY: None

Motion carried: 5-0

At 7:56, Mr. Bush exited the room.

At 7:56 pm, the Council, along with Warren Lehr, Julie Lombardi, Scott Chambless, and John Feary entered into executive session.

At 7:58, Mr. Bush returned and entered into executive session.

At 8:24 pm, the Council returned to open session.

- 11. Report from City Manager**

Roger Stevens presented the Monthly Public Works Project Status Report.

- 12. Report from City Attorney**

None

- 13. Report from City Councilors**

Councilors commented on recent community events and efforts of staff.

- 14. Official Notices to Council (documents for acknowledgment or information only, no discussion or action will be taken)**

- Payroll Payment Report – Pay Period Ending Date 10/15/16
- Health Care Self-Insurance Claims – dated as of 10/27/16

- 15. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)**

None

**16. Adjournment**

Mr. Bush moved, seconded by Mr. Bonebrake to adjourn the meeting.

YEA: Bonebrake, Bush, Kelley, Moberly, Dunn

NAY: None

Motion carried 5-0 and the meeting adjourned at 8:39 pm.

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Lyndell Dunn, Mayor

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Lisa Wilson, Minute Clerk

# OWASSO CITY COUNCIL, OPWA & OPGA

## MINUTES OF JOINT REGULAR MEETING Tuesday, November 8, 2016

The Owasso City Council, Owasso Public Works Authority, and Owasso Public Golf Authority met in a joint regular meeting on Tuesday, November 8, 2016, in the Council Chambers at Old Central, 109 N Birch Street, Owasso, Oklahoma per the Notice of Public Meeting and Agenda filed in the office of the City Clerk and posted at City Hall, 200 S Main (west side), at 6:00 pm on Friday, November 4, 2016.

### Call to Order

Mayor/Chair Lyndell Dunn called the meeting to order at 6:03 pm.

#### Present

Mayor/Chair – Lyndell Dunn

Councilor/Trustee – Bill Bush

Councilor/Trustee – Jeri Moberly

A quorum was declared present.

#### Absent

Vice-Mayor/Vice-Chair – Chris Kelley

Councilor/Trustee – Doug Bonebrake

Ms. Moberly advised that she would be leaving the meeting at 7:00pm. Mayor Dunn advised that the presentations would not be made in the order of the posted meeting agenda. These minutes will reflect the order in which presentation were made.

### Discussion relating to Festival Park Design

Larry Langford presented the item. It was explained that the engineering firm, GH2, would be attending the December work session to present additional project information.

### Discussion relating to Police items

A. Amending the Owasso Code of Ordinances, Part 10, Chapter 8, Alarms

B. Engineering services and architectural contract – Police Building

Scott Chambless presented the items. It was explained that item A would be presented at the December work session. It was further explained that staff anticipates placing item B on the December 6 agenda for Council consideration and action.

### Discussion relating to Tax Incremental Financing (TIF) - Owasso Redbud District

Bronce Stephenson presented an update on the activities of the TIF Review Committee. Discussion was held. It was explained that a public hearing would take place during the December 6 Council meeting.

### Discussion relating to Community Development items

A. PUD-16-05 (OZ 16-08) – The Reunion Senior Housing (11900 block of E 98 St N behind the Owasso Market)

B. PUD-16-06 (OZ 16-09) – Mallard Crossing (located on the west side of N 145 E Ave approximately 500 feet north of E 106 St N)

C. Easement Closure – Braum's #156 (11503 E 76 St N)

D. Easement Closure – Hickory Creek (12805 E 67 St N)

E. Rezoning (OZ-16-10) – east of the intersection of E 114 St N and N Garnett Rd

F. Final Plat – FBC Mission Owasso (east of the intersection of E 114 St N and N Garnett Rd)

G. Final Plat – Abbott Farms I (east of the northeast corner of E 106 St N and N Mingo Rd and lies between the Owasso Sports Park and railroad tracks)

H. Resolution – Update to GrOwasso 2030 Land Use Master Plan

I. Nunc Pro Tunc Ordinance 1087, Amending the Zoning Code – with Emergency Clause

Bronce Stephenson presented each item. Discussion was held. It was explained that items A, B, E, F, G, H, and I would be placed on the November 15 Council agenda for consideration and action; and items C and D would be placed on the December 6 Council agenda for consideration and action.

**Discussion relating to Public Works items**

- A. Metropolitan Environmental Trust (M.E.T.) Household Pollutant Program
- B. Agreement for surveying services - E 116 St N, Mingo Rd to US Hwy 169 Roadway Widening Project
- C. Barrington Point Entrance (E 89 St N at N 129 E Ave)

Tim Doyle presented item A and discussion was held.

At 6:50pm, Ms. Moberly leaves the meeting. A quorum was no longer present. Discussion continued. No official action was taken related to City of Owasso, Owasso Public Works Authority, or Owasso Public Golf Authority business.

Dwayne Henderson presented items B and C. It was explained that both items would be placed on the November 15 Council agenda for consideration and action.

**Discussion relating to amending the list of Capital Improvement Projects eligible for funding from the Capital Improvements Fund to include E 106 St N and N 129 E Ave intersection**

Sherry Bishop presented the item. It was explained that the required public hearing will take place during the November 15 Council meeting.

**Discussion relating to City Manager items**

- Council meeting – July 4, 2017
- Monthly sales tax report
- City Manager report

Warren Lehr advised that the first meeting in July 2017 will fall on a holiday and staff anticipates moving the date of the meeting to Wednesday, July 5. Linda Jones presented the monthly sales tax report. Under the City Manager Report, Mr. Lehr provided dates for the following community events: Owasso Character Luncheon, Thursday, November 10; Annual Veterans Parade, Saturday, November 12; and City Hall Open House, Friday, November 18.

**City Council/Trustee comments and inquiries**

None

**Adjournment**

Mayor/Chair Dunn adjourned the meeting at 7:16 pm.

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Lyndell Dunn, Mayor/Chair

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Juliann M. Stevens, Clerk

## Claims List

11/15/2016

Budget Unit Title	Vendor Name	Payable Description	Payment Amount
GENERAL	AEP/PSO	STREET LIGHTS	7.05
<b>TOTAL GENERAL</b>			<b>7.05</b>
MANAGERIAL	JPMORGAN CHASE BANK	EMPLOYEE RECOGNITION	25.00
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	102.83
	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	22.07
<b>TOTAL MANAGERIAL</b>			<b>149.90</b>
FINANCE	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	23.33
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	84.00
	JPMORGAN CHASE BANK	LODGING EXPENSE	189.28
	JPMORGAN CHASE BANK	LODGING EXPENSE	189.28
	JPMORGAN CHASE BANK	GOVT FINANCE-GFOA REGISTR	100.00
	JPMORGAN CHASE BANK	GOVT FINANCE-TRAINING	170.00
<b>TOTAL FINANCE</b>			<b>755.89</b>
HUMAN RESOURCES	JPMORGAN CHASE BANK	COMM MARKET-ADVERTISING	270.00
	AMERICANCHECKED, INC ATTN: BILLING	PRE-EMP BACKGROUND CHECKS	167.20
	JPMORGAN CHASE BANK	AMAZON-CITY HALL DECOR	59.99
	JPMORGAN CHASE BANK	COMM MARKET-ADVERTISING	135.00
	JPMORGAN CHASE BANK	AMAZON-CITY HALL DECOR	31.78
	TULSA WORLD	ADVERTISING	3,444.00
	JPMORGAN CHASE BANK	AMAZON-CITY HALL DECOR	23.74
	JPMORGAN CHASE BANK	TRAVEL EXPENSE	19.88
	JPMORGAN CHASE BANK	OFFICE DEPOT-SUPPLIES	5.76
	JPMORGAN CHASE BANK	OFFICE DEPOT-LABELS	12.74
	JPMORGAN CHASE BANK	SPORTS NUTRI-MEMBERSHIP	497.00
	JPMORGAN CHASE BANK	OFFICE DEPOT-SUPPLIES	17.99
	DAVID D. RICE	TRAINING CLASS	450.00
	JPMORGAN CHASE BANK	TESTCOUNTRY-DRUG TEST	67.00
	JPMORGAN CHASE BANK	OFFICE DEPOT-SUPPLIES	7.68
<b>TOTAL HUMAN RESOURCES</b>			<b>5,209.76</b>
GENERAL GOVERNMENT	OMECORP, LLC	POSTAGE SUPPLIES	218.50
	JPMORGAN CHASE BANK	ADMIRAL EXP-SUPPLIES	29.99
	PADEN APPRAISALS INC	PROPERTY APPRAISAL	350.00
	MCAFEE & TAFT	LEGAL-PERSONNEL	6,283.21
	CITY OF OWASSO	GENERAL LIABILITY/SELF-IN	150,000.00
	AT&T	CONSOLIDATED PHONE BILL	596.50
	AMERICANCHECKED, INC ATTN: BILLING	BACKGROUND SCREENING	16.55
	MCAFEE & TAFT	LEGAL-PERSONNEL	360.00
	MCAFEE & TAFT	LEGAL-PERSONNEL	838.00
	MCAFEE & TAFT	LEGAL-PERSONNEL	2,152.97

## Claims List

11/15/2016

Budget Unit Title	Vendor Name	Payable Description	Payment Amount
GENERAL GOVERNMENT...	AT&T	LONG DISTANCE PHONE BILL	32.14
	ONEOK, INC OKLAHOMA NATURAL GAS	NATURAL GAS USAGE	154.59
<b>TOTAL GENERAL GOVERNMENT</b>			<b>161,032.45</b>
COMMUNITY DEVELOPMENT	CITY GARAGE	VEH PARTS PURCH - OCT, 20	111.74
	VERIZON WIRELESS	WIRELESS CONNECTION	155.51
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	415.58
	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	162.66
	KENNETH LIVINGSTON	CODE ENFORCEMENT MOWING	400.00
	KENNETH LIVINGSTON	CODE ENFORCEMENT MOWING	150.00
	JPMORGAN CHASE BANK	OFFICE DEPOT-SUPPLIES	5.80
	JPMORGAN CHASE BANK	CDE COUNCIL-INSPECTOR TRN	199.00
	BLUE ENERGY FUELS, LLC	CNG FUEL PURCH - OCT, 201	46.42
<b>TOTAL COMMUNITY DEVELOPMENT</b>			<b>1,646.71</b>
ENGINEERING	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	87.53
	YOUNGS FIRE SUPPRESSION SERVICES	FIRE EXTINGUISHER INSPECT	6.50
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	280.00
	JPMORGAN CHASE BANK	ATWOOD-WORK BOOTS	119.99
	VERIZON WIRELESS	WIRELESS CONNECTION	29.65
	CITY GARAGE	VEH PARTS PURCH - OCT, 20	74.06
	UNIFIRST HOLDINGS LP	UNIFORM CLEANING	33.61
	UNIFIRST HOLDINGS LP	UNIFORM CLEANING	17.71
	JPMORGAN CHASE BANK	OFFICE DEPOT-SUPPLIES	40.02
<b>TOTAL ENGINEERING</b>			<b>689.07</b>
INFORMATION TECHNOLOGY	VERIZON WIRELESS	WIRELESS CONNECTION	149.68
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	74.16
	AT&T	CONSOLIDATED PHONE BILL	20.48
<b>TOTAL INFORMATION TECHNOLOGY</b>			<b>244.32</b>
SUPPORT SERVICES	AT&T	CONSOLIDATED PHONE BILL	40.97
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	881.50
	VERIZON WIRELESS	WIRELESS CONNECTION	29.65
	AT&T	LONG DISTANCE PHONE BILL	0.05
	JPMORGAN CHASE BANK	BEST BUY-OC MONITOR	69.99
	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	23.75
	CITY GARAGE	VEH PARTS PURCH - OCT, 20	9.90
	JPMORGAN CHASE BANK	LOWES-REFUND TAX	-0.18
	BLUE ENERGY FUELS, LLC	CNG FUEL PURCH - OCT, 201	54.19
	OKLAHOMA DEPARTMENT OF LABOR	ELEVATOR INSPECTION	100.00
	UNIFIRST HOLDINGS LP	UNIFORM RENTAL FEES	13.27
	UNIFIRST HOLDINGS LP	UNIFORM RENTAL FEES	13.27

## Claims List

11/15/2016

Budget Unit Title	Vendor Name	Payable Description	Payment Amount
SUPPORT SERVICES...	JPMORGAN CHASE BANK	OFFICE DEPOT-SUPPLIES	1.66
<b>TOTAL SUPPORT SERVICES</b>			<b>1,238.02</b>
CEMETERY	YOUNGS FIRE SUPPRESSION SERVICES	FIRE EXTINGUISHER INSPECT	73.00
	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	49.15
	VERDIGRIS VALLEY ELECTRIC COOP	CEMETERY ELECTRIC	35.33
	UNIFIRST HOLDINGS LP	UNIFORM CLEANING	7.41
	UNIFIRST HOLDINGS LP	UNIFORM CLEANING	7.41
	JPMORGAN CHASE BANK	HOBBY LOBBY-CEMETERY DEC	124.79
<b>TOTAL CEMETERY</b>			<b>297.09</b>
POLICE COMMUNICATIONS	TULSA EMERGENCY MEDICAL CENTER	VACCINATIONS	71.00
	DALE & LEES SERVICE, INC	AIR COND REPAIR	96.79
	DEPARTMENT OF PUBLIC SAFETY	OLETS FEE	450.00
	DEPARTMENT OF PUBLIC SAFETY	OLETS FEE	450.00
	RICH & CARTMILL, INC	NOTARY BOND	30.00
	COPY WORLD BUSINESS SOLUTIONS, LLC	MAINTENANCE	103.98
	LANGUAGE LINE SERVICES	TRANSLATION SERVICES	18.83
	JPMORGAN CHASE BANK	AMAZON-SUPPLIES	15.99
	AT&T	CONSOLIDATED PHONE BILL	659.11
	JPMORGAN CHASE BANK	SAMSCLUB-PRISONER BOARD	40.50
	JPMORGAN CHASE BANK	VISTACOM-MAINT AGREEMENT	2,700.00
	<b>TOTAL POLICE COMMUNICATIONS</b>		
ANIMAL CONTROL	JPMORGAN CHASE BANK	CHIEF SUPPLY-UNIF ITEMS	16.99
	BLUE ENERGY FUELS, LLC	CNG FUEL PURCH - OCT, 201	16.24
	JPMORGAN CHASE BANK	SERENITY-CREMATATION SVC	225.00
	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	76.45
	CITY GARAGE	VEH PARTS PURCH - OCT, 20	14.87
	AT&T	CONSOLIDATED PHONE BILL	25.00
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	279.75
	VERIZON WIRELESS	WIRELESS CONNECTION	80.02
	AT&T	LONG DISTANCE PHONE BILL	0.58
	JPMORGAN CHASE BANK	HOME DEPOT-SUPPLIES	80.25
	JPMORGAN CHASE BANK	HOME DEPOT-SUPPLIES	99.49
	JPMORGAN CHASE BANK	WALMART-SUPPLIES	139.99
	<b>TOTAL ANIMAL CONTROL</b>		
EMERGENCY PREPAREDNES	JPMORGAN CHASE BANK	OFFICE DEPOT-SUPPLIES	5.19
	AT&T	CONSOLIDATED PHONE BILL	14.16
	VERIZON WIRELESS	WIRELESS CONNECTION	29.65
	VERDIGRIS VALLEY ELECTRIC COOP	STORM SIREN ELECTRIC BILL	14.57
	VERDIGRIS VALLEY ELECTRIC COOP	STORM SIREN ELECTRIC BILL	26.96

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Budget Unit Title	Vendor Name	Payable Description	Payment Amount
EMERGENCY PREPAREDNESS	VERDIGRIS VALLEY ELECTRIC COOP	STORM SIREN ELECTRIC BILL	31.48
<b>TOTAL EMERGENCY PREPAREDNESS</b>			<b>122.01</b>
STORMWATER	CITY GARAGE	VEH PARTS PURCH - OCT, 20	1,010.00
	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	961.55
	TULSA EMERGENCY MEDICAL CENTER	IMMUNIZATIONS	285.00
	SPIRIT LANDSCAPE MANAGEMENT LLC	MONTHLY LANDSCAPING	410.00
	SPIRIT LANDSCAPE MANAGEMENT LLC	MONTHLY LANDSCAPING	216.25
	YOUNGS FIRE SUPPRESSION SERVICES	FIRE EXTINGUISHER INSPECT	115.00
	JPMORGAN CHASE BANK	OREILLY-SUPPLIES	15.75
	JPMORGAN CHASE BANK	OREILLY-LIGHTS	43.99
	BLUE ENERGY FUELS, LLC	CNG FUEL PURCH - OCT, 201	197.76
	VERIZON WIRELESS	WIRELESS CONNECTION	69.66
	UNIFIRST HOLDINGS LP	UNIFORM CLEANING	140.40
	JPMORGAN CHASE BANK	P & K EQUIP-TRIMMER LINE	160.30
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	2,109.25
	UNIFIRST HOLDINGS LP	UNIFORM CLEANING	35.20
	UNIFIRST HOLDINGS LP	UNIFORM CLEANING	39.10
	JPMORGAN CHASE BANK	LOWES-LOPPERS	79.96
	JPMORGAN CHASE BANK	TRANSCO-PPE	77.24
<b>TOTAL STORMWATER</b>			<b>5,966.41</b>
PARKS	JPMORGAN CHASE BANK	EQUIP ONE-BRICK SAW	34.00
	JPMORGAN CHASE BANK	HD SUPPLY-METER CAN	33.00
	JPMORGAN CHASE BANK	LOWES-BOLTS	45.04
	AT&T	LONG DISTANCE PHONE BILL	1.14
	JPMORGAN CHASE BANK	HOME DEPOT-REPAIR PARTS	4.96
	JPMORGAN CHASE BANK	LOWES-SUPPLIES	5.58
	ONEOK, INC OKLAHOMA NATURAL GAS	NATURAL GAS USAGE	39.75
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	1,052.25
	AT&T	CONSOLIDATED PHONE BILL	32.53
	VERIZON WIRELESS	WIRELESS CONNECTION	29.65
	BLUE ENERGY FUELS, LLC	CNG FUEL PURCH - OCT, 201	45.14
	JPMORGAN CHASE BANK	CORNERSTONE-SAW REPAIR	75.99
	JPMORGAN CHASE BANK	CORNERSTONE-SUPPLIES	55.98
	JPMORGAN CHASE BANK	CORNERSTONE-SUPPLIES	14.99
	JPMORGAN CHASE BANK	CORNERSTONE-HAND TOOL	6.99
	JPMORGAN CHASE BANK	CORNERSTONE-RECEPTACLE	33.73
	JPMORGAN CHASE BANK	CORNERSTONE-BOLTS	3.57
	JPMORGAN CHASE BANK	LOWES-BOLTS	4.45
	JPMORGAN CHASE BANK	LOWES-OUTLETS	95.08
	JPMORGAN CHASE BANK	LOWES-GAZEBO SUPPLIES	44.28
	DAVID'S ELECTRIC, INC.	REPAIR SERVICE	180.00
	OKLAHOMA CORRECTIONAL INDUSTRIES	TRASH RECEPTACLES	6,373.64

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Budget Unit Title	Vendor Name	Payable Description	Payment Amount
PARKS...	CITY OF OWASSO	PARKS WATER	3.39
	TUCKER CHEMICAL, INC.	PARKS RESTROOM SUPPLIES	71.71
	ROGERS COUNTY RURAL WATER DISTRICT	WATER	196.03
	UNIFIRST HOLDINGS LP	PARKS UNIFORMS	23.96
	UNIFIRST HOLDINGS LP	PARKS UNIFORMS	23.96
	PROTECTION ONE ALARM MONITORING INC	ALARM SERVICE	73.94
	FREDRICK COSTIN JR	VETERANS PARK MOWING	110.00
	CITY OF OWASSO	PARKS WATER	6.88
	CITY OF OWASSO	PARKS WATER	17.02
	FREDRICK COSTIN JR	ATOR PARK MOWING	120.00
	FREDRICK COSTIN JR	RAYOLA PARK MOWING	344.00
	FREDRICK COSTIN JR	SKATE PARK MOWING	120.00
	VERDIGRIS VALLEY ELECTRIC COOP	PARKS OFFICE ELECTRICITY	96.08
	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	605.84
	CITY GARAGE	VEH PARTS PURCH - OCT, 20	12.24
	<b>TOTAL PARKS</b>		
PUBLIC ART BENCHES	JPMORGAN CHASE BANK	BROWN FARMS-SOD	95.00
	JPMORGAN CHASE BANK	BROWN FARMS-SOD	95.00
<b>TOTAL PUBLIC ART BENCHES</b>			<b>190.00</b>
COMMUNITY CENTER	JPMORGAN CHASE BANK	LOWES-TOOLS	122.45
	WILJO INTERIORS, INC	SUPPLIES	960.00
	AT&T	CONSOLIDATED PHONE BILL	39.16
	JPMORGAN CHASE BANK	WALMART-VGA CABLE/SCRAPER	31.91
	ONEOK, INC OKLAHOMA NATURAL GAS	NATURAL GAS USAGE	115.40
	JPMORGAN CHASE BANK	LOWES-HAMMER/AWL	21.96
	AT&T	LONG DISTANCE PHONE BILL	2.56
	JPMORGAN CHASE BANK	QUIT BUGGIN-PEST CONTROL	95.00
<b>TOTAL COMMUNITY CENTER</b>			<b>1,388.44</b>
HISTORICAL MUSEUM	YOUNGS FIRE SUPPRESSION SERVICES	FIRE EXTINGUISHER INSPECT	73.00
	AT&T	LONG DISTANCE PHONE BILL	0.04
	ONEOK, INC OKLAHOMA NATURAL GAS	NATURAL GAS USAGE	36.82
	AT&T	CONSOLIDATED PHONE BILL	14.16
	FELKINS ENTERPRISES, LLC	BUSINESS CARDS	30.00
<b>TOTAL HISTORICAL MUSEUM</b>			<b>154.02</b>
ECONOMIC DEV	JPMORGAN CHASE BANK	CHAMBER-STATE OF CITY	40.00
	VERIZON WIRELESS	WIRELESS CONNECTION	29.65
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	69.25

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Budget Unit Title	Vendor Name	Payable Description	Payment Amount
TOTAL ECONOMIC DEV			138.90
<b>FUND GRAND TOTAL</b>			<b>194,957.66</b>
AMBULANCE SERVICE	LEON WHITMORE	AMBULANCE REFUND	69.93
	HEALTHCHOICE	AMBULANCE REFUND	565.00
	KIMBERLY BURNETT	AMBULANCE REFUND	1,218.92
TOTAL AMBULANCE SERVICE			1,853.85
AMBULANCE	JPMORGAN CHASE BANK	LAERDAL-EQUIPMENT	63.00
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	766.58
	VERIZON WIRELESS	WIRELESS CONNECTION	238.63
	JPMORGAN CHASE BANK	FULLERTON-OXYGEN	25.50
	JPMORGAN CHASE BANK	HENRY SCHEIN-SUPPLIES	2,987.43
	JPMORGAN CHASE BANK	HOME DEPOT-POWER STRIP	36.36
	JPMORGAN CHASE BANK	BOUND TREE-SUPPLIES	12.80
	JPMORGAN CHASE BANK	BOUND TREE-SUPPLIES	207.98
	JPMORGAN CHASE BANK	BOUND TREE-SUPPLIES	2,328.81
	JPMORGAN CHASE BANK	GPSGATE-ADD'L LICENSES	149.85
	JPMORGAN CHASE BANK	GPSGATE-SOFTWARE UPDATE	143.00
	JPMORGAN CHASE BANK	ZOLL-AUTOPULSE BATTERIES	1,822.20
	JPMORGAN CHASE BANK	ZOLL-SUPPLIES	894.45
	JPMORGAN CHASE BANK	ZOLL-SUPPLIES	138.50
	JPMORGAN CHASE BANK	GREEN CO-WASTE DISPOSAL	390.00
	MEDICLAIMS INC	BILLING SERVICES	9,192.27
	CITY GARAGE	VEH PARTS PURCH - OCT, 20	634.57
	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	1,724.28
TOTAL AMBULANCE			21,756.21
<b>FUND GRAND TOTAL</b>			<b>23,610.06</b>
E911 COMMUNICATIONS	AT&T	E911 MAPPING SVCS	710.70
TOTAL E911 COMMUNICATIONS			710.70
<b>FUND GRAND TOTAL</b>			<b>710.70</b>
HOTEL TAX - ECON DEV	JPMORGAN CHASE BANK	LODGING EXPENSE	269.94
	JPMORGAN CHASE BANK	TRAVEL EXPENSE	165.56
	JPMORGAN CHASE BANK	LODGING EXPENSE	634.40
	JPMORGAN CHASE BANK	TRAVEL EXPENSE	28.17
	JPMORGAN CHASE BANK	TRAVEL EXPENSE	106.49
	JPMORGAN CHASE BANK	TULSA CHAMBER-REGISTRAT	1,500.00

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Budget Unit Title	Vendor Name	Payable Description	Payment Amount
HOTEL TAX - ECON DEV...	JPMORGAN CHASE BANK	TULSA CHAMBER-REGISTR	1,500.00
	JPMORGAN CHASE BANK	AMERICAN-BAGGAGE FEE	25.00
	JPMORGAN CHASE BANK	DELTA-BAGGAGE FEE	25.00
	JPMORGAN CHASE BANK	TRAVEL EXPENSE	40.00
	JPMORGAN CHASE BANK	TULSA CHAMBER-FUTURE INV	17,500.00
<b>TOTAL HOTEL TAX - ECON DEV</b>			<b>21,794.56</b>
STRONG NEIGHBORHOODS	JPMORGAN CHASE BANK	OFFICE DEPOT-SUPPLIES	18.99
	JPMORGAN CHASE BANK	KEEPOKBEAUT-AWARD BANQ	650.00
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	75.83
	JPMORGAN CHASE BANK	MEETING EXPENSE	17.20
	JPMORGAN CHASE BANK	OFFICE DEPOT-CREDIT	-1.00
<b>TOTAL STRONG NEIGHBORHOODS</b>			<b>761.02</b>
<b>FUND GRAND TOTAL</b>			<b>22,555.58</b>
STORMWATER - STORMWATER	BH MEDIA HOLDING GROUPS, INC	ADVERTISEMENT	165.00
	MESHEK & ASSOCIATES, P.L.C.	ENGINEERING SERVICES	3,989.10
	VERIZON WIRELESS	WIRELESS CONNECTION	40.03
<b>TOTAL STORMWATER - STORMWATER</b>			<b>4,194.13</b>
LAKERIDGE/CNTRL DRAIN IMP	MESHEK & ASSOCIATES, P.L.C.	ENGINEERING SERVICES	5,802.50
<b>TOTAL LAKERIDGE/CNTRL DRAIN IMP</b>			<b>5,802.50</b>
3 LAKES CHNL/ATOR HEIGHT	MAGNUM CONSTRUCTION INC	THREE LAKES CHANNEL/ATOR	111,957.50
<b>TOTAL 3 LAKES CHNL/ATOR HEIGHTS</b>			<b>111,957.50</b>
<b>FUND GRAND TOTAL</b>			<b>121,954.13</b>
AMBULANCE CAPITAL FD	JPMORGAN CHASE BANK	STRYKER-INSTALLATION	1,550.00
<b>TOTAL AMBULANCE CAPITAL FD</b>			<b>1,550.00</b>
<b>FUND GRAND TOTAL</b>			<b>1,550.00</b>
FESTIVAL PARK LAND/STRUCT	GH2 ARCHITECTS LLC	VISION 2025 FESTIVAL PARK	4,125.00
<b>TOTAL FESTIVAL PARK LAND/STRUCT</b>			<b>4,125.00</b>
<b>FUND GRAND TOTAL</b>			<b>4,125.00</b>
SALES TAX FUND-FIRE	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	1,486.31

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Budget Unit Title	Vendor Name	Payable Description	Payment Amount
SALES TAX FUND-FIRE...	CITY GARAGE	VEH PARTS PURCH - OCT, 20	731.64
	JPMORGAN CHASE BANK	TCP GLOBAL-RETURN	-6.46
	BLUE ENERGY FUELS, LLC	CNG FUEL PURCH - OCT, 201	57.18
	JPMORGAN CHASE BANK	OREILLY-VEHICLE SUPPLIES	4.29
	JPMORGAN CHASE BANK	OREILLY-SUPPLIES	7.98
	JPMORGAN CHASE BANK	WALMART-TRAINING EXPENSE	29.82
	JPMORGAN CHASE BANK	LIBERTY FLAGS-US FLAGS	1,512.00
	JPMORGAN CHASE BANK	LODGING EXPENSE	109.20
	JPMORGAN CHASE BANK	LODGING EXPENSE	109.20
	JPMORGAN CHASE BANK	LODGING EXPENSE	109.20
	JPMORGAN CHASE BANK	CASCOINDUST-UNIFORM	610.00
	JPMORGAN CHASE BANK	HOBBY LOBBY-SUPPLIES	47.92
	AT&T	LONG DISTANCE PHONE BILL	5.53
	ONEOK, INC OKLAHOMA NATURAL GAS	NATURAL GAS USAGE	417.80
	JPMORGAN CHASE BANK	EXCELLANCE-VEHICLE PARTS	1,774.38
	JPMORGAN CHASE BANK	EMERG MED-UNIF CLOTHING	72.95
	AT&T	CONSOLIDATED PHONE BILL	192.96
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	1,725.91
	JPMORGAN CHASE BANK	LOWES-HARDWARE	6.58
	JPMORGAN CHASE BANK	LOWES-SUPPLIES	59.98
	JPMORGAN CHASE BANK	LOWES-SUPPLIES	34.98
	VERIZON WIRELESS	WIRELESS CONNECTION	748.46
	JPMORGAN CHASE BANK	UPS STORE-SHIPPING CHG	30.01
	JPMORGAN CHASE BANK	LOWES-SUPPLIES	9.98
	JPMORGAN CHASE BANK	ACADEMY-SUPPLIES	59.99
	JPMORGAN CHASE BANK	TRAVEL EXPENSE	61.80
	JPMORGAN CHASE BANK	NORTHERN SAFETY-PARTS	173.58
	JPMORGAN CHASE BANK	WALMART-SUPPLIE	4.92
	JPMORGAN CHASE BANK	HD SUPPLY-SUPPLIES	48.20
	JPMORGAN CHASE BANK	SAMSCLUB-SUPPLIES	15.74
	JPMORGAN CHASE BANK	SAMSCLUB-SUPPLIES	169.36
	JPMORGAN CHASE BANK	FIRESERVICE-TRAINING	75.00
JPMORGAN CHASE BANK	WALMART-SUPPLIES	37.53	
JPMORGAN CHASE BANK	SPEICAL OPS-UNIFORM	807.78	
JPMORGAN CHASE BANK	TXTAG-PIKEPASS FEES TEXAS	13.31	
<b>TOTAL SALES TAX FUND-FIRE</b>			<b>11,355.01</b>
FIRE STATION #4	WILLIAMS, SPURGEON, KUHL &	PROFESSIONAL SERVICES	9,800.00
<b>TOTAL FIRE STATION #4</b>			<b>9,800.00</b>
<b>FUND GRAND TOTAL</b>			<b>21,155.01</b>
SALES TAX FUND-POLICE	JPMORGAN CHASE BANK	CMI-SUPPLIES	122.96

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Budget Unit Title	Vendor Name	Payable Description	Payment Amount	
SALES TAX FUND-POLICE...	ONEOK, INC OKLAHOMA NATURAL GAS	NATURAL GAS USAGE	118.63	
	JPMORGAN CHASE BANK	LOWES-SUPPLIES	15.98	
	JPMORGAN CHASE BANK	AMAZON-SUPPLIES	13.42	
	JPMORGAN CHASE BANK	PETSMART-K9 SUPPLIES	156.66	
	AT&T	LONG DISTANCE PHONE BILL	32.14	
	COPY WORLD BUSINESS SOLUTIONS, LLC	MAINTENANCE	100.00	
	RICH & CARTMILL, INC	NOTARY BOND	30.00	
	VIEVU, LLC	STRAIGHT SHOOTER	250.00	
	VIEVU, LLC	STRAIGHT SHOOTER	250.00	
	ACCURACY, INC DBA ULTRAMAX AMMUNITI	AMMUNITION	674.00	
	VERIZON WIRELESS	WIRELESS CONNECTION	847.75	
	AT&T	CONSOLIDATED PHONE BILL	559.61	
	JPMORGAN CHASE BANK	SAMSClub-SUPPLIES	106.23	
	JPMORGAN CHASE BANK	BROWNELLS-FIREARM SUPPLIE	281.95	
	JPMORGAN CHASE BANK	TARGET-SUPPLIES	284.11	
	JPMORGAN CHASE BANK	SPS MKT-FIREARM SUPPLIES	36.04	
	JPMORGAN CHASE BANK	PETSMART-K9 SUPPLIES	27.47	
	JPMORGAN CHASE BANK	FAMILY ANIMAL-K9 MEDICAL	125.50	
	JPMORGAN CHASE BANK	WALMART-SUPPLIES	24.52	
	JPMORGAN CHASE BANK	SOUTHERN AG-K9 SUPPLIES	17.98	
	JPMORGAN CHASE BANK	TRAVEL EXPENSE	5.17	
	CITY GARAGE	VEH PARTS PURCH - OCT, 20	4,835.81	
	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	6,160.90	
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	11,537.00	
	POLYGRAPH EXAMINERS BOARD	LICENSE RENEWAL	100.00	
	DRAKE SYSTEMS INC	COPIER LEASE	458.68	
	JPMORGAN CHASE BANK	LODGING EXPENSE	377.37	
	ACCURACY, INC DBA ULTRAMAX AMMUNITI	AMMUNITION	268.49	
	JPMORGAN CHASE BANK	AMAZON-SUPPLIES	87.00	
	JPMORGAN CHASE BANK	ULINE-LAB SUPPLIES	352.13	
	JPMORGAN CHASE BANK	OFFICE DEPOT-SUPPLIES	51.34	
	<b>TOTAL SALES TAX FUND-POLICE</b>			<b>28,308.84</b>
	<b>FUND GRAND TOTAL</b>			<b>28,308.84</b>
SALES TAX FUND-STREETS	JPMORGAN CHASE BANK	LOWES-CONTACT CEMENT	4.98	
	JPMORGAN CHASE BANK	LOWES-FILTER CARTRIDGE	17.98	
	JPMORGAN CHASE BANK	LOWES-TAMPER	34.98	
	JPMORGAN CHASE BANK	TRANSCO-PPE	77.24	
	AMERICAN ELECTRIC POWER	MAIN STREET LIGHTING	1,000.00	
	AMERICAN ELECTRIC POWER	SILVER CREEK LIGHTING	513.00	
	JPMORGAN CHASE BANK	FASTENAL-SCREWS	17.68	
	JPMORGAN CHASE BANK	MAXWELL-LUTE/BLADES	86.16	
	TWIN CITIES READY MIX, INC	CONCRETE	288.00	

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Budget Unit Title	Vendor Name	Payable Description	Payment Amount	
SALES TAX FUND-STREETS...	TULSA ASPHALT, LLC	ASPHALT	198.29	
	TWIN CITIES READY MIX, INC	CONCRETE	384.00	
	TWIN CITIES READY MIX, INC	CONCRETE	240.00	
	TULSA COUNTY BOCC	MISCELLANEOUS STREET SIGN	101.60	
	JPMORGAN CHASE BANK	LOWES-FRAMING SUPPLIES	108.56	
	CITY GARAGE	VEH PARTS PURCH - OCT, 20	93.33	
	FLEETCOR TECHNOLOGIES	FUELMAN EXP. - OCT, 2016	431.17	
	JPMORGAN CHASE BANK	CORNERSTONE-SPARK PLUG	2.99	
	BLUE ENERGY FUELS, LLC	CNG FUEL PURCH - OCT, 201	218.76	
	AEP/PSO	STREET LIGHTS	5,840.09	
	JPMORGAN CHASE BANK	PROF PAVE-REFLECT ALERTS	416.63	
	JPMORGAN CHASE BANK	WHITE STAR-SAW BLADE	310.99	
	JPMORGAN CHASE BANK	PMSI-POTHOLE PATCH	600.00	
	JPMORGAN CHASE BANK	TRAFFIC SFTY-STROBES	685.74	
	JPMORGAN CHASE BANK	TRAFFICSAFETY-STROBES	290.61	
	YOUNGS FIRE SUPPRESSION SERVICES	FIRE EXTINGUISHER INSPECT	121.50	
	UNIFIRST HOLDINGS LP	UNIFORM CLEANING	50.77	
	JPMORGAN CHASE BANK	DIESEL POWER-KICK STAND	62.40	
	JPMORGAN CHASE BANK	DIESEL POWER-SPRINGS	59.98	
	VERIZON WIRELESS	WIRELESS CONNECTION	80.02	
	CITY GARAGE	LABOR/OVERHEAD - NOV, 201	2,672.50	
	UNIFIRST HOLDINGS LP	UNIFORM CLEANING	49.93	
	VERDIGRIS VALLEY ELECTRIC COOP	CHAMPIONS STREET LIGHTING	34.87	
	VERDIGRIS VALLEY ELECTRIC COOP	SECURITY LIGHT	6.45	
	JPMORGAN CHASE BANK	HOME DEPOT-LUMBER	66.61	
	JPMORGAN CHASE BANK	ATWOOD-PAINT SUPPLIES	56.20	
	<b>TOTAL SALES TAX FUND-STREETS</b>			<b>15,224.01</b>
	STREET REHAB FY16	LOWRY CONSTRUCTION SERVICES	FY 15-16 STREET REHAB PRO	157,057.08
	<b>TOTAL STREET REHAB FY16</b>			<b>157,057.08</b>
	<b>FUND GRAND TOTAL</b>			<b>172,281.09</b>
CI - FBO BUILDING	NABHOLZ CONSTRUCTION CORPORATION	NEW CITY HALL RENOVATION	151,857.73	
<b>TOTAL CI - FBO BUILDING</b>			<b>151,857.73</b>	
106/145TH INTERSECT IMP	POE, LTD	ENGINEERING DESIGN	12,352.50	
<b>TOTAL 106/145TH INTERSECT IMP</b>			<b>12,352.50</b>	
<b>FUND GRAND TOTAL</b>			<b>164,210.23</b>	
CITY GARAGE	JPMORGAN CHASE BANK	BUMP2BUMP-PARTS RESALE	22.44	

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Budget Unit Title	Vendor Name	Payable Description	Payment Amount
CITY GARAGE...	JPMORGAN CHASE BANK	BUMP2BUMP-PARTS RESALE	141.90
	JPMORGAN CHASE BANK	GELCO-SAFETY BOOTS	135.00
	JPMORGAN CHASE BANK	GOODYEAR-RECAPS	1,444.01
	UNIFIRST HOLDINGS LP	UNIFORM RENTAL FEES	28.36
	UNIFIRST HOLDINGS LP	UNIFORM RENTAL FEES	28.36
	JPMORGAN CHASE BANK	ATWOOD-TRAILER JACK	24.99
	JPMORGAN CHASE BANK	BUMP2BUMP-PARTS RESALE	290.94
	JPMORGAN CHASE BANK	HOME DEPOT-FLOOR WOOD	73.36
	JPMORGAN CHASE BANK	A&N TRAILER-HITCH	120.18
	ONEOK, INC OKLAHOMA NATURAL GAS	NATURAL GAS USAGE	103.65
	AT&T	LONG DISTANCE PHONE BILL	1.03
	JPMORGAN CHASE BANK	SPEEDOMETER-CLUSTER REP	138.00
	AT&T	CONSOLIDATED PHONE BILL	93.67
	JPMORGAN CHASE BANK	BUMP2BUMP-PARTS RESALE	59.40
	JPMORGAN CHASE BANK	AMERIFLEX-HYDRAULIC LINES	101.40
	JPMORGAN CHASE BANK	FLEET DISTRIB-LED LIGHTS	138.16
	JPMORGAN CHASE BANK	BUMP2BUMP-PART RESALE	19.38
	JPMORGAN CHASE BANK	FASTENAL-SUPPLIES	9.50
	JPMORGAN CHASE BANK	FASTENAL-SUPPLIES	76.00
	<b>TOTAL CITY GARAGE</b>		
<b>FUND GRAND TOTAL</b>			<b>3,049.73</b>
WORKERS' COMP SELF-INS	CITY OF OWASSO IMPREST ACCOUNT	WORKERS COMP CLAIMS EXPEN	323.00
	CITY OF OWASSO IMPREST ACCOUNT	WORKERS COMP CLAIMS EXPEN	323.00
<b>TOTAL WORKERS' COMP SELF-INS</b>			<b>646.00</b>
WORKERS' COMP SELF-INS	CITY OF OWASSO IMPREST ACCOUNT	WORKERS COMP CLAIMS EXPEN	989.86
	CITY OF OWASSO IMPREST ACCOUNT	WORKERS COMP CLAIMS EXPEN	3,647.76
	UNITED SAFETY & CLAIMS INC	UNITED SAFETY CLAIMS	1,658.33
	CITY OF OWASSO IMPREST ACCOUNT	WORKERS COMP CLAIMS EXPEN	303.00
	CITY OF OWASSO IMPREST ACCOUNT	WORKERS COMP CLAIMS EXPEN	2,032.11
<b>TOTAL WORKERS' COMP SELF-INS</b>			<b>8,631.06</b>
<b>FUND GRAND TOTAL</b>			<b>9,277.06</b>
GEN LIAB-PROP SELF INS	JEFF BAXTER	TORT CLAIM	900.00
	JARED & COURTNEY DOWLER	TORT CLAIM	50.44
	NEWTON, O'CONNOR, TURNER & KETCHUM	LEGAL-MATHEWS	4,142.00
	RICH & CARTMILL, INC	PROPERTY INS RENEWAL	21,064.00
	JPMORGAN CHASE BANK	TORT CLAIM 2016-09	3,933.63

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### Claims List

11/15/2016

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Budget Unit Title	Vendor Name	Payable Description	Payment Amount
TOTAL GEN LIAB-PROP SELF INS			30,090.07
<b>FUND GRAND TOTAL</b>			<b>30,090.07</b>
SELF-INS HEALTHCARE	TULSA EMERGENCY MEDICAL CENTER	EMPLOYEE FLU SHOTS	1,584.00
TOTAL SELF-INS HEALTHCARE			1,584.00
<b>FUND GRAND TOTAL</b>			<b>1,584.00</b>
<b>CITY GRAND TOTAL</b>			<b>\$799,419.16</b>

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

**FROM:** Earl Farris  
Project Administrator

**SUBJECT:** Acceptance of Infrastructure Improvements at Braum's

**DATE:** November 11, 2016

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**BACKGROUND:**

The subject development is located at 11503 E 76th St North. Public infrastructure improvements include construction of a sanitary sewer line as well as water system improvements including a fire hydrant and all appurtenances.

**FINAL INSPECTIONS:**

Final inspections for the infrastructure components were completed in November 2016 by the Public Works Department. All standards for acceptance have been met. Additionally, the construction contractor and design engineer have supplied the necessary two-year maintenance bonds and required as-built drawings.

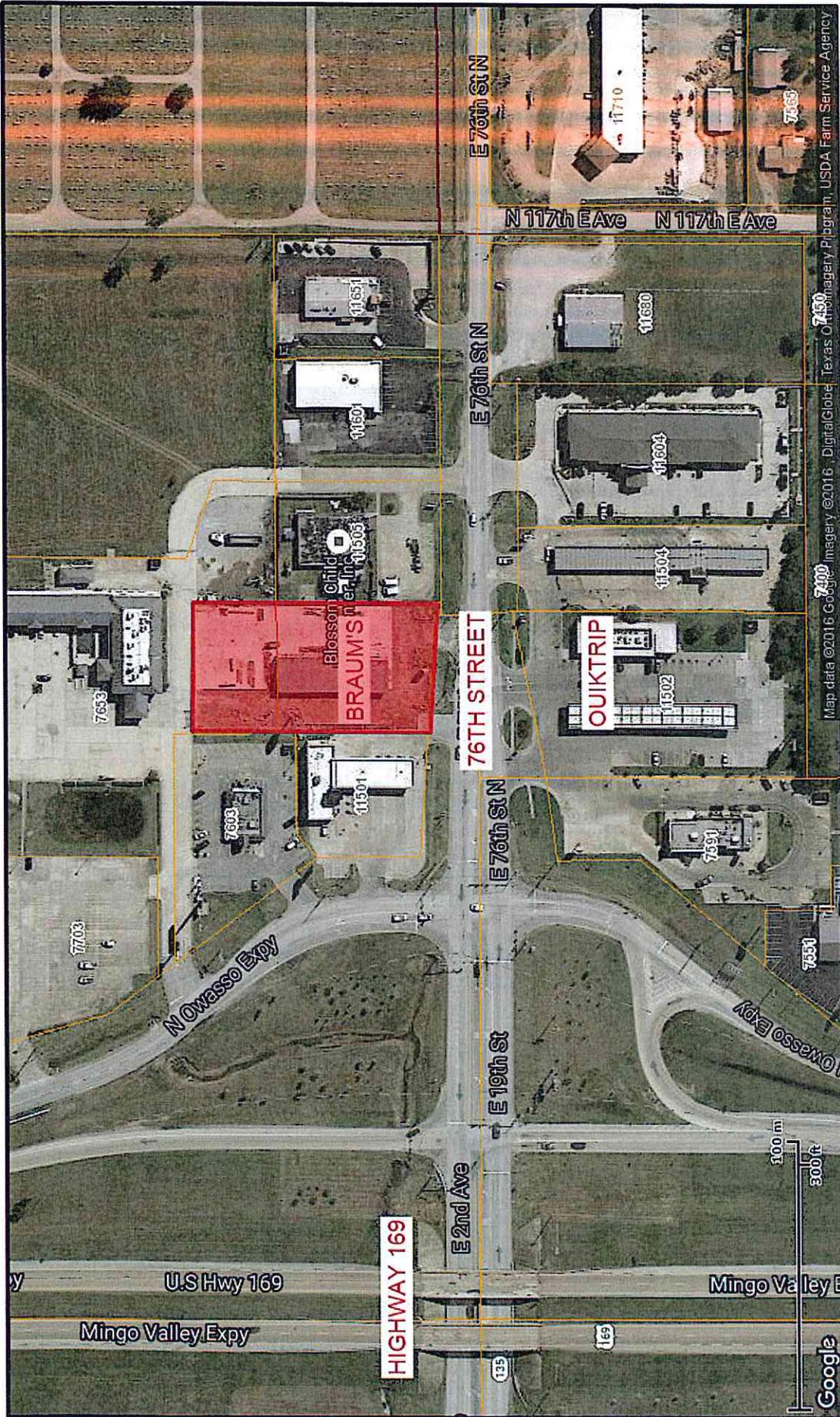
**RECOMMENDATION:**

Staff recommends acceptance of infrastructure improvements at Braum's located 11503 E 76 St North.

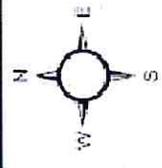
**ATTACHMENTS:**

Location Map  
City Attorney bond approval letter & bond

**BRAUM'S 76TH STREET**



Map data ©2016 Google, Imagery ©2016 DigitalGlobe, Texas Orthoimagery Program, USDA Farm Service Agency



**Location Map**  
11/04/2016

**1" = 188 ft**

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 Public staff for the most up-to-date information.

**Farris, Earl**

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**From:** Lombardi, Julie  
**Sent:** Monday, October 24, 2016 12:28 PM  
**To:** Eaton, Steven  
**Cc:** Farris, Earl  
**Subject:** RE: Braums 76th

Steven,

I have reviewed the maintenance bond for Braum's sewer and water main at your request. The attorney-in-act signature is authorized, the surety is licensed to do business in OK, and the amount of the bond is well within the surety's \$127,629,000 underwriting limitation. Therefore, the bond is approved.

Julie Lombardi

Julie Trout Lombardi  
City Attorney  
200 S Main St  
PO Box 180  
Owasso, Oklahoma 74055  
918.376-1511(o) 918.376-1599 (f)

-----Original Message-----

**From:** Eaton, Steven  
**Sent:** Monday, October 24, 2016 10:57 AM  
**To:** Lombardi, Julie  
**Cc:** Farris, Earl  
**Subject:** Braums 76th

Ms. Lombardi,

I am sending a maintenance bond for review. Would you please reply with your findings.

Thank you,

Steven Eaton  
City of Owasso  
Infrastructure Inspector  
[seaton@cityofowasso.com](mailto:seaton@cityofowasso.com)  
Phone 918-272-4959  
Cell 918-693-3979



Bond No. S429293

Employers Mutual Casualty Company

Union Insurance Company of Providence

**MAINTENANCE BOND**

KNOW ALL MEN BY THESE PRESENTS:

That Cross-Bo Construction, LLC of 601 Lowry Rd Claremore, Ok 74017  
as Principal, and Employers Mutual Casualty Company of Des Moines, Iowa as Surety,  
are firmly bound unto City of Owasso, (hereinafter called Obligee).  
In the Penal Sum of Twenty three thousand dollars (\$ 23,000.00 ) Dollars  
lawful money of the United States of America, for the payment of which, well and truly to be made, the  
Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors and  
assigns, jointly and severally, firmly by these presents.

Whereas, the said Principal has completed a certain contract, \_\_\_\_\_  
Sewer and Water Main  
Braum's Ice Cream & Dairy Store  
1105 E. 76th Street Owasso, Ok 74055  
\_\_\_\_\_ in conformity with certain specifications; and submits  
said contract for acceptance by the Obligee.

Whereas, a further condition of said contract is that the said principal should furnish a bond  
of indemnity, guaranteeing to remedy any defects in workmanship or materials that may develop in said  
work within a period of two (2) years from the date of acceptance of the work under said contract; and

Whereas, the said of Employers Mutual Casualty Company Des Moines, Iowa for  
a valuable consideration, has agreed to join with said principal in such bond or guarantee, indemnifying  
said Obligee, as aforesaid;

Now, therefore, the Condition of This Obligation is such, that if the said Principal does and  
shall, at his own cost and expense, remedy any and all defects that may develop in said work, within the  
period of two (2) years from the date of acceptance of the work under said contract, by reason of  
bad workmanship or poor material used in the construction of said work, then this obligation to be null and  
void; otherwise, to be and remain in full force and virtue in law.

Date of Formal Acceptance of Contract: \_\_\_\_\_ 20 \_\_\_\_\_ Signed and delivered this 18th Day of  
\_\_\_\_\_ October 20 16

Bond Approved: \_\_\_\_\_ 20 \_\_\_\_\_ Cross-Bo Construction, LLC  
Principal  
By: \_\_\_\_\_

Employers Mutual Casualty Company  
Surety  
By: Linda Freeman Attorney-in-fact

Questions regarding this bond should be directed to the EMC H.O. Bond Department at 515-345-2689.



THE FACE AND REVERSE OF THIS DOCUMENT HAVE A COLORED FLAG ON WHITE PAPER

P.O. Box 712 • Des Moines, IA 50306-0712

No. B46095

### CERTIFICATE OF AUTHORITY INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

- 1. Employers Mutual Casualty Company, an Iowa Corporation
- 2. EMCASCO Insurance Company, an Iowa Corporation
- 3. Union Insurance Company of Providence, an Iowa Corporation
- 4. Illinois EMCASCO Insurance Company, an Iowa Corporation
- 5. Dakota Fire Insurance Company, a North Dakota Corporation
- 6. EMC Property & Casualty Company, an Iowa Corporation
- 7. Hamilton Mutual Insurance Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint: GLENN R. DAY, MICHELLE RAKES, CHRISTINE A. SHASTEEN, LINDA A. FREEMAN, D. SCOTT GARRISON

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute its lawful bonds, undertakings, and other obligatory instruments of a similar nature as follows:

In an amount not exceeding Two Million Dollars.....\$2,000,000.00

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

The authority hereby granted shall expire APRIL 1, 2019 unless sooner revoked.

### AUTHORITY FOR POWER OF ATTORNEY

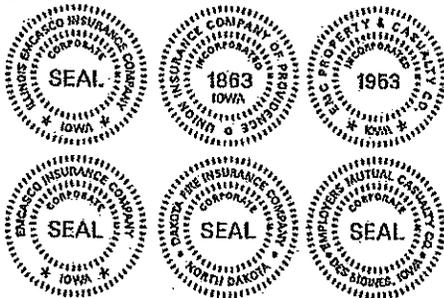
This Power-of-Authority is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at a regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this

1st day of FEBRUARY, 2016

Seals



Bruce G. Kelley  
Bruce G. Kelley, Chairman  
of Companies 2, 3, 4, 5 & 6; President  
of Company 1; Vice Chairman and  
CEO of Company 7

Michael Freel  
Michael Freel  
Assistant Vice President

On this 1st day of FEBRUARY AD 2016 before me a Notary Public in and for the State of Iowa, personally appeared Bruce G. Kelley and Michael Freel, who, being by me duly sworn, did say that they are, and are known to me to be the Chairman, President, Vice Chairman and CEO, and/or Assistant Vice President/Assistant Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Bruce G. Kelley and Michael Freel, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of each of the Companies. My Commission Expires October 10, 2016.

Kathy Lynn Loveridge  
Notary Public in and for the State of Iowa

### CERTIFICATE

I, James D. Clough, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on FEBRUARY 1, 2016 on behalf of: GLENN R. DAY, MICHELLE RAKES, CHRISTINE A. SHASTEEN, LINDA A. FREEMAN, D. SCOTT GARRISON

are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 18th day of October, 2016.

J. D. Clough Vice President

**Cross-Bo Construction, LLC**

601 NW Lowry Rd  
Claremore, OK 74017  
PH: 918-342-6955

**Estimate**

Date	Estimate #
6/1/2016	416

Name / Address
Waltco of Oklahoma Inc 1820 E. Cavanaugh El Reno, OK 73036

Ship To
Braum's 76th ST N. Owasso, OK

Description	QTY	Cost	Total
Sanitary Sewer Line With Manholes	1	15,000.00	15,000.00
Fire line with Hydrant and valves	1	8,000.00	8,000.00
Thank you for your business.			<b>Total</b> \$23,000.00

Phone #	Fax #	E-mail
918-760-3722	918-342-8133	crossbo@att.net



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

**FROM:** Karl A. Fritschen

**SUBJECT:** Correction of a Scrivener's Error with Final Plat for Lake Valley V, Phase 3

**DATE:** November 11, 2016

---

**BACKGROUND:**

The City of Owasso received a request from Tulsa Engineering and Planning to correct three scrivener's errors associated with the filed Final Plat for Lake Valley V, Phase 3. The errors involve incorrect labeling for the side yard setback on Lots 30 and 39 in Block 2, and Lot 1 in Block 7. Specifically the label calls out for a 20-foot BL & UE (building line & utility easement) for these lots, whereas the correct label should have read 15-foot BL & UE. The other corner type lots in the development are labeled correctly with 15-foot BL & UE.

A Surveyor's Affidavit to correct three scrivener's errors has been prepared by Tulsa Engineering and Planning. Per State Statutes, this document shall be reviewed and approved by the City Council and signed by the mayor to officially correct the Final Plat as well as ensure the individual property owners do not have a "cloud" on their title.

**ANALYSIS:**

The final plat for Lake Valley V, Phase 3 was approved by the City Council on May 15, 2015, and was filed on August 31, 2015. Lake Valley V is part of OPUD 08-01 (approved by the City Council on June 17, 2008) and the side yard setbacks for lots abutting a public street are 15 feet, not 20 feet.

The request seeks to correct the scrivener's error on the plat that incorrectly calls out a 20' BL & UE for Lots 30 and 39 in Block 2, and Lot 1 in Block 7, Lake Valley V, Phase 3. The correct notation on the Plat should have read 15' BL & UE for the aforementioned lots. Council approval of the attached instrument will ensure that these lots will be corrected and the future residents will have clean title to their property. Because this is an issue associated with a recorded Plat, the Council is the only body that needs to take official action.

**RECOMMENDATION:**

Staff recommends approval of the correction to the scrivener's error for Lots 30 and 39 in Block 2, and Lot 1 in Block 7 on the Final Plat for Lake Valley V, Phase 3, correcting the notation for the side yard setback to read 15' BL & UE and authorize the Mayor to execute the Certificate of Corrected Plat Approval.

**ATTACHMENTS:**

- Corrected Surveyor's Affidavit
- Certificate of Corrected Plat Approval
- Email requesting Council action
- Filed Plat for Lake Valley V, Phase 3
- Illustration showing affected lots

Corrected Surveyor's Affidavit

Before me, a notary public in and for the State of Oklahoma, County of Tulsa, personally appeared J. Patrick Murphy and first being duly sworn, he states:

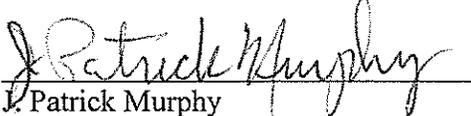
I, J. Patrick Murphy, of Tulsa Engineering & Planning Associates, Inc., and a Registered Land Surveyor in the State of Oklahoma, Registration No. 1511 do hereby certify that:

Tulsa Engineering & Planning Associates, Inc., prepared that certain plat of "Lake Valley V - Phase 3", a subdivision in the City of Owasso, Rogers County, State of Oklahoma and filed as sheet 1 of 2 together with the "Deed of Dedication and Restrictive Covenants", which appears with said plat as sheets 2 of 2, dated July 7, 2015, and recorded August 31, 2015, in Book 2496, Page 394 in the records of the Rogers County Clerk's office.

Since the preparation and filing of the aforementioned plat, we have discovered scrivener's errors as stated below and file this affidavit to correct said errors.

The filed plat, sheet 1 of 2, shows an incorrect width for the building line and utility easement labeled "20' B/L & U/E" adjacent to the northerly lines of Lots 30 and 39 in Block 2 and Lot 1 in Block 7, all in "Lake Valley V - Phase 3". The correct width is "15' B/L & U/E" at the locations noted above.

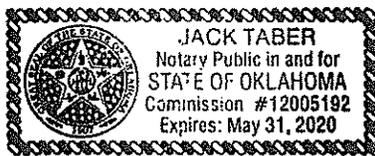
Witness my hand and official seal this 13th day of October, 2016.

  
\_\_\_\_\_  
J. Patrick Murphy  
Registered Land Surveyor No. 1151

State of Oklahoma    )  
                                  )SS  
County of Tulsa        )

Subscribed and sworn before me by the said J. Patrick Murphy this 13th day of October, 2016.

  
\_\_\_\_\_  
Jack Taber, Notary Public  
My commission No. 12005192 expires May 31, 2020.



Certificate of Corrected Plat Approval

I hereby certify that the aforesaid correction(s) to said plat were approved by the Owasso City Council on this \_\_\_\_ day of \_\_\_\_\_, 2016.

By \_\_\_\_\_  
Mayor

This approval is void if the above signature is not endorsed by the City Clerk.

By: \_\_\_\_\_  
City Clerk

**From:** [J. Pat Murphy](#)  
**To:** [Fritschen, Karl](#)  
**Cc:** [Tim Terral](#)  
**Subject:** TEP 14-123.00 - Lake Valley V - Ph 3, Platting/Staking - Corrected Surveyor's Affidavit  
**Date:** Thursday, October 13, 2016 12:05:48 PM  
**Attachments:** [LV V - Ph 3 Corrected Surv's Aff.14-123.00.pdf](#)  
[OK Statute Title 11, Section 41-115.pdf](#)  
[Recorded Lake Valley V - Phase 3 Final Plat, Page 1 of 2.pdf](#)

---

Karl,

Thanks for taking my call this morning. To summarize our discussion, we filed a Surveyor's Affidavit to correct three scrivener's errors we found on the face of the "Lake Valley V - Phase 3" plat as filed. These scrivener's errors were concerning the side yard building line and utility easement widths which affected 3 lots. As one of the lots was closing, a title attorney made the requirement that we obtain approval from the City of Owasso on a Corrected Surveyor's Affidavit and file it to be in conformance with State Statutes since the scrivener's error was dealing with easement rights dedicated to the City of Owasso. With the help of the developer's title attorney, we prepared the attached document for City review and approval.

I understand it is your desire to take this to TAC first and then City Council. If you would please just let us know when you get the item scheduled, we will attend to answer questions should any arise. We really appreciate your help on this. Please let me know if you have any questions or if you need anything further.

Thanks,

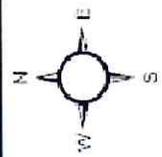
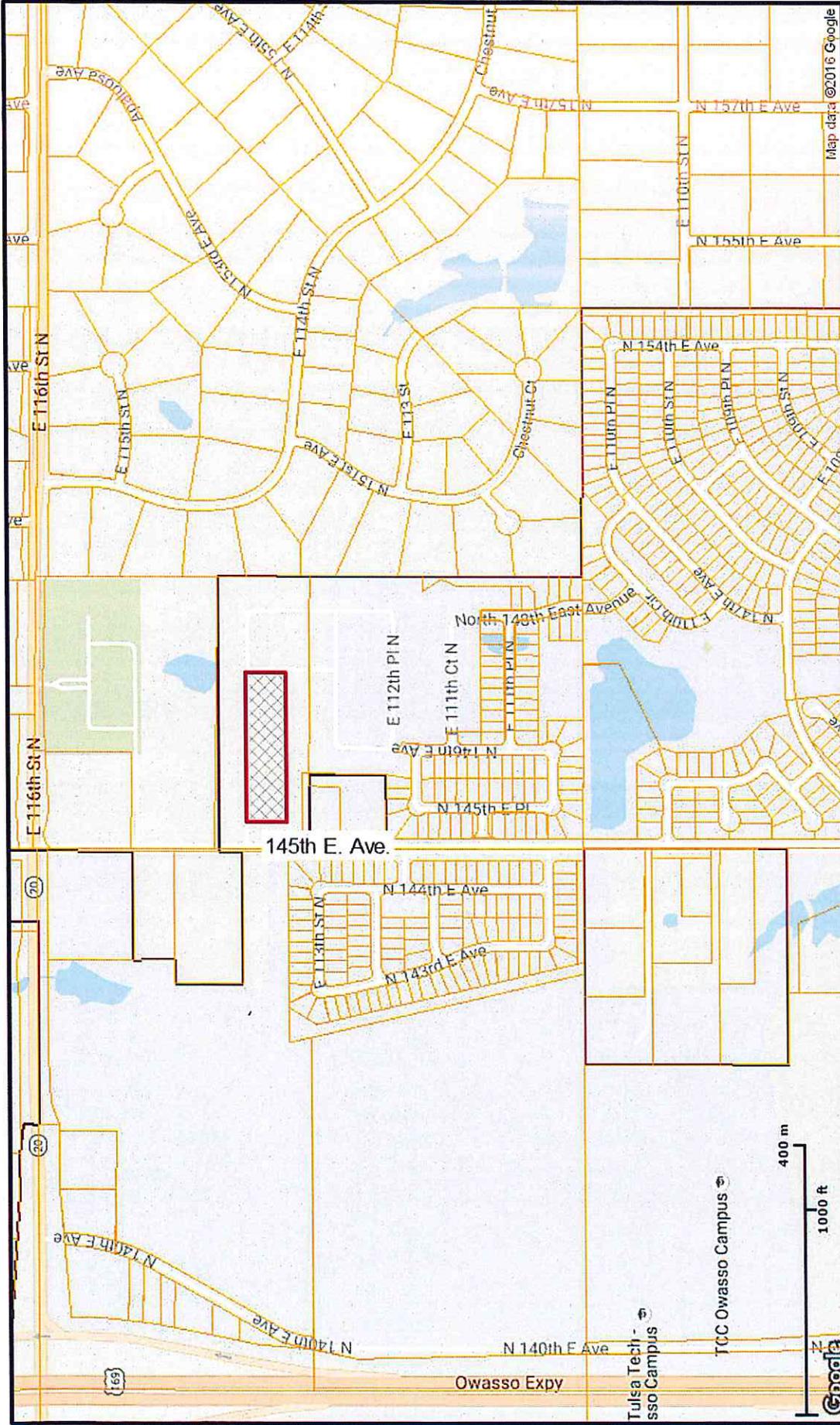
tep

**J Pat Murphy**, P.L.S. | Director of Land Surveying | TEP, Inc.  
9820 East 41<sup>st</sup> Street South - Suite 102 | Tulsa, OK 74146  
918.252.9621 Voice 918.250.4566 Fax  
918.359.6417 Direct  
[JPatMurphy@tulsaengineering.com](mailto:JPatMurphy@tulsaengineering.com)

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Lake Valley V, Phase III Block 2 and 7



10/21/2016

Scrivener's Error,  
Side Yards

1" = 752 ft

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 Public Staff for the most up-to-date information.



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

**FROM:** Teresa Willson  
Information Technology Director

**SUBJECT:** Capital Improvements Project Eligibility Public Hearing

**DATE:** November 11, 2016

---

**EXECUTIVE SUMMARY:**

The City Council conducts a public hearing regarding any project being considered for the list of projects eligible for funding from the Capital Improvement Fund. The project being considered at this time is E 106 St N and N 129 E Ave Intersection Improvements.

**BACKGROUND:**

In 2003, The City Council adopted Resolution 2003-14 establishing the procedure for amending the list of projects eligible to receive funding from the Capital Improvements Fund, also known as the permanent third penny sales tax. The procedure consists of a recommendation from the Owasso Capital Improvement Committee, followed by a public hearing before the Council, and finally a resolution amending the project listing.

The Capital Improvements Committee conducted a public meeting on October 25, 2016, to consider the project proposed to be funded by the Capital Improvement Fund.

Notice of the public hearing was published November 9, 2016. At the conclusion of the public hearing, the City Council must continue the matter for at least two weeks before taking action to amend the listing of projects. Any action taken by the City Council to amend the current list of projects must be made by adopting a resolution.

**E 106 St N and N 129 E AVE INTERSECTION IMPROVEMENTS**

This intersection is located near Rejoice Schools and is a heavily trafficked area that conveys approximately 6,350 vehicles per day traveling East/Westbound and 5,800 vehicles per day traveling North/Southbound. The Transportation Master Plan recommends this roadway be improved by FY 2020.

It is the intent of staff to submit this project to INCOG in January 2017 for future Surface Transportation funding. If funded, the federal government will participate with 80% of construction funding. The City will be responsible for 20% of the construction and through an agreement with Tulsa County will split the costs associated with the design, utility relocation, and right-of-way acquisition.

**CURRENT PROJECT PRIORITIES:**

Adopted October 6, 2015, Resolution 2015-17 designated the following list of projects as eligible for funding from the Capital Improvements Fund:

- E 76 St N Widening Project (Hwy 169 to N 129 E Avenue)
- E 76 St N and Main St Intersection Improvements
- E 86 St N Widening Project (Main to Memorial)
- E 106 St N and N Garnett Road Intersection Improvements
- Garnett Road Widening Project (E 96 St N to E 106 St N)
- Garnett Road Widening (E 106 St N to E 116 St N)
- E 96 St N and N 145 E Ave Intersection Improvements
- E 106 St N and N 145 E Ave Intersection Improvements
- E 116 St N and N 129 E Ave Intersection Improvements
- E 116 St N and N 140 E Avenue Intersection Traffic Signal Improvements
- Annual Street Rehabilitation Program
- Highway 169 East and West Service Roads (E 66 St N to E 126 St N)
- Brookfield Crossing Subdivision Stormwater Improvements
- Central Park/Lakeridge Subdivision Stormwater Improvements
- Rayola Park and Elm Creek Tributary 5A Stormwater Improvements
- South Sports Park Regional Detention Pond Project
- Garrett Creek/Morrow Place Sewer Assessment Area Sanitary Sewer Improvements
- Sports park
- Elm Creek Park Improvements
- Main Police Station/City Hall
- Vehicle Maintenance Facility
- Radio System Upgrade
- Fire Station Number 4 with Administration and Training Center

**CAPITAL IMPROVEMENTS COMMITTEE RECOMMENDATION:**

On October 25, 2016, the Capital Improvements Committee held a meeting in accordance with the Oklahoma Open Meeting Act and City Council Resolution 2003-14. The purpose of the meeting was to consider a recommendation to the City Council to amend the current list of projects eligible to be funded through the Capital Improvements Fund. Committee members discussed the proposed intersection project. At the conclusion of the meeting, the Capital Improvements Committee voted unanimously to submit a recommendation to the Owasso City Council amending the list of eligible projects to include:

E 106 St N and N 129 E Ave Intersection Improvements

**PUBLIC HEARING:**

In accordance with the procedure for amending the capital improvement projects list, the City Council must conduct a public hearing to receive and consider citizen input relevant to the recommendation made by the Capital Improvements Committee.

Notice of the public hearing was published in the Owasso Reporter November 9, 2016, as required by Resolution 2003-14, as well as posted to the Public Notices section of the City website. The public hearing is scheduled to be conducted on November 15, 2016.

**ATTACHMENT:**

Memorandum dated October 20, 2016, to Owasso Capital Improvements Committee for:  
E 106 St N and N 129 E Ave Intersection Improvements



**TO:** Capital Improvements Committee  
City of Owasso

**From:** H. Dwayne Henderson, P.E.  
City Engineer

**Subject:** East 106th Street North/North 129th East Avenue Intersection Improvements

**Date:** October 20, 2016

---

**BACKGROUND:**

The 2-lane non-urbanized intersection with a 4-way stop is a heavily trafficked area that conveys residential and commercial traffic, as well as commuter and school traffic, to and from Owasso. Currently, this intersection has approximately 6,350 vehicles per day traveling East/Westbound and 5,800 vehicles per day traveling North/Southbound. The Transportation Master Plan recommends this roadway be improved by FY 2020.

**SCOPE OF WORK:**

The proposed intersection improvements would include five lanes on all legs of the intersection, with dedicated right-turn lanes for west to north bound and east to south bound traffic. The roadway improvements will extend in each direction nearly 700 feet from the intersection. The storage bays for each left turn lane will be 250 feet. The intersection will be signalized. The estimated project cost is \$3.7 million which includes engineering, land acquisition, utility relocation, and construction costs.

**COST ESTIMATE:**

The cost estimate for the project is as follows:

Engineering Design	\$ 200,000
Const. Administration	\$ 200,000
Right-of-Way	\$ 850,000
Utility Relocation	\$ 600,000
Construction	<u>\$1,800,000</u>
<b>Total Estimated Cost</b>	<b>\$3,650,000</b>

The project will be submitted to INCOG in January 2013 for future Surface Transportation funding (STP). If funded through the FHWA, the federal government will participate with 80% of construction funding, while the City will be responsible for 20% of the construction and 100% of the design, utility relocation, and right-of-way acquisition. However, like the 116<sup>th</sup> Street North/129<sup>th</sup> East Ave Project, Tulsa County has agreed to partner with the City to cover 50% of the local match. Therefore, possible funding for this project is:

**Funding Breakdown**

- Federal Funds = \$1,600,000
- Tulsa County = \$1,025,000
- City of Owasso = \$1,025,000

**FUNDING:**

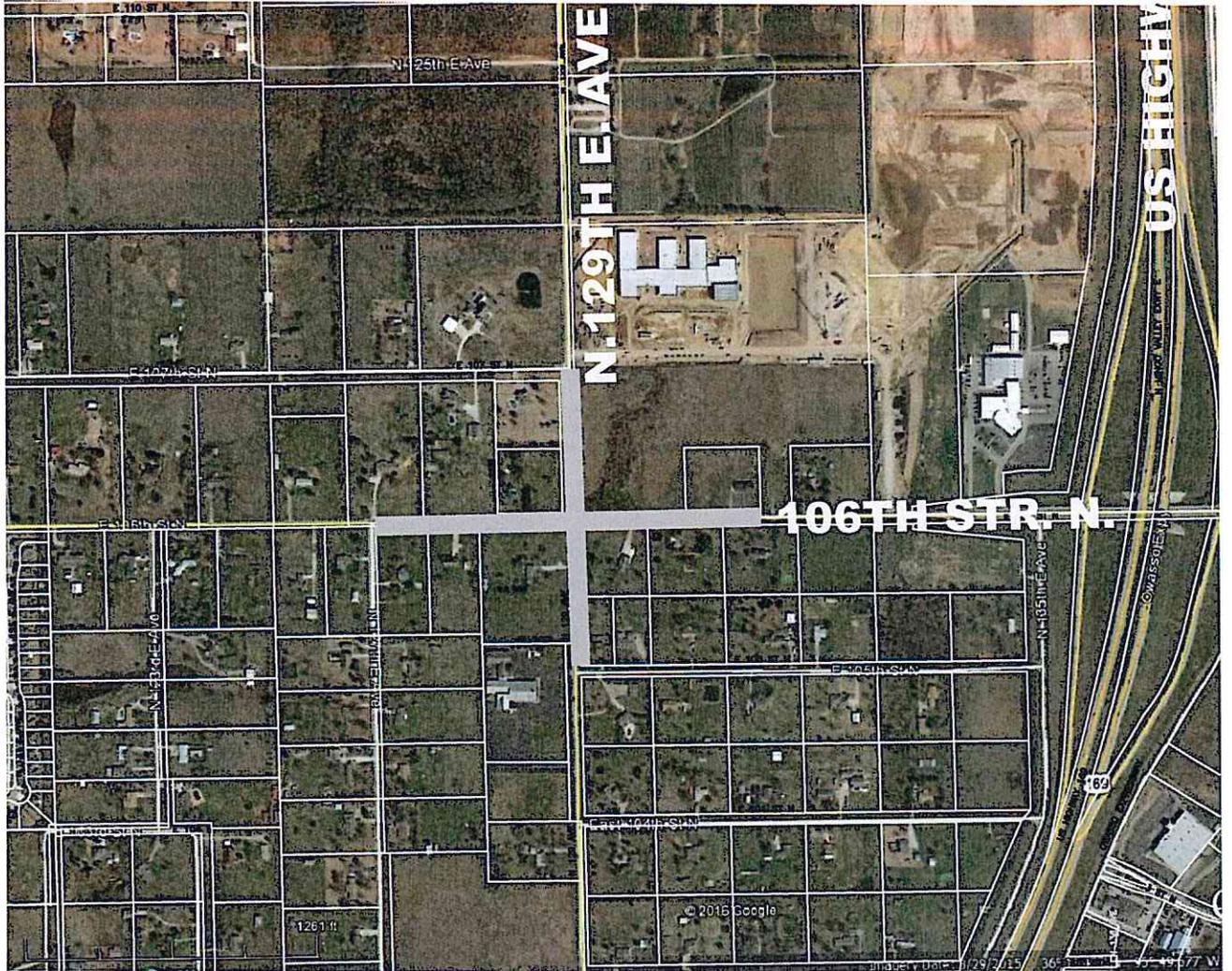
Funding for the improvements is proposed for the Capital Improvements Fund. The percentage of funds needed will depend on the federal funds awarded.

**RECOMMENDATION:**

Staff recommends approval to submit a recommendation to the Owasso City Council amending the Capital Improvement project list to include intersection improvements at East 106th Street North/North 129th East Avenue.

**ATTACHMENT:**

Site Map



**SUBJECT PROPERTY**

8/11/2016

106th/129th EAST AVE



**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.



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

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

**SUBJECT:** Ordinance 1087 Nunc Pro Tunc - Updating Owasso Zoning Code

**DATE:** November 11, 2016

---

**BACKGROUND:**

On October 4, 2016 the Owasso City Council voted to approve Ordinance 1087, updating the Owasso Zoning Code to replace the Residential Townhome (RTH) section with Residential Neighborhood Mixed District (RNX) and add various definitions to the Code.

Errors were found within the text of the Ordinance adopting the new language; therefore the Ordinance was not executed by the Mayor nor recorded with Tulsa County. Staff will bring forward a corrected Ordinance 1087 to the November work session for discussion in anticipation of Council consideration and action during the November 15, 2016, City Council meeting.

Staff will ask the Council to declare an emergency on the item, making the Ordinance effective immediately due to pending development that will utilize the newly created RNX zoning category.

Enacting an ordinance with an emergency clause requires two actions by the council.

1. Adopt Ordinance 1087 Nunc Pro Tunc.
2. Approve the emergency clause making Ordinance 1087 effective upon passage and approval. This action requires four affirmative votes to take effect.

**RECOMMENDATION:**

Staff recommends approval of Ordinance 1087 Nunc Pro Tunc.

Staff further recommends approval of the attachment of an emergency clause making the Ordinance effective immediately.

**ATTACHMENT:**

Proposed Ordinance 1087 Nunc Pro Tunc – Updating Owasso Zoning Code

**CITY OF OWASSO, OKLAHOMA  
ORDINANCE 1087 NUNC PRO TUNC**

**AN ORDINANCE RELATING TO THE CITY OF OWASSO ZONING CODE AS CODIFIED IN THE OWASSO CODE OF ORDINANCES, PART 12, PLANNING, ZONING AND DEVELOPMENT, CHAPTER 2, ZONING REGULATIONS, AMENDING SUB-CHAPTER 4, RESIDENTIAL DISTRICT PROVISIONS AND SUB-CHAPTER 14, DEFINITIONS, AND DECLARING AN EMERGENCY AND AUTHORIZING THE EMERGENCY ORDINANCE TO BECOME EFFECTIVE UPON THE DATE OF APPROVAL BY THE CITY COUNCIL AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.**

**WHEREAS**, public hearings have been held regarding the request for the amendments to the Owasso Zoning Code herein described, and

**WHEREAS**, the Owasso City Council has considered the recommendation of the Owasso Planning Commission and all statements for or against the requested amendments to the Owasso Zoning Code

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

**SECTION ONE (1):** Part 12, Planning, Zoning and Development, Chapter 2, Zoning Regulations, Sub-Chapter 4, Residential District Provisions, Sections 400.41, 410.3, and 430.1 of the Owasso Code of Ordinances, shall be amended to read as follows:

**400.41 Purposes of the RNX Residential Neighborhood Mixed District**

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

**410.3 Uses within the RNX Residential Neighborhood Mixed Districts**

The principal uses permitted in the RNX Residential Neighborhood Mixed District, both by-right and with a specific use permit (SUP) are indicated in the following table:

Use	Allowed by Right	Allowed with SUP
Child Care Center		X
Community Center		X
Electrical Regulation Station (CNG, excluding storage or service garages)		X
Duplex		X
Library		X
Multi-family up to 12 units/acre (with PUD)	X	
Park	X	

Place of Worship		X
Pressure Control Station (CNG, excluding storage or service garages and yards)		X
Single-Family Dwelling	X	
School (Public, K-12)		X
Storm Shelter (public)		X
Townhouse		X

All multi-family dwellings shall be located within an approved Planned Unit Development (PUD).

The Specific Use Permit uses permitted in the RNX District shall follow the process outlined Chapter Thirteen (13), Section 1330.5 Specific Use Permits and are subject to the requirements, safeguards, and conditions as may be imposed by the Planning Commission and/or City Council.

**430.1** Bulk and area requirements in the RE and RS Districts are shown on Table 2. Bulk and area requirements in the RD, RNX and RM Districts are shown on Table 3. Maximum Gross Densities for all Residential Districts are shown on Table 4.

Table 2

BULK AND AREA REQUIREMENTS

SINGLE-FAMILY DISTRICTS

	RE	RS-1	RS-2	RS-3
Lot Width (Ft)	150*	100	75	65
Lot Area (Sq Ft)	24,000	13,500	9,000	7,000
Front Yard Setback (Arterial)	35	35	35	35
Front Yard Setback (Non-Arterial)	35	35	30	25
Corner Yard Setback (Arterial)	20	20	20	20
Corner Yard Setback (Non-Arterial)	15	15	15	15
Rear Yard Setback	25	25	25	20
Side Yard Setbacks (Both Listed)	15/15	5/5	5/5	5/5

Side yard setbacks will be measured from the point of the wall that is nearest to the property line of the adjacent property.

Table 3

BULK AND AREA REQUIREMENTS  
MULTI-FAMILY DISTRICTS

	RD	RNX	RM
Lot Width (Ft)			
One and Two Family	60	N/A	N/A
Multi-Family		50	100
Lot Area (Sq Ft)			
One and Two Family	6,900	N/A	N/A
Multi-Family			
Front Yard Setback (Arterial)	35	35	35
Front Yard Setback (Non-Arterial)	25	25	10
Corner Yard Setback (Arterial)	15	20	15
Corner Yard Setback (Non-Arterial)	15	15	15
Rear Yard Setback	20	20	10
Side Yard Setbacks (both Listed)	5/5	10/10	10/10

Any multi-family developments within the RNX or RM district must be located within an approved Planned Unit Development.

Table 4

MAXIMUM GROSS DENSITY  
RESIDENTIAL DISTRICTS

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

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

\*Gross density utilizes the entire tract and includes all right-of-way, easements, floodplain and open space in the development.

**SECTION TWO (2): CODIFICATION**

Sub-Chapter 4, Residential District Provisions, Sections 400.41, 410.3, and 430.1 as codified in the Owasso Code of Ordinances, Part 12, Planning, Zoning and Development, Chapter 2, Zoning Regulations, is hereby amended as set forth above.

**SECTION THREE (3):** Part 12, Planning, Zoning and Development, Chapter 2, Zoning Regulations, Sub-Chapter 14, Section 1400 Definitions, of the Owasso Code of Ordinances, shall be amended by adding the following definitions:

#### **SECTION 1400 DEFINITIONS**

**Apartment:** A room, or suite of rooms, with toilet and culinary accommodations, used or designated for use as a residence by a family, located in a building containing two or more such residences.

**Apartment/Bungalow Court:** A group of three or more attached or detached one-story residential dwellings having a common court or yard. Each dwelling will have a separate entrance.

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

**Density:** Expressed as dwelling units per acre or per gross acre. Dividing the total number of dwelling units existing on a housing site by the gross area in acres.

**Duplex:** A residential structure containing two dwelling units, sharing a common wall(s), each of which has direct access to the outside and is designed for occupancy by no more than two families.

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

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

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

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

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

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

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

**SECTION FOUR (4): CODIFICATION**

Sub-Chapter 14, Section 1400 Definitions, as codified in the Owasso Code of Ordinances, Part 12, Planning, Zoning and Development, Chapter 2, Zoning Regulations, is hereby amended as set forth above.

**SECTION FIVE (5) REPEALER**

That all ordinances or parts of ordinances in conflict herewith be, and the same are hereby expressly repealed.

**SECTION SIX (6) SEVERABILITY**

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

**SECTION SEVEN (7): DECLARING AN EFFECTIVE DATE - EMERGENCY**

It is necessary for the immediate preservation of the peace, health, and safety of the City of Owasso, Oklahoma, and the inhabitants thereof that this Ordinance become operative immediately and, therefore, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect immediately from and after its passage and approval on November 15, 2016.

**SECTION EIGHT (8) FILING OF ORDINANCE**

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

**PASSED AND APPROVED** this 15<sup>th</sup> day of November, 2016, with the emergency clause voted upon and approved separately.

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

ATTEST:

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

(SEAL)

APPROVED AS TO FORM:

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



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

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

**SUBJECT:** Planned Unit Development, PUD-16-05 (OZ 16-08) – The Reunion

**DATE:** November 11, 2016

**BACKGROUND:**

The City of Owasso received a Planned Unit Development (PUD) application for review and approval of a development called The Reunion. This development proposes a multi-family residential development on approximately 7.98 acres. The subject property is located in the 11900 block of E 98<sup>th</sup> St N behind the Owasso Market. The subject property is comprised of two (2) vacant lots on the Owasso Medical Campus and is described as:

- Lot One (1), Block One (1), Owasso Medical Campus
- Lot One (1), Block Two (2), Owasso Medical Campus

The subject property is currently zoned OM (Office Medium). An underlying zoning of RM (Residential Multi-Family) is proposed to allow for this development. For Multi-family units, a PUD is required per the Owasso Zoning Code, Section 410.4. The property was annexed in November 1997 under Ordinance 559. The property is part of previously approved OPUD 04-03 which was approved by the City Council in March 2007. This proposed PUD would replace the existing OPUD on the subject property.

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	RS (Residential Single Family)	Residential	Residential	City of Owasso
South	CS/OL (Commercial Shopping/Office Light)	Commercial	Commercial	City of Owasso
East	OM (Office Medium)	Assisted Living Facility	Transitional	City of Owasso
West	AG (Agriculture)	Agriculture	Transitional	Tulsa County

**SUBJECT PROPERTY/PROJECT DATA:**

<b>Property Size</b>	7.98 acres
<b>Current Zoning</b>	OM (Office Medium)
<b>Proposed Use</b>	Multi-Family Residential
<b>Lots/Blocks</b>	Lot One (1), Block One (1) Lot One (1), Block Two (2)
<b>Land Use Plan</b>	Transitional
<b>Number of Reserve Areas</b>	N/A
<b>Gross Dwelling Units/Acre</b>	12.03 units per acre
<b>Total Units Proposed</b>	Maximum 96
<b>Within PUD?</b>	Yes, PUD 16-05 and Existing OPUD 04-03
<b>Within Overlay District?</b>	Yes, US 169 Overlay District
<b>Water Provider</b>	Washington County Rural #3
<b>Applicable Paybacks</b>	Storm siren fee of \$35/acre; Ranch Creek Sanitary Sewer Payback of \$610.33
<b>Streets (public or private)</b>	N/A

**CONCEPT OF A PUD:**

The concept of a Planned Unit Development is to provide a creative alternative to conventional development where a particular tract is under common ownership or control. A detailed development plan outlining the development of the tract as a unit is proposed and submitted for public review. The use of a PUD technique is a way to amend a zoning ordinance in accordance with a complete and coordinated plan of development for a larger parcel, rather than piecemeal individual changes using the variance process. Additionally, a PUD typically produces a higher quality product with better amenities, architecture, landscaping, and buffering.

**ANALYSIS:**

The Reunion at Owasso is a proposed multi-family development with a maximum of ninety-six (96) dwelling units on 7.98 acres, specifically targeted towards senior citizens. The subject property is two (2) vacant lots of the Owasso Medical Campus zoned OM (Office Medium). An underlying zoning of RM (Residential Multi-Family) is proposed to allow for this development and fits within the Transitional use called for in the GrOwasso 2030 Land Use Master Plan. Access to the property will be provided from E 98<sup>th</sup> St N in two (2) locations.

The proposed units will consist of attached single-family dwellings with private parking spaces. One and two-bedroom units are proposed. Shared outdoor amenities geared towards seniors will be provided on the property. Proposed senior-lifestyle amenities include paved walking trails, recreational areas, gazebos, outdoor BBQ and fire pits, and water features. Storm shelters will also be made available to residents within each unit. The subject property will be enclosed by six (6) foot privacy fencing on three (west, north, and east) sides. The property will be managed by part-time on-site staffing as well as full-time management through the developer's offices in Collinsville, OK. This project will add more variety to the existing housing stock in the community, where currently, the senior rental market is underserved.

If the PUD is approved, the applicant will provide final development plans for administrative review and approval by City staff. These plans shall include all the civil engineering drawings,

landscape plans, drainage plans, utility plans, a Final Plat, etc. PUD applications presented to the Planning Commission and City Council are for approval of the uses, the overall plan as it relates to the immediate area, and the concept for the development. The City of Owasso will provide sanitary sewer, Fire, Police, and EMS service to the proposed development. Water service will be provided by Washington County Rural #3.

City staff published legal notices of the PUD request in the Owasso Reporter and mailed notices to property owners within a 300' radius of the subject property. Additionally, the applicant sent a personal letter to nearby residents with an illustration of the proposed concept, requesting their feedback.

**COMPREHENSIVE PLAN CONSISTENCY:**

The Owasso 2030 Land Use Master Plan identifies the subject property for Transitional uses, which means that this was the preferred highest intensity allowed for this location. Considering the proposed development and zoning is less intense, the Land Use Master Plan supports the request.

**HARMONY WITH THE EXISTING AND EXPECTED DEVELOPMENT:**

This proposal appears to be consistent with the current and expected development of the area. A residential area lies to the north of the project, and an assisted living facility lies to the east (The Highlands at Owasso). The undeveloped properties west of the project area are shown on the Land Use Plan to be for future Transitional uses. To the south lies a large commercial area (Owasso Market). This project is aligned with future development proposed by the GrOwasso Land Use Master Plan.

**PLANNING ISSUES:**

Future planning issues must still be considered if the PUD is approved. If approved, the applicant will be required to adhere to all City of Owasso subdivision regulations and engineering requirements.

According to the Owasso Zoning Code, the Planning Commission shall hold a public hearing on any PUD application and determine the following:

1. Whether the PUD is consistent with the Comprehensive Plan
2. Whether the PUD is in harmony with the existing and expected development of surrounding areas
3. Whether the PUD is a unified treatment of the development possibilities of the project site
4. Whether the PUD is consistent with the stated purpose and standards of the PUD ordinance:
  - a. To permit innovative land development while maintaining appropriate limitation on the character and intensity of use assuring compatibility with adjoining and proximate properties
  - b. To permit flexibility within the development to best utilize the unique physical features of the particular site
  - c. To provide and preserve meaningful open space
  - d. To achieve a continuity of function and design within the development

**PLANNING COMMISSION:**

The Planning Commission reviewed this item at their regular meeting on November 7, 2016, voting unanimously to recommend approval of PUD-16-05 & OZ 16-08 with the following conditions:

- Paved trail from Bailey Ranch Estates to sidewalk on E 98<sup>th</sup> St N;
- Monument sign with a maximum height of four (4) feet;
- Community garden areas provided in each courtyard; and
- Six (6) foot screening fence be provided where none exists along the north property line.
- East and west property lines shall require screening (possible rail fence and landscape) to be approved by staff.

**RECOMMENDATION:**

Staff recommends approval Ordinance 1088 approving Planned Unit Development application PUD-16-05 and Zoning application OZ-16-08 including the Planning Commission's recommended conditions.

**ATTACHMENTS:**

Ordinance 1088  
Area/Zoning Map  
Aerial Map  
Land Use Plan Map  
Outlined Development Plan with Conceptual Site Plan

**CITY OF OWASSO, OKLAHOMA  
ORDINANCE 1088**

**AN ORDINANCE APPROVING PLANNED UNIT DEVELOPMENT APPLICATION PUD 16-05 AND ZONING APPLICATION OZ 16-08 FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT ON APPROXIMATELY 7.98 ACRES OF PROPERTY LOCATED IN SECTION 17, TOWNSHIP 21 NORTH, RANGE 14 EAST OF THE I.B. & M, TULSA COUNTY, STATE OF OKLAHOMA, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.**

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

**WHEREAS**, the Owasso City Council has considered the recommendation of the Owasso Planning Commission and all statements for or against the requested planned unit development application PUD 16-05 and rezoning case OZ 16-08.

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

Section 1. The zoning classification of the following described property, to wit:

Lot One (1), Block One (1) Owasso Medical Campus &  
Lot One (1), Block Two (2) Owasso Medical Campus

is hereby zoned from AG (Agriculture) to RM/PUD (Residential Multi-Family with a PUD overlay). The Site Development Plan and Statement of Intent shall be followed for any development of the described property.

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

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

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

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

PASSED AND APPROVED this 15<sup>TH</sup> day of November, 2016.

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

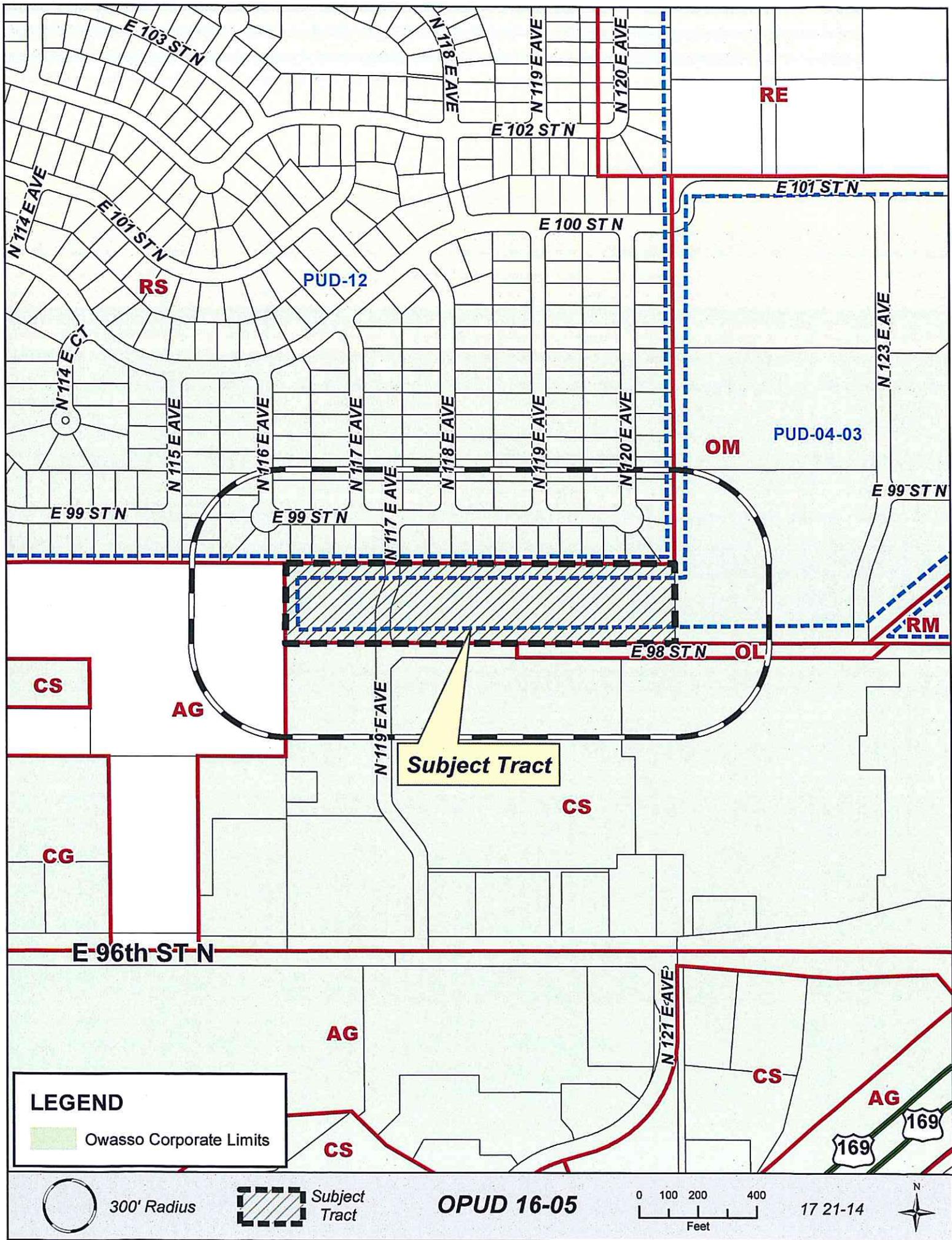
ATTEST:

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

(SEAL)

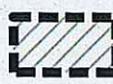
APPROVED AS TO FORM:

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



**LEGEND**

 Owasso Corporate Limits

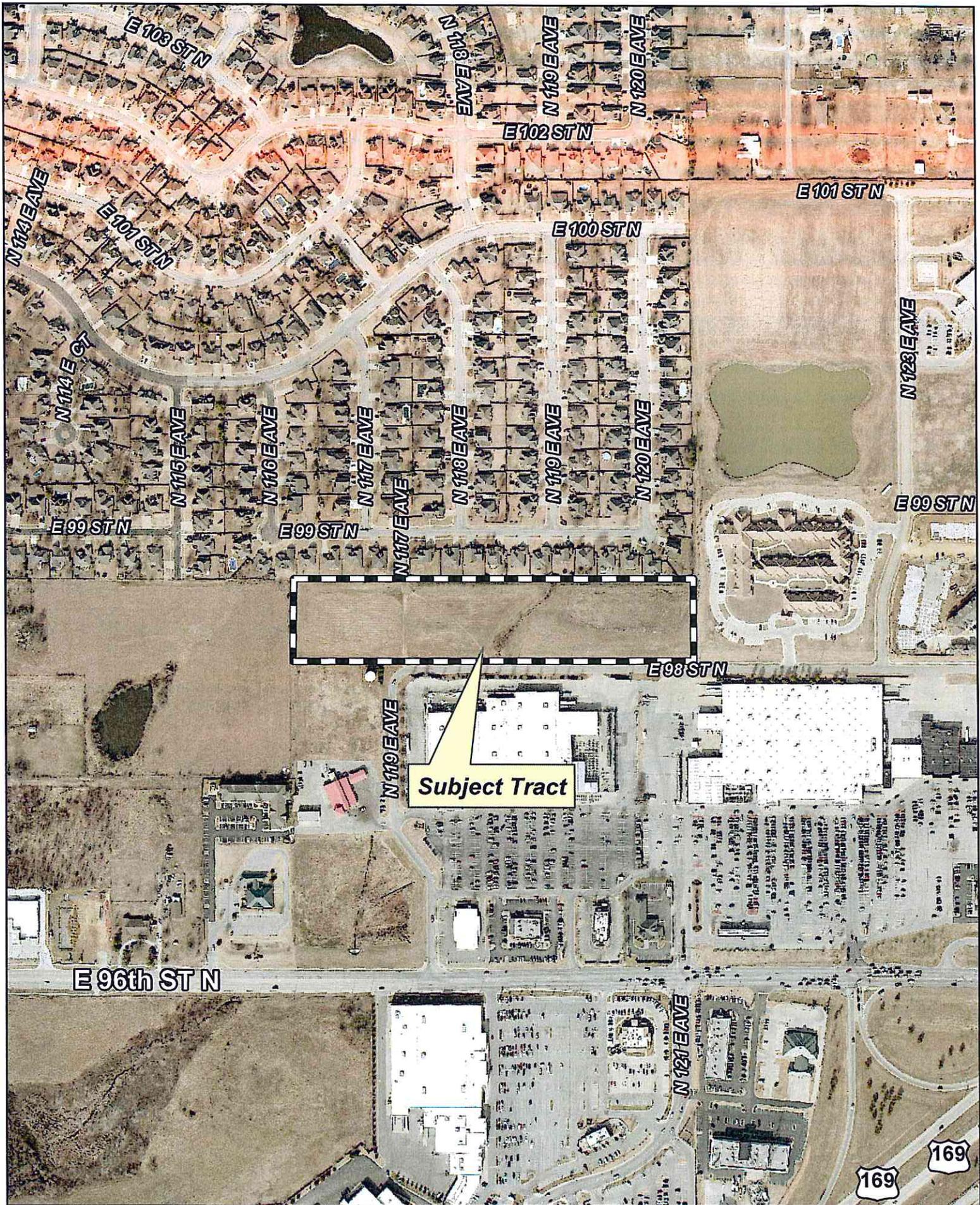
 Subject Tract

**OPUD 16-05**

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Feet

17 21-14

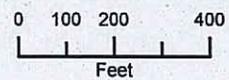




Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: February 2016

 Subject Tract

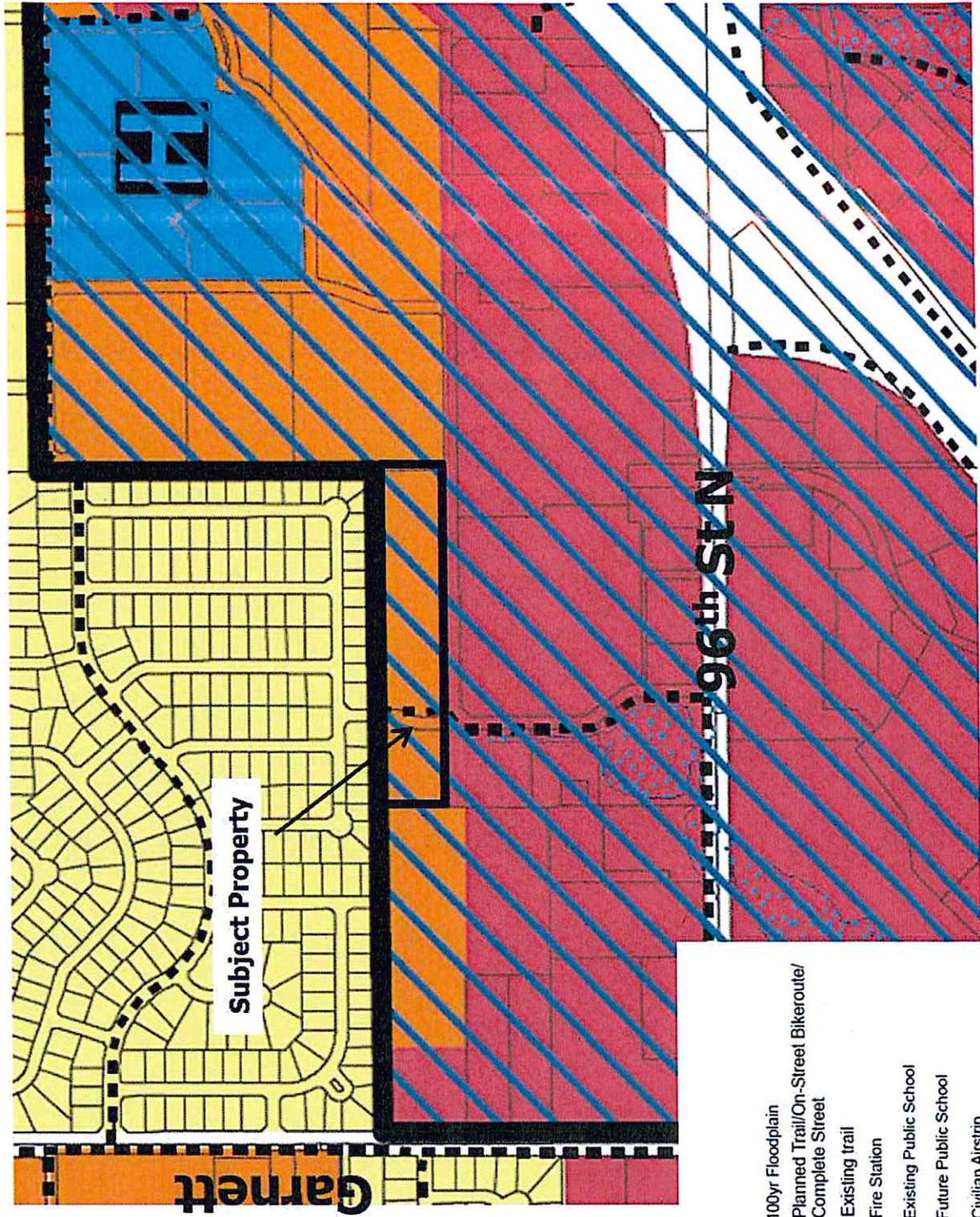
**OPUD 16-05**



17 21-14



# OPUD 16-05 The Reunion at Owasso Land Use Plan



## LEGEND

- |                            |                                |   |                  |                                   |                        |  |                         |                                      |                                 |             |             |          |  |
|----------------------------|--------------------------------|---|------------------|-----------------------------------|------------------------|--|-------------------------|--------------------------------------|---------------------------------|-------------|-------------|----------|--|
| <b>Land Use Categories</b> | 100yr Floodplain               | Planned Trail/On-Street Bikeroute/<br>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 |  |
| Commercial                 | Industrial/Regional Employment | Neighborhood Mixed Use (Light Office,<br>Commercial Shopping, Attached Housing,<br>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 |             |             |          |  |

# The Reunion

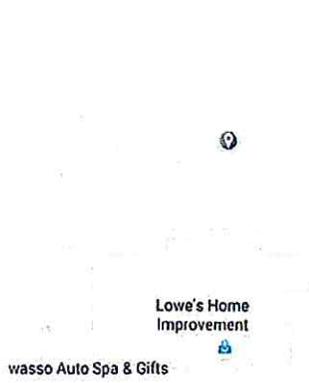
At

# Owasso

7.98 Acres

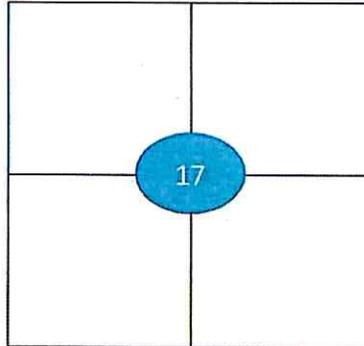
LOCATED AT E 98<sup>th</sup> St N (Behind Lowe's)

OWASSO, TULSA COUNTY, OKLAHOMA



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The Highlan



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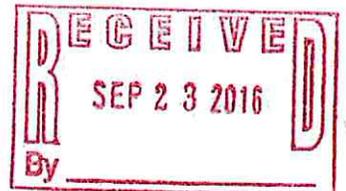
SMALYGO PROPERTIES INC

c/o KYLE SMALYGO

123 N 7<sup>TH</sup> ST

COLLINSVILLE, OK 74021

INFO@SMALYGOPROPERTIES.COM



# The Reunion

At

## *Owasso*

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IV.	General Provisions	7
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	Exhibit B – Conceptual Site Plan	9
	Exhibit C – Conceptual Utility Plan	10
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	Exhibit E – Conceptual Detailed Site Plan	12

# The Reunion

At

*Owasso*

## I. DEVELOPMENT CONCEPT

The Reunion @ Owasso (the "Development") is a proposed boutique-style multi-family development proposed to have not more than One-Hundred (100) Dwelling Units (see Exhibit B, "Conceptual Site Plan" and Exhibit E, "Conceptual Detailed Site Plan", attached hereto) including a model unit / management office. Living units will be made available to the public, but specifically targeted towards senior citizens as an alternative to other forms of elderly living facilities. The development concept consists of attached single family Dwelling Units, each with private parking spaces and access to shared outdoor amenities which are focused on an active senior lifestyle. Each Dwelling Unit will have frontage on a private street for convenience.

The proposed Development will consist of 2 vacant lots at the Owasso Medical Campus. This development will fill the vacancy a non-performing asset and will provide a residential stimulation to an already active growth area.

The Site is currently zoned Office-OM/PUD 04-03 (see Exhibit D, "Current Zoning Map", attached hereto). The Development proposes an amendment to the existing PUD to allow RM District (Residential Multifamily) zoning designation, which allows for more flexibility with laying out Dwelling Units and providing meaningful open space. The Development will have a maximum gross density of approximately +/-12.50 Dwelling Units per acre which accommodates space for outdoor amenities targeted toward active seniors. Although Owasso has several assisted living facilities, there is a great shortage of high quality housing for active seniors seeking residence in a low maintenance dwelling with common space encouraging fellowship and community with neighbors. Approximately twenty percent (20%-25%) of the Site will be devoted to common space and amenities encouraging socialization and healthy activity. Such amenities will include, but will not be limited to:

- paved walking trails and recreational areas for shuffleboard, horseshoes, croquet, and other activities focused on an active senior lifestyle while providing opportunities for easy access and daily exercise;
- Gazebos for gatherings, outdoor BBQ/fire pits, and bubbling water features providing opportunities to socialize;
- Practical, yet highly appreciated amenities will include storm shelters, recycling bins and energy efficient units.

The Development will be enclosed on three sides (west, north and east sides) in privacy fencing (some already existing) consisting of six foot (6') cedar plank fencing with stone or brick columns. Beautiful landscaping including trees, shrubs and ornamental plants will adorn the entrance (south side) of the Development creating

# The Reunion

At

*Owasso*

a personal, maintenance free outdoor environment. Further, the interior of the Development will also feature trees, shrubs and ornamental plants, as well as flower beds and a community garden area (see Exhibit E, "Conceptual Detailed Site Plan", attached hereto).

The Development will be managed by both part-time on-site staffing which will utilize the model unit as well as full-time management through the Developer's offices in nearby Collinsville, Oklahoma.

Based on the results of the affiliated locations, the location of the Development, success is most certainly assured. Residents of the affiliated locations are thrilled with this addition to their communities as are the municipalities on which they are located. Many residents have expressed that there are no similar options anywhere in their area and that the developments are much needed. All residents have been pleased with the beautiful and welcoming exteriors and high-end interior finishes. They also greatly enjoy the outdoor areas which provide community and camaraderie with neighbors, and the safety of onsite storm shelters. They are so proud of their abode that they have chatted with prospective tenants visiting the model expressing the highest of praise and have made numerous referrals.

# The Reunion

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*Owasso*

## II. LEGAL DESCRIPTION

The Development is located on a single lot, located at 11921 E 98<sup>th</sup> Street North, in the City Of Owasso, State of Oklahoma, and is more particularly described as:

Lot One (1) Block One (1) Owasso Medical Campus

Lot One (1) Block (Two (2) Owasso Medical Campus

The above described property will hereinafter be referred to as the "Site" and the boundary of the Site is as depicted on Exhibit A, "Aerial Photography", attached hereto.

# The Reunion

At

## Owasso

### III. DEVELOPMENT STANDARDS – STATISTICAL SUMMARY

Total Project Area:	+/- 347,839 SF	7.98 acres
Residential	+/- 347,839 SF	7.98 acres
Permitted Uses:	Uses permitted as a matter of right in RM- zoning district in the City of Owasso Zoning Ordinances, including landscaped features and recreational facilities and uses customary accessory to permitted uses.	
Maximum Number of Dwelling Units:	96 (exclusive of a model unit / management office)	
Project Density	12.50 Dwelling Units per Acre	
Lot Width	+/-1500 Feet	
Maximum Building Height	20 Feet	
Off Street Parking	Minimum one and a half (1.5) parking spaces required per Dwelling Unit	
Minimum Livability Space per Dwelling Unit:	800 SF	
Minimum Land Area per Dwelling Unit	3000 SF -3500 SF	

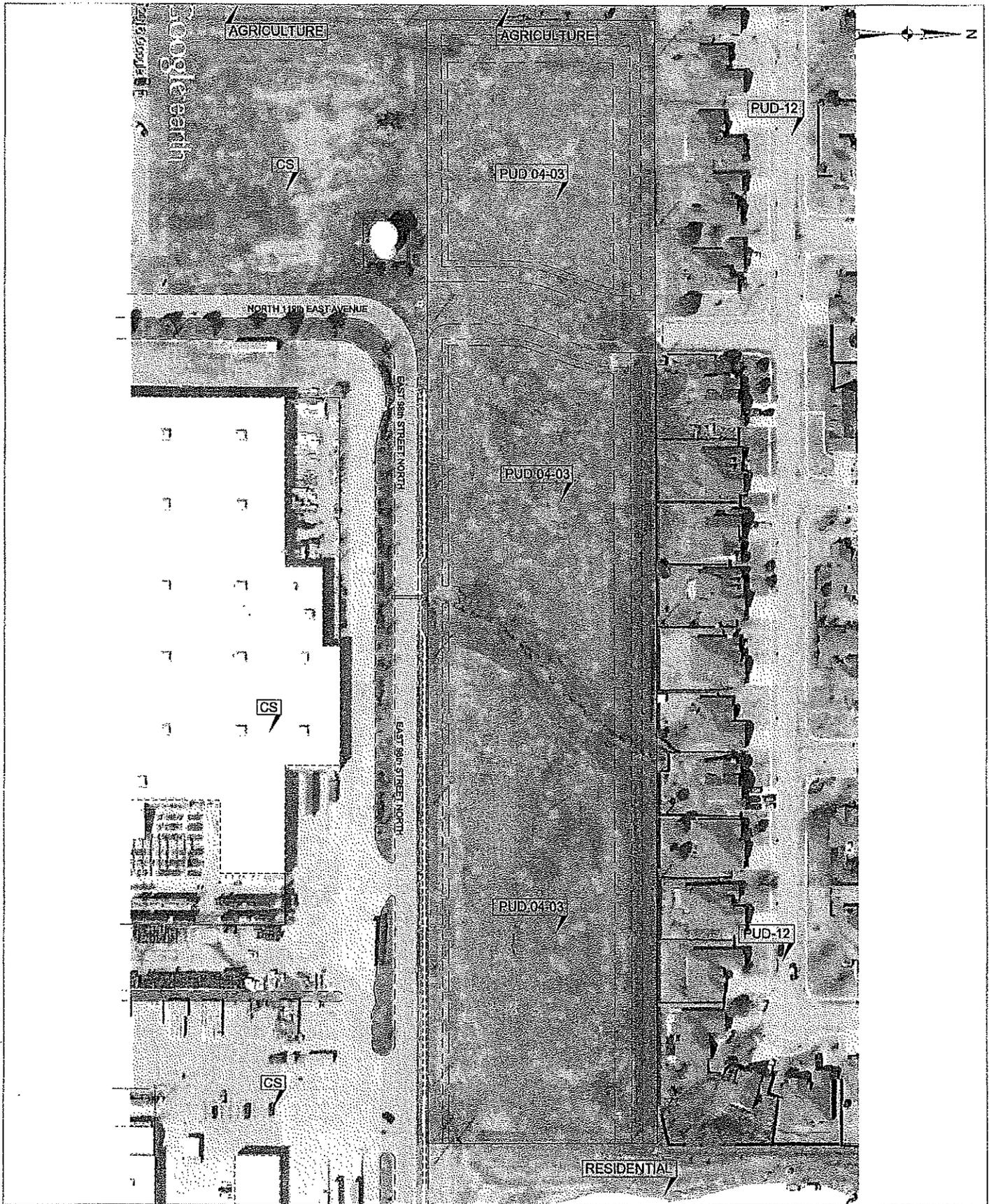
# The Reunion

At

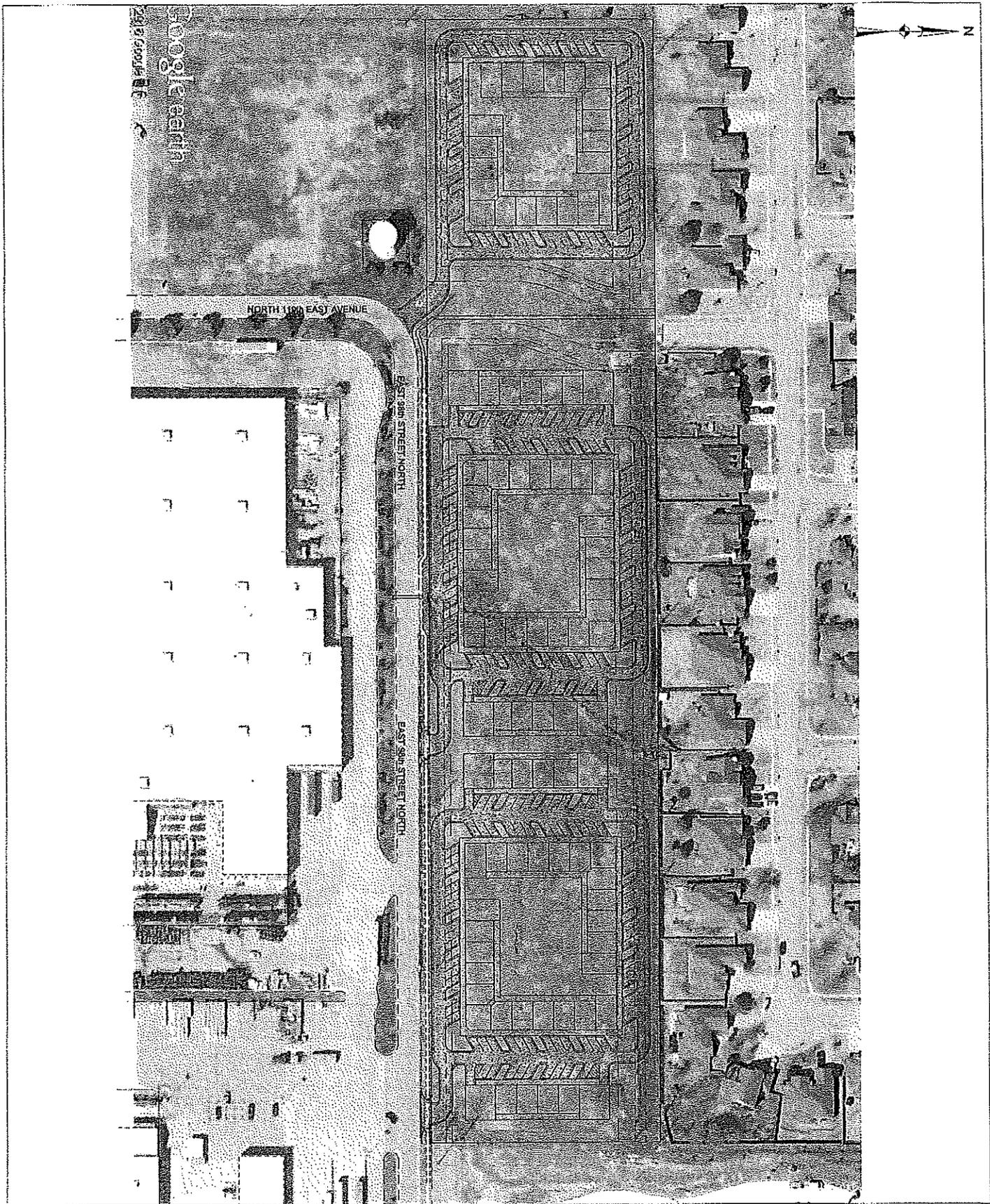
## Owasso

#### IV. GENERAL PROVISIONS

- A. **ACCESS AND CIRCULATION:** Access for the property will be from East 98<sup>th</sup> Street North. All units will be designed to facilitate the movement of emergency vehicles around the Site.
- B. **PUBLIC UTILITIES:** A water main (RWD #3, Washington County) is available from most all sides of site. Storm sewer (onsite detention) has been satisfied by the Owasso Medical campus plat/PUD. Sanitary sewer service (MH-173DMH08 and 173DLH07) have been located both onsite and adjacent to the site. See Exhibit C, "Conceptual Utility Plan", attached hereto for more details.
- C. **ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:** The Site generally slopes from North to South. The Site currently drains to a common bar ditch and drains to the underground storm sewer inlet along the north side of 98<sup>th</sup> St. North.
- D. **EXISTING ZONING AND LAND USE:** The Site is currently zones AG (Agriculture). Adjacent parcels are used for residential/church (see Exhibit D, "Current Zoning Map", attached hereto).
- E. **SIGNAGE:** One (1) sign shall be permitted along the East 96<sup>th</sup> Street North frontage, not to exceed thirty square feet (30 SF) in size, and four feet (4') in height, provided that such signage may be incorporated into the entryway feature to the Development.
- F. **LANDSCAPING AND OPEN SPACE:** Except as modified herein, landscaping shall be as provided in accordance with "Chapter 20 – Landscape Requirements" of the City of Owasso Zoning Ordinance. Many of the planned landscaping features are shown on Exhibit E, "Conceptual Detailed Site Plan", attached hereto.
- G. **SITE PLAN REVIEW:** No building permit for the Development shall be issued until approved by the City of Owasso as being in compliance with the Planned Unit Development concept and development standards.
- H. **SCHEDULE OF DEVELOPMENT:** Initial construction of the Development is anticipated to commence early/mid 2017, once the PUD and the plat (or plat waiver) have been completed and approved by the City of Owasso.



OWASSO SENIOR LIVING  
EXHIBIT A - AERIAL PHOTOGRAPHY WITH TRACT  
BOUNDARY AND SURROUNDING USES IDENTIFIED



OWASSO SENIOR LIVING  
EXHIBIT B - CONCEPTUAL SITE PLAN

**SMALYGO**  
PROPERTIES, INC.



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

**FROM:** Karl A. Fritschen AICP, RLA  
Chief Urban and Long Range Planner

**SUBJECT:** Planned Unit Development, PUD-16-06 (OZ 16-09) – Mallard Crossing

**DATE:** November 11, 2016

**BACKGROUND:**

The City of Owasso received a Planned Unit Development (PUD) application for review and approval of a development called Mallard Crossing. This development proposes a planned residential community that will include a mixture of up to 40 duplex and townhome style dwelling units on approximately 6.2 gross acres. The development will eventually be platted as one (1) lot on one (1) block, with a potential maximum density of 6.45 units per acre. The subject property is located on the west side of 145<sup>th</sup> E Ave approximately 500 feet north of 106<sup>th</sup> St N. A concurrent rezoning request (OZ 16-09) has been submitted with this PUD, that would rezone the property from AG (Agriculture) to RNX (Residential Neighborhood Mixed), allowing for the development of the proposed use. The PUD will act as an overlay to the RNX zoning and govern the development of the property. The property was annexed in January 2010 under Ordinance 961.

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	AG(Agriculture)	Power Substation	Commercial	City of Owasso
South	AG(Agriculture)	Undeveloped	Commercial	City of Owasso
East	RS-3/CG (Residential Single Family/ Commercial)	Undeveloped	Residential/ Commercial	City of Owasso
West	AG(Agriculture)	Undeveloped	Commercial	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

<b>Property Size</b>	6.2 acres (gross), 5.16 (net)
<b>Current Zoning</b>	AG
<b>Proposed Use</b>	Duplexes and Townhomes
<b>Proposed Zoning</b>	RNX (PUD)
<b>Lots/Blocks</b>	1 Lot, 1 Block
<b>Land Use Plan</b>	Commercial

<b>Number of Reserve Areas</b>	3
<b>Gross Dwelling Units/Acre</b>	6.45 DU/Acre (max)
<b>Total Units Proposed</b>	Up to 40
<b>Within PUD?</b>	N/A
<b>Within Overlay District?</b>	Yes
<b>Water Provider</b>	Washington County Rural #3
<b>Applicable Paybacks</b>	Storm siren fee at \$35/acre; Elm Creek Sanitary Sewer at \$1,580.00/acre
<b>Streets (public or private)</b>	One internal private drive

### CONCEPT OF A PUD:

The concept of a Planned Unit Development is to provide a creative alternative to conventional development where a particular tract is under common ownership or control. A detailed development plan outlining the development of the tract as a unit is proposed and submitted for public review. The use of a PUD technique is a way to amend a zoning ordinance in accordance with a complete and coordinated plan of development for a larger parcel, rather than piecemeal individual changes using the variance process. Additionally, a PUD typically produces a higher quality product with better amenities, architecture, landscaping, and buffering.

### ANALYSIS:

Mallard Crossing is a unique neighborhood that will contain duplexes and townhome style residential dwelling units. This is a textbook situation where a PUD is acceptable as the property is encumbered by two significant powerline easements and a sanitary sewer easement. Given this, the applicant has prepared a concept plan that works well and utilizes the property efficiently. The development plan document proposes up to a maximum of 40 dwelling units on 6.2 acres yielding a gross density of 6.45 dwelling units per acre (the RNX district allows up to 12 DU/Acre). The conceptual development plan calls for the property to contain four (4) duplex structures (8 dwelling units) in a row adjacent to 145<sup>th</sup> E Ave and twenty-six (26) townhome units across the western boundary of the property. The developer is asking for the flexibility of up to 40 total units if areas are identified during the site plan development process to add additional units.

There are a total of 6 reserve areas shown and they will contain a variety of amenities, which will include a small dog park, kids playground, basketball court, and several seating/picnic areas. Additionally the project proposes to have 5 common safe rooms. A dry detention facility is indicated in two locations, one in the northeast corner of the property and the other along the frontage of 145<sup>th</sup> E Ave. The entire property, which includes the roads, parking areas, detention area, and amenities, will be maintained by the developer. This project will add more variety to the existing housing stock in the community. According to the Institute of Transportation Engineers (ITE) manual, the project is estimated to potentially generate an average of 5.8 vehicle trips per day per unit, for a total weekday day average trip generation of 232.

Along with the PUD request, the applicant has submitted a petition for underlying zoning of RNX (Residential Neighborhood Mixed). The new RNX district, approved by the City Council in October, was created specifically for this type of use, a mix of housing products that were different from traditional single family or apartment type uses. The present zoning on the

property is AG (Agriculture). The PUD will act as an overlay governing the development of the property.

If the PUD is approved, the applicant will provide final development plans for administrative review and approval by City staff. These plans shall include all the civil engineering drawings, landscape plans, drainage plans, utility plans, a Final Plat, etc. PUD applications presented to the Planning Commission are for approval of the uses, the overall plan as it relates to the immediate area, and the concept for the development. The City of Owasso will provide sanitary sewer, Fire, Police, and EMS service to the proposed development. Water service will be provided by Washington County Rural #3.

City staff published legal notices of the PUD request in the Owasso Reporter and mailed notices to property owners within a 300' radius of the subject property. Additionally, though not required, the applicant sent a personal letter to nearby residents with an illustration of the proposed concept.

#### **COMPREHENSIVE PLAN CONSISTENCY:**

The Owasso 2030 Land Use Master Plan identifies the subject property for Commercial uses, which means that this was the preferred highest intensity allowed for this location. Considering the proposed development and zoning is less intense, the Land Use Master Plan supports the request.

#### **HARMONY WITH THE EXISTING AND EXPECTED DEVELOPMENT:**

This proposal appears to be consistent with the current and expected development of the area. An institutional area lies to the northwest of the project (TTC/TCC Campus), and a single-family residential area lies to the east (Lake Valley). The undeveloped properties around the project area are shown on the Land Use Plan to be for future commercial uses. Further to the south lies a large apartment complex (Villas at Coffee Creek). Overall, this area is urbanizing rapidly and the proposed project is designed accordingly.

#### **PLANNING ISSUES:**

Future planning issues must still be considered if the PUD is approved. If approved, the applicant will be required to adhere to all City of Owasso subdivision regulations and engineering requirements.

According to the Owasso Zoning Code, the Planning Commission shall hold a public hearing on any PUD application and determine the following:

1. Whether the PUD is consistent with the Comprehensive Plan
2. Whether the PUD is in harmony with the existing and expected development of surrounding areas
3. Whether the PUD is a unified treatment of the development possibilities of the project site
4. Whether the PUD is consistent with the stated purpose and standards of the PUD ordinance:
  - a. To permit innovative land development while maintaining appropriate limitation on the character and intensity of use assuring compatibility with adjoining and proximate properties
  - b. To permit flexibility within the development to best utilize the unique physical features of the particular site
  - c. To provide and preserve meaningful open space

d. To achieve a continuity of function and design within the development

**PLANNING COMMISSION:**

The Planning Commission reviewed the PUD for Mallard Crossing at their regularly scheduled meeting on November 7, 2016, voting 3 - 2 to recommend approval.

**RECOMMENDATION:**

Staff recommends approval of Ordinance 1089, approving Planned Unit Development application PUD-16-06 and Zoning application OZ 16-09.

**ATTACHMENTS:**

Ordinance 1089  
Aerial Map  
Zoning Map  
Land Use Plan Map  
PUD Document  
Letter Sent to Surrounding Property Owners

**CITY OF OWASSO, OKLAHOMA  
ORDINANCE 1089**

**AN ORDINANCE APPROVING PLANNED UNIT DEVELOPMENT APPLICATION PUD 16-06 AND ZONING APPLICATION OZ 16-09 FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT ON APPROXIMATELY 6.2 ACRES OF PROPERTY LOCATED IN SECTION 9, TOWNSHIP 21 NORTH, RANGE 14 EAST OF THE I.B. & M, TULSA COUNTY, STATE OF OKLAHOMA, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.**

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

**WHEREAS**, the Owasso City Council has considered the recommendation of the Owasso Planning Commission and all statements for or against the requested planned unit development application PUD 16-06 and rezoning case OZ 16-09.

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

Section 1. The zoning classification of the following described property, to wit:

A parcel of land located in the Southeast Quarter (SE/4) of Section Nine (9), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being more particularly described as follows, to-wit:

Commencing at the Southeast corner of said Section Nine (9); thence N 01°24'19" W along the Eastern boundary of said Section Nine (9) a distance of 419.27 feet to the Point of Beginning; Thence S 88°44'34" W a distance of 300.00 feet; Thence N 01°24'19" W a distance of 900.00 feet to a point on the Northern boundary of the South Half of the Southeast Quarter (S/2 SE/4); Thence N 88°44'34" E a distance of 300.00 feet to a point on the Eastern boundary of said Section Nine (9); Thence S 01°24'19" E a distance of 900.00 feet to the POINT OF BEGINNING. Said tract contains 6.2 acres more or less,

is hereby zoned from AG (Agriculture) to RNX/PUD (Residential Neighborhood Mixed with a PUD overlay). The Site Development Plan and Statement of Intent shall be followed for any development of the described property.

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

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

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

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

PASSED AND APPROVED this 15<sup>TH</sup> day of November, 2016.

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

ATTEST:

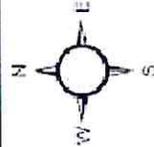
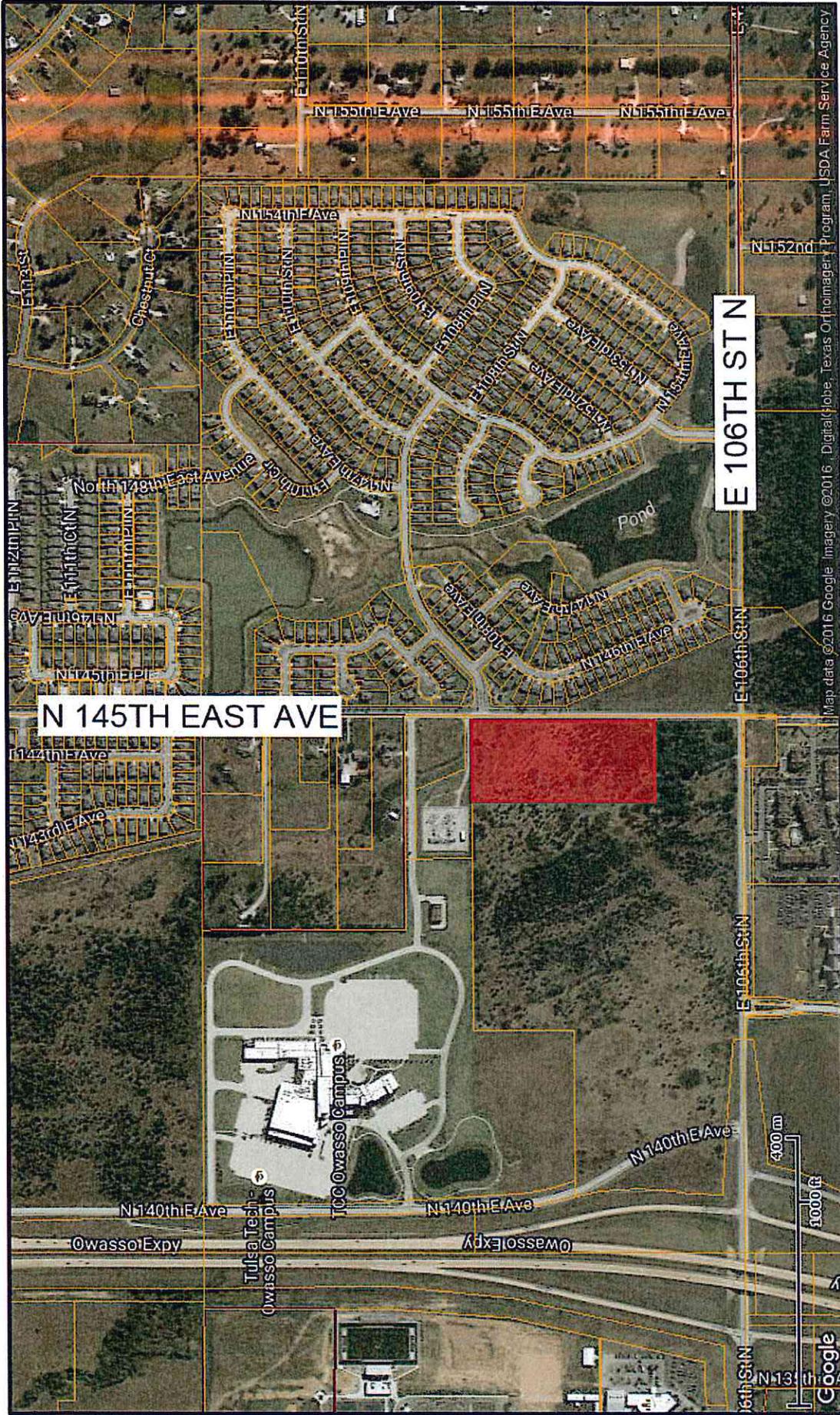
\_\_\_\_\_  
Sherry Bishop, City Clerk

(SEAL)

APPROVED AS TO FORM:

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

OPUD 16-06/OZ 16-09

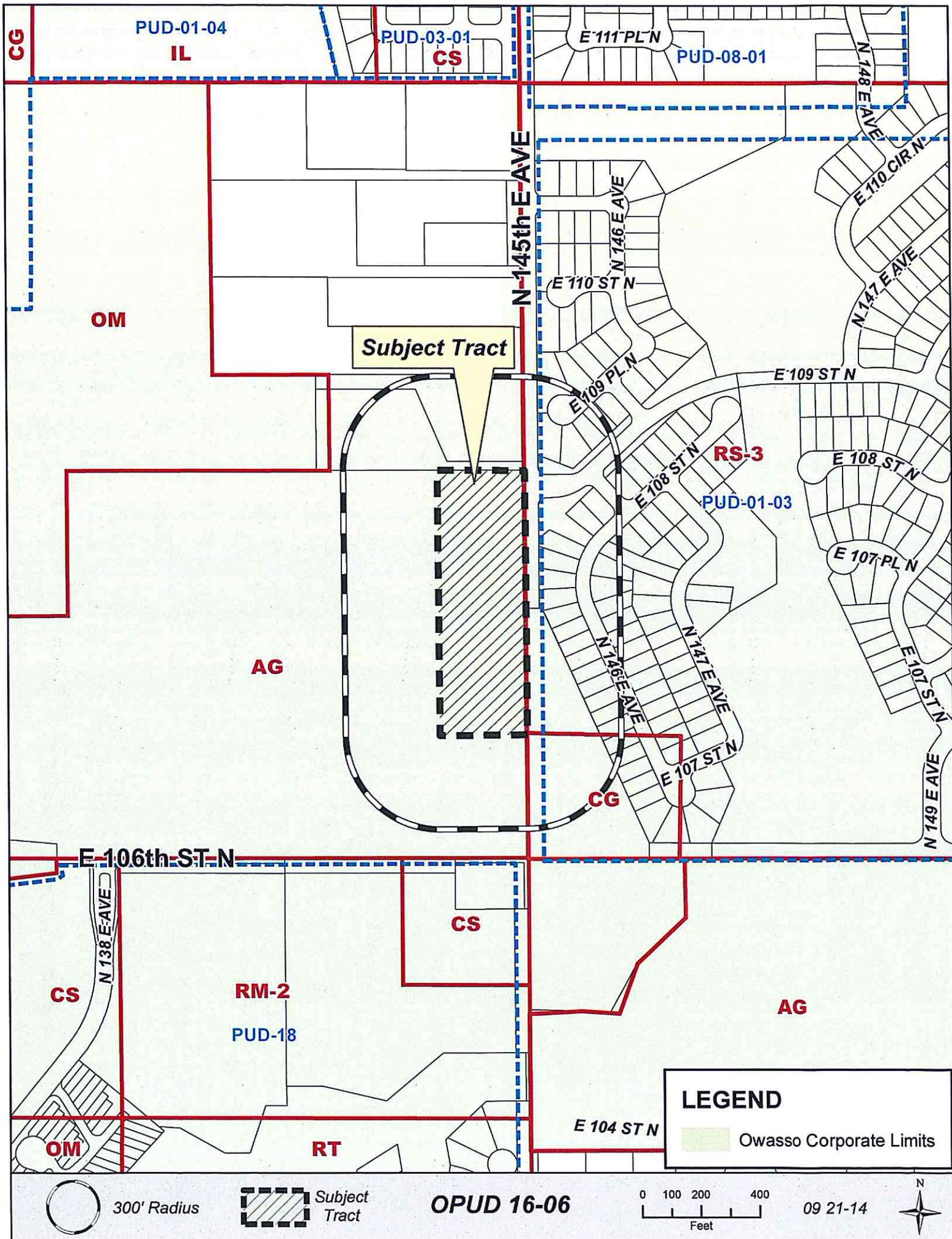


10/24/2016

Mallard Crossing

1" = 752 ft

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 Public Staff for the most up-to-date information.



PUD-01-04  
IL

PUD-03-01  
CS

E 111 PL N  
PUD-08-01

OM

Subject Tract

AG

RS-3

PUD-01-03

E 106th ST N

CS

RM-2  
PUD-18

CS

AG

LEGEND

Owasso Corporate Limits

300' Radius

Subject Tract

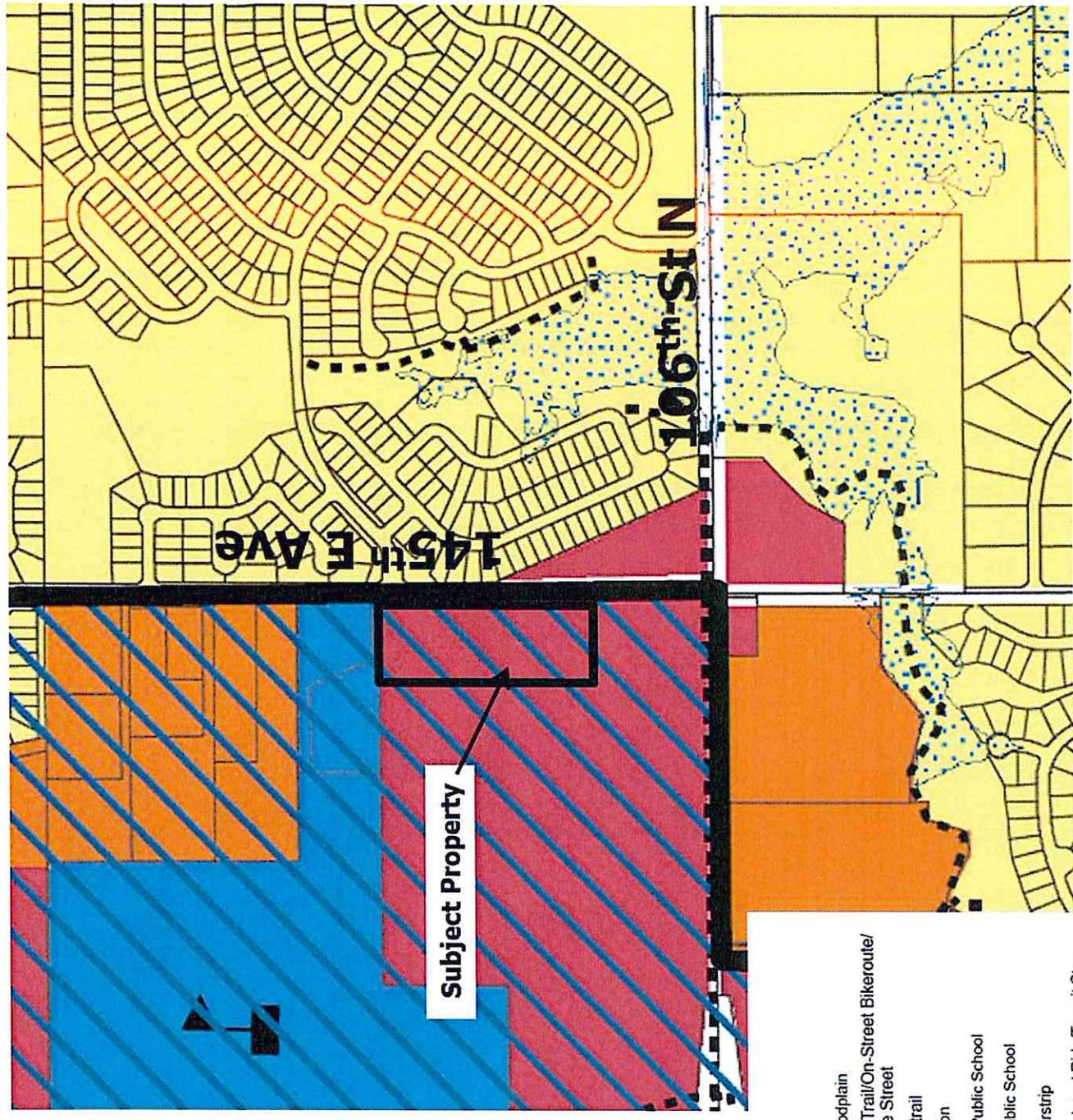
OPUD 16-06

0 100 200 400  
Feet

09 21-14



# OPUD 16-06 Mallard Crossing Land Use Plan



## LEGEND

- |   |   |   |   |
|---|---|---|---|
|  | Commercial  |  | 100yr Floodplain                                      |
|  | Industrial/Regional Employment  |  | Planned Trail/On-Street Bikeroute/<br>Complete Street |
|  | Neighborhood Mixed Use (Light Office,<br>Commercial Shopping, Attached Housing,<br>SF Housing, Apartments above retail) |  | Existing trail  |
|  | Parks/Recreation  |  | Fire Station  |
|  | Public/Institutional/Quasi Public   |  | Existing Public School                                |
|  | Residential   |  | Future Public School                                  |
|  | Transitional (Attached housing, duplexes, offices)  |  | Civilian Airstrip                                     |
|  | US-169 Overlay District   |  | Future Park and Ride/Transit Stop                     |
|  | *Glenn-Mur Addition Special District  |  | Hospital  |
|  | **Downtown Development District   |  | Public Park   |
|   |   |  | Golf Course   |
|   |   |  | Cemetery  |

PUD 16-06

# MALLARD CROSSING

Owasso, Oklahoma

**ROGERS** Engineering &  
Construction, Inc.



CIVIL  
ENGINEERING

CONSTRUCTION  
INSPECTION

CONSTRUCTION  
AUDITING

6035 S. Industrial Dr. Chelsea, OK 74016  
Phone: (918) 789-5039

## Table of Contents

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V.	Development Standards: Reserve 'B' .....	2
VI.	Development Standards: Reserve 'C' .....	2
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	Exhibit C – Conceptual Landscape/Lighting Plan	
	Exhibit D – Existing Conditions Plan	
	Exhibit E – Surrounding Zoning and Land Use Plan	
	Exhibit F – Existing Utility Easements	

## I. Development Concept

Mallard Crossing is a proposed 5.16 acres multi-family residential development located just north of the intersection 106<sup>th</sup> Street North and N 145<sup>th</sup> East Ave, on the west side of N 145<sup>th</sup> East Ave. The tract has 900 feet of frontage along N 145<sup>th</sup> East Ave and has a depth of 300 feet.

The property is abutted on the north, west, and south by undeveloped Agriculture (AG) zoned land. A large single family (RS-3) zoned development, Lake Valley, is found east across N 145<sup>th</sup> East Ave. Within 600 feet of the proposed development commercial property (CG and CS) and multi-family residential (RM-2) are present. Submitted concurrently with this PUD application is a zoning request to re-zone the entire tract to RNX, Residential Neighborhood Mix.

Mallard Crossing will be a multi-family residential community developed for new families and other residents that would enjoy the maintenance free lifestyle that Mallard Crossing will provide. A mixture of townhomes and duplexes will be provided along with ample open space, including a children's park area and a designated dog park. Parking areas will be provided in an aesthetically pleasing manner to service visitors and residents alike.

The development will be a single lot and block plat, with the owner providing maintenance of the private streets, parking areas and open space areas. Sufficient sidewalks are to be constructed to allow for ease and safety of pedestrian travel throughout the development.

There will be two primary points of access along N 145<sup>th</sup> East Ave. Each entrance will provide a deceleration lane for entering, and both a left and right turn lane for exiting.

## II. Statistical Summary

Total Project Area	6.20 Acres
Proposed Dwelling Units	34 DU (up to 40 max) 26 Town Homes (up to 30 max)/8 Duplexes (up to 10 max)
Project Density	6.6 DU/Acre
Total Open Space Area	2.41 Acres (47%)

**III. Development Standards: Development Area A, B, & C – Multifamily Residential**

Permitted Uses:	Uses permitted by right in the RNX Zoning District
Max Number of Dwelling Units: (per RNX Zoning)	62 DUs
Minimum Lot Size	N/A
Minimum Lot Width	50 feet
Minimum Front Yard	35 feet
Minimum Side Yard	10 feet/10 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet
Parking Ratio	2.5 spaces per 3-bed unit; 85 required; 87 provided.
Other Bulk and Area Requirements	As established in the RNX Zoning District
Amenities	6 required/6 provided

**IV. Development Standards: Reserve Area 'A', 'E', and 'F'**

Permitted Uses:	Passive and active open space
-----------------	-------------------------------

**V. Development Standards: Reserve Area 'B'**

Permitted Uses:	Passive and active open space and Stormwater detention facilities
-----------------	---

**VI. Development Standards: Reserve Area 'C'**

Permitted Uses:	Passive and active open space, Dog Park and Stormwater detention facilities
-----------------	---

**VII. Development Standards: Reserve Area 'D'**

Permitted Uses:

Passive and active open space and  
Children's Park, and basketball court

**VIII. Outdoor Lighting**

Except as modified herein, lighting shall be provided in accordance with "Chapter 19 – Outdoor Lighting" of the City of Owasso Zoning Ordinance.

**IX. Landscaping and Open Space**

Except as modified herein, landscaping shall be provided in accordance with "Chapter 20 – Landscape Requirements" of the City of Owasso Zoning Ordinance.

Six designated amenities within the open space are required based on density. The development proposes a children's park, a dog park, storm shelters, a basketball court, picnic areas and a pedestrian boulevard.

In addition, a 6' wood slat privacy fence will be constructed along the north, west and south property boundary to provide the required screening between the PUD and the adjacent AG zoned property.

**X. Site Plan Review**

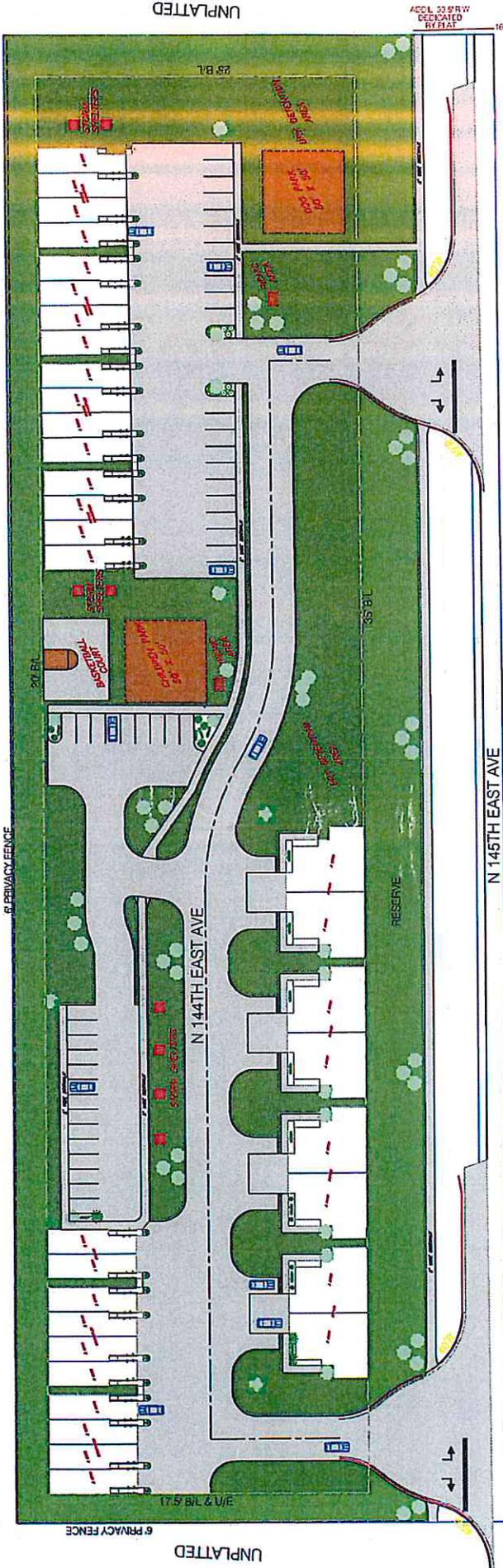
No building permit shall be issued for the construction of buildings within the development area until a detailed site plan has been submitted to and approved by the City of Owasso Planning Commission as being in compliance with the Development Concept and Development Standards

**XI. Schedule of Development**

The initial development of Mallard Crossing is expected to commence in Spring 2017, after final approval of the PUD, platting of the property, and site plan review and approval.

UNPLATTED

6' PRIVACY FENCE



DATA SUMMARY:  
 TOTAL PROJECT AREA: 6.20 ACRES  
 MAX ALLOWABLE: 12 UNITS/ACRE  
 PROP/MULTI-FAMILY: 6.6 UNITS/ACRE

EXHIBIT A  
 MALLARD CROSSING  
 CONCEPTUAL SITE PLAN

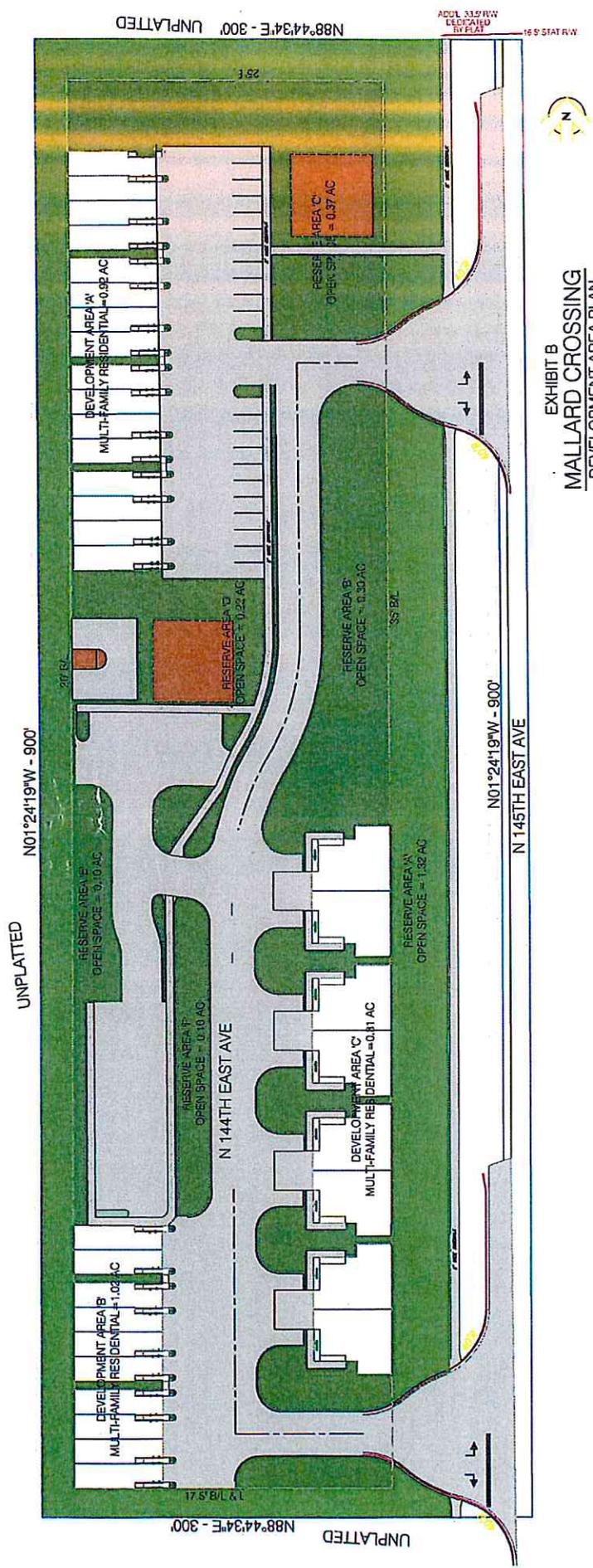


EXHIBIT B  
MALLARD CROSSING  
DEVELOPMENT AREA PLAN

UNPLATTED  
6' PRIVACY FENCE

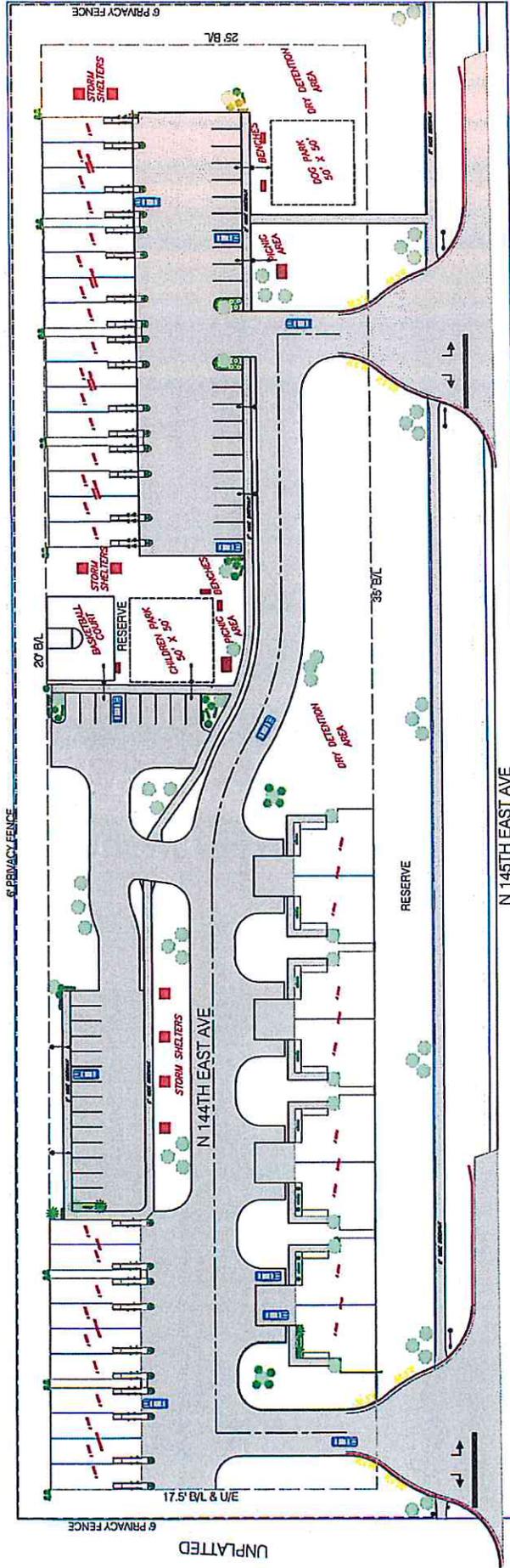


EXHIBIT C  
MALLARD CROSSING  
CONCEPTUAL LANDSCAPE/LIGHTING PLAN

LANDSCAPE  
SUMMARY:  
FRONTAGE:  
PARKING:

REQUIRED  
18 TREES  
9 AREAS

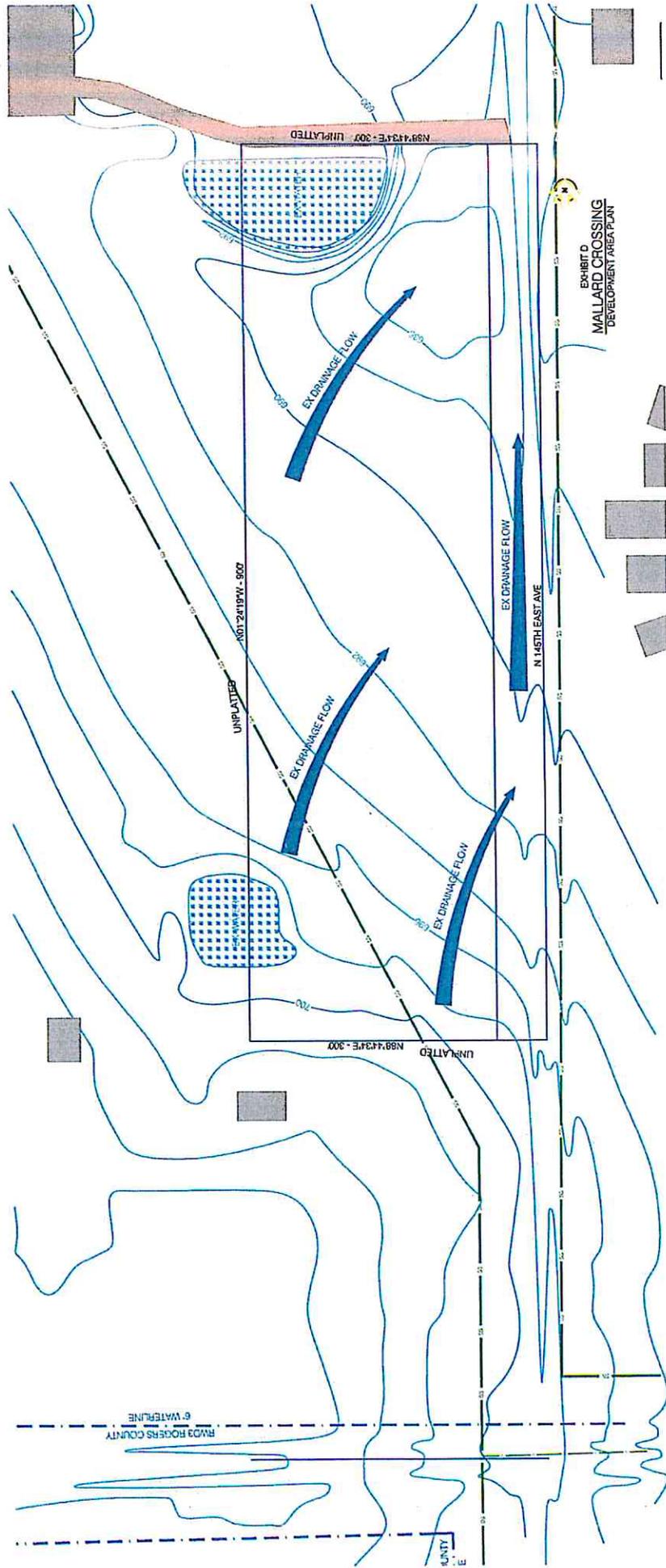
PROVIDED  
20 TREES  
10 AREAS



UNPLATTED

W/ 17.5' B/L  
ADD. 33' B/L  
BY PLAT

UNPLATTED



SE/4 S-9, T-21-N, R14 E  
TULSA COUNTY

SW/4 S-10, T-21-N, R14 E  
TULSA COUNTY

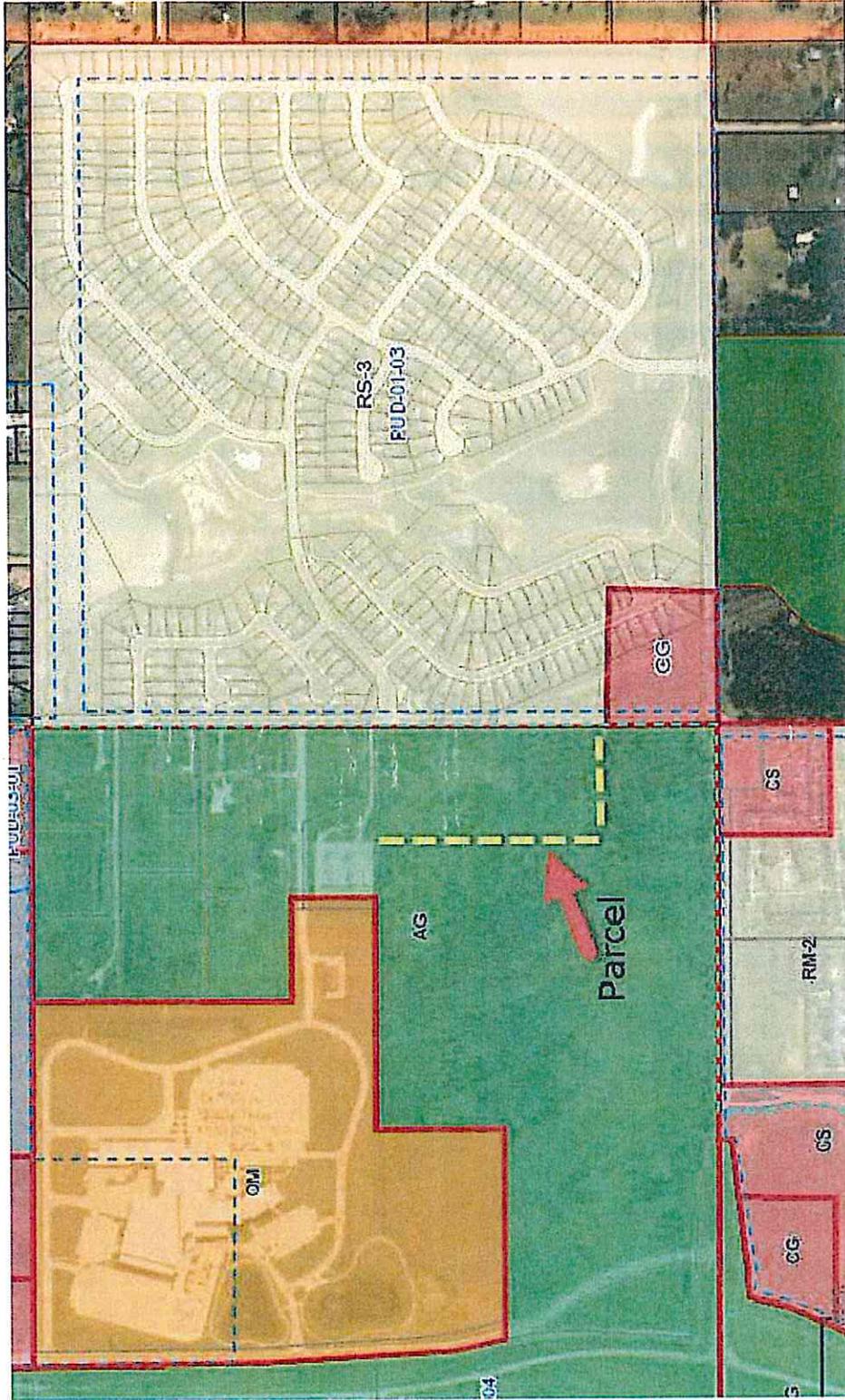


EXHIBIT E  
**MALLARD CROSSING**  
SURROUNDING ZONING/LAND USE



# J.B. Stephens Properties

Mallard Crossing Townhouse and Duplex Proposal

## Project Overview

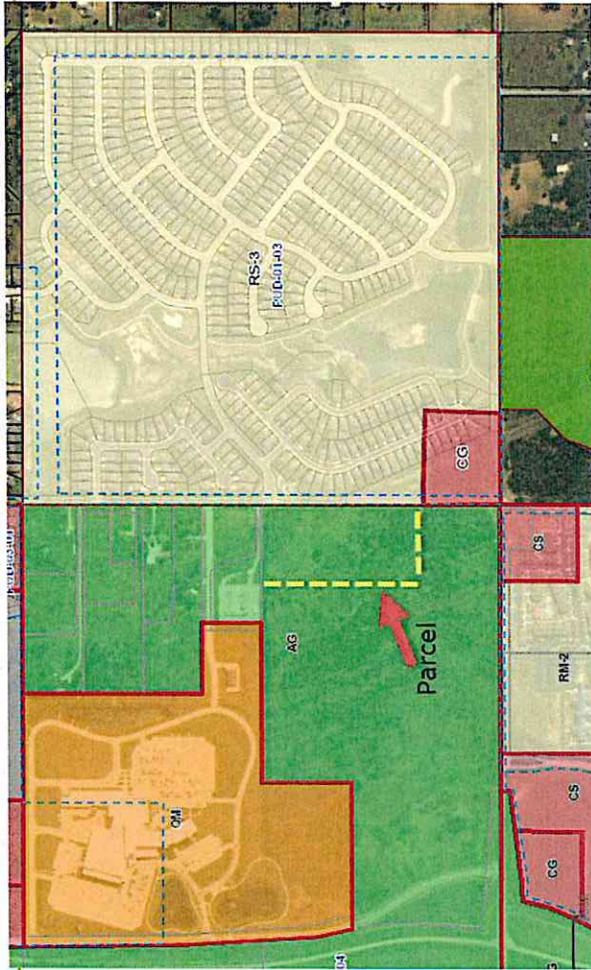
Mallard Crossing will be a multi-family residential community developed for retired couples, new families and other residents that would enjoy the maintenance free lifestyle that Mallard Crossing will provide. A mixture of townhomes and duplexes will be provided along with ample open space, including a children's park area, storm shelters, walking trails, picnic areas and a designated dog park. Parking areas will be provided in an aesthetically pleasing manner to service visitors and residents alike.

# Aerial View



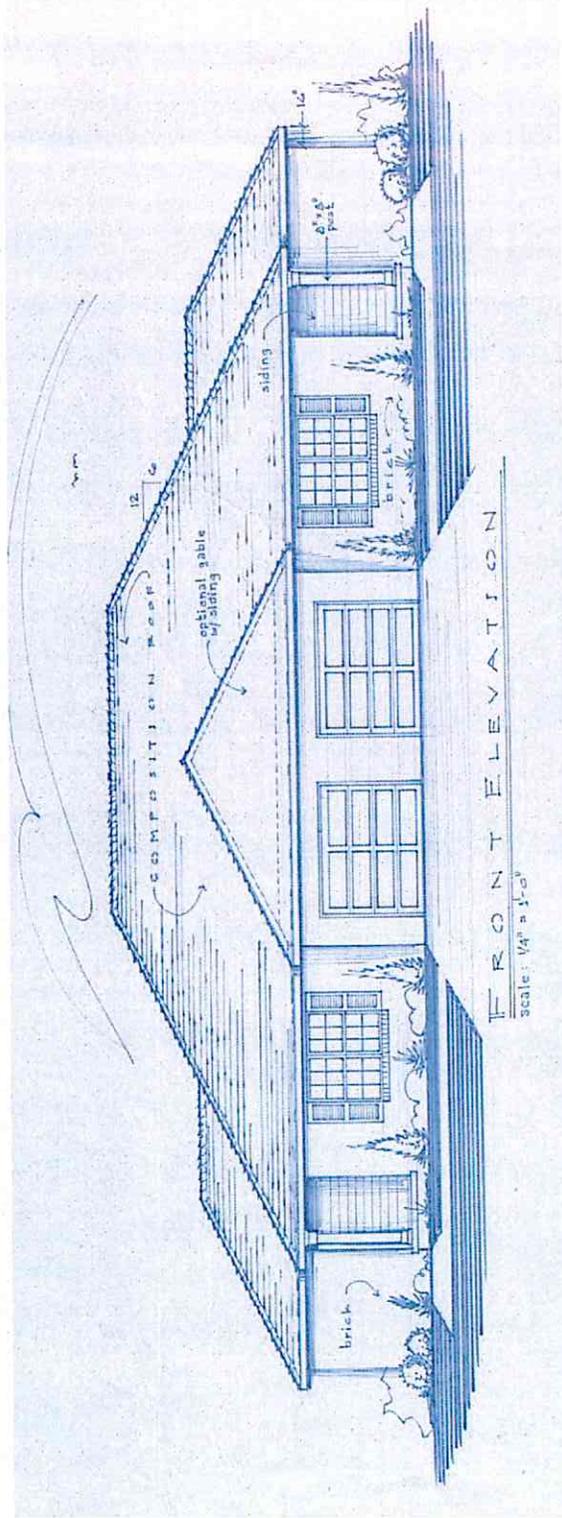


# Current Zoning



# Elevation View Duplex

1254 sqf per unit





# Conceptual Plan



DATA SUMMARY:  
TOTAL PROJECT AREA: 6.20 ACRES  
MAX ALLOWABLE: 12 UNITS/ACRE  
PROP/MULTIFAMILY: 6.6 UNITS/ACRE

EXHIBIT A  
MALLARD CROSSING  
CONCEPTUAL SITE PLAN

# Conceptual Plan

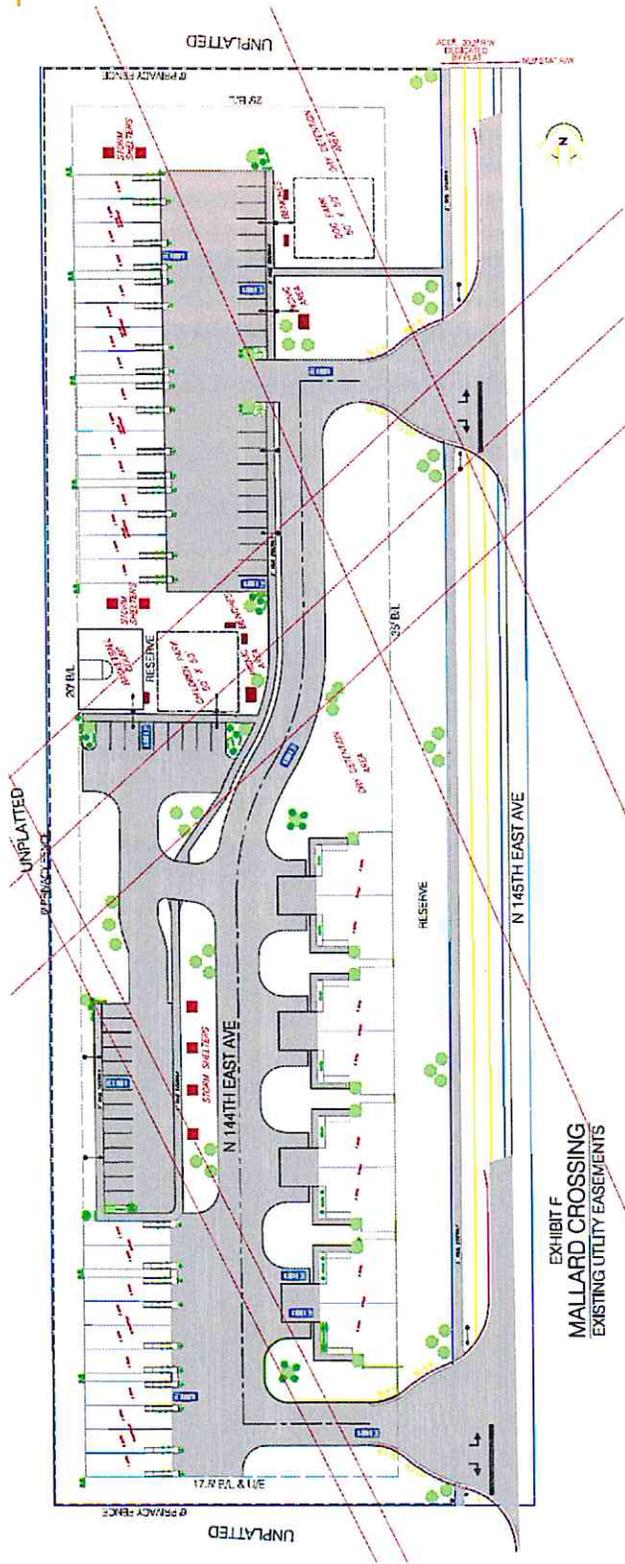
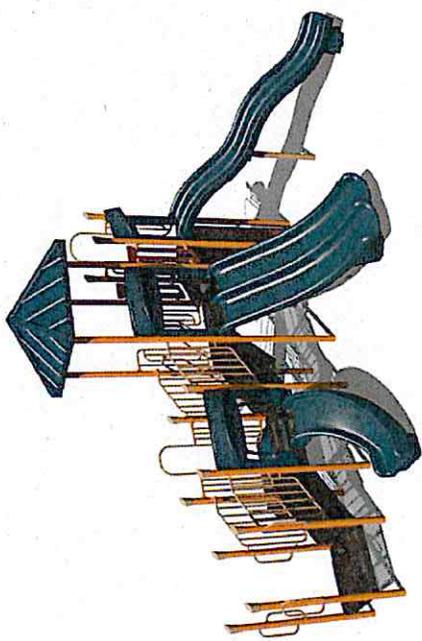
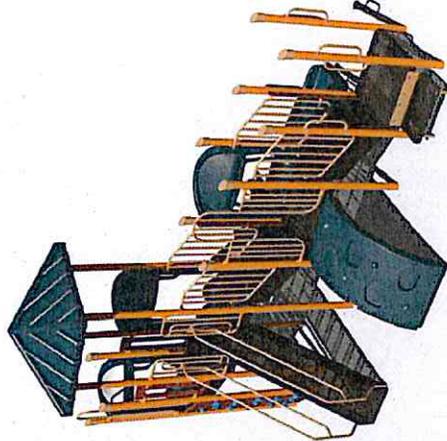


EXHIBIT F  
MALLARD CROSSING  
EXISTING UTILITY EASEMENTS

# Playground Rendering

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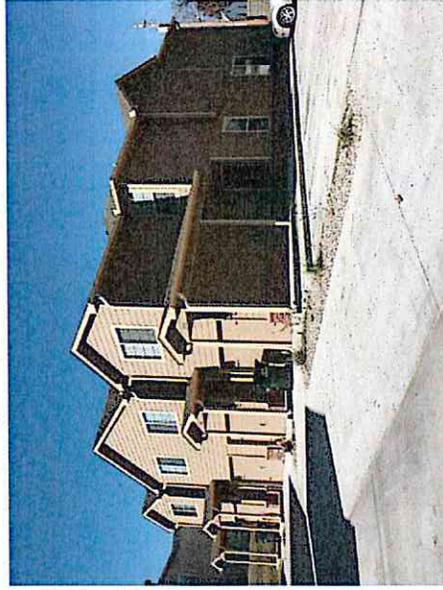
## Elevation Theme

- This is the theme we will use for the duplexes and townhouses.
- The duplexes will be brick with outline of white rock.
- The townhouses will have white rock fronts and blue/gray siding.

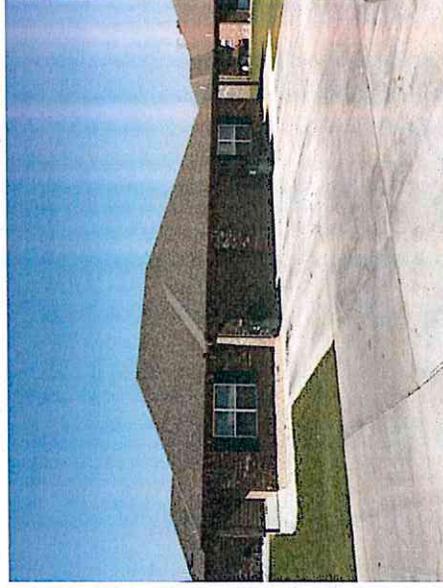


# Townhouse and Duplex Units

Picture of townhouse we have built in  
Collinsville



Picture of duplex we have built in Skiatook



Dear Neighbors,

My name is Brady Stephens and my wife Jackie and I own JB Stephens Properties. We are in the process of purchasing and developing Mallard Crossing a proposed 5.16 acres multi-family residential development located just north of the intersection 106<sup>th</sup> Street North and 145<sup>th</sup> Street East, on the west side of 145<sup>th</sup> Street East. The tract has 900 feet of frontage along 145<sup>th</sup> Street East and has a depth of 300 feet.

Mallard Crossing will be a multi-family residential community developed for retired couples, new families and other residents that would enjoy the maintenance free lifestyle that Mallard Crossing will provide. A mixture of townhomes and duplexes will be provided along with ample open space, including a children's park area and a designated dog park. Parking areas will be provided in an aesthetically pleasing manner to service visitors and residents alike.

The development will be a single lot and block plat, with the owner providing maintenance of the private streets, parking areas and open space areas. Sufficient sidewalks are to be constructed to allow for ease and safety of pedestrian travel throughout the development.

There will be two primary points of access along 145<sup>th</sup> Street East. Each entrance will provide a deceleration lane for entering, and both a left and right turn lane for exiting.

Mallard Crossing will have 34 total units outlined in the attached site plan. As you will see it is designed to meet or exceed all community regulations. We pride ourselves on providing in ground storm shelters for all of our residents as well as a children's playground, dog park and walking trails.

We feel this is a well-designed development that will improve the overall area but wanted your opinion ahead of our November 7<sup>th</sup> Planning Commission Meeting and November 15<sup>th</sup> Owasso City Council Meeting. We welcome you to call our office number at 918-633-1063 or sending us your opinions at [okstephensproperties@gmail.com](mailto:okstephensproperties@gmail.com). I look forward to hearing from you and hope you will welcome our development.

Regards,

Brady H. Stephens



J.B. Stephens Properties Inc.



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

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

**SUBJECT:** Rezoning (OZ-16-10)

**DATE:** November 11, 2016

**BACKGROUND:**

The City of Owasso received for review and consideration a rezoning application for a property located immediately east of the intersection at E 114<sup>th</sup> St N and N Garnett Rd. The property is 9.75 acres in size, and the applicant requests zoning be changed from AG (Agriculture) to CS (Commercial Shopping). The subject property was annexed under Ordinance 959 in January 2010.

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	CG/AG (Commercial General/Agriculture)	Commercial/ Agriculture	Commercial	City of Owasso/ Tulsa County
South	CS/RMH (Commercial Shopping/Residential Mobile Home Park)	Commercial/ Mobile Home Park	Commercial/ Transitional	City of Owasso
East	AG (Agriculture)	Agriculture	Commercial	Tulsa County
West	CG/CS (Commercial General/Commercial Shopping)	Commercial	Commercial	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

<b>Property Size</b>	9.75 acres
<b>Current Zoning</b>	AG (Agriculture)
<b>Proposed Use</b>	Commercial
<b>Lots/Blocks</b>	N/A
<b>Land Use Plan</b>	Commercial
<b>Number of Reserve Areas</b>	N/A
<b>Within PUD?</b>	N/A
<b>Within Overlay District?</b>	N/A
<b>Water Provider</b>	City of Owasso

<b>Applicable Paybacks</b>	Ranch Creek Sewer Pay Back of \$610.33 per acre; Storm siren fee of \$35
<b>Streets (public or private)</b>	N/A

**ANALYSIS:**

The applicant is requesting CS (Commercial Shopping) zoning be applied to the property. The GrOwasso 2030 Land Use Master Plan calls for future commercial uses in this location, so applying CS zoning to the property is appropriate. Any development that occurs on the subject property must adhere to all subdivision, zoning, and engineering requirements including but not limited to paved streets, landscaping, and sidewalks. The City of Owasso will provide Police, Fire, EMS, and sanitary sewer and water services to the property.

**PLANNING COMMISSION:**

The Planning Commission reviewed this item at their regular meeting on November 7, 2016, voting unanimously to recommend approval of OZ-16-10.

**RECOMMENDATION:**

Staff recommends approval of Ordinance 1090, rezoning the subject property from AG (Agriculture) to CS (Commercial Shopping).

**ATTACHMENTS:**

- Ordinance 1090
- Aerial Map
- Zoning Map
- Land Use Plan

**CITY OF OWASSO, OKLAHOMA  
ORDINANCE 1090**

**AN ORDINANCE APPROVING ZONING APPLICATION NUMBER OZ-16-10 CHANGING THE ZONING OF PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY, PROVIDED THAT FROM AND AFTER THE PASSAGE AND PUBLICATION OF THIS ORDINANCE THE PROPERTY DESCRIBED HEREIN SHALL BE REZONED TO CS (COMMERCIAL SHOPPING), AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.**

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

**WHEREAS**, the Owasso City Council has considered the recommendation of the Owasso Planning Commission and all statements for or against the rezoning of the property referenced in OZ-16-10.

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

The Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW/4 NW/4 NW/4) of Section Eight (8), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof,

be, and the same is hereby zoned from AG (AGRICULTURAL) TO CS (Commercial Shopping) District.

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

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

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

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

**PASSED AND APPROVED** this 15<sup>th</sup> day of November, 2016.

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Lyndell Dunn, Mayor

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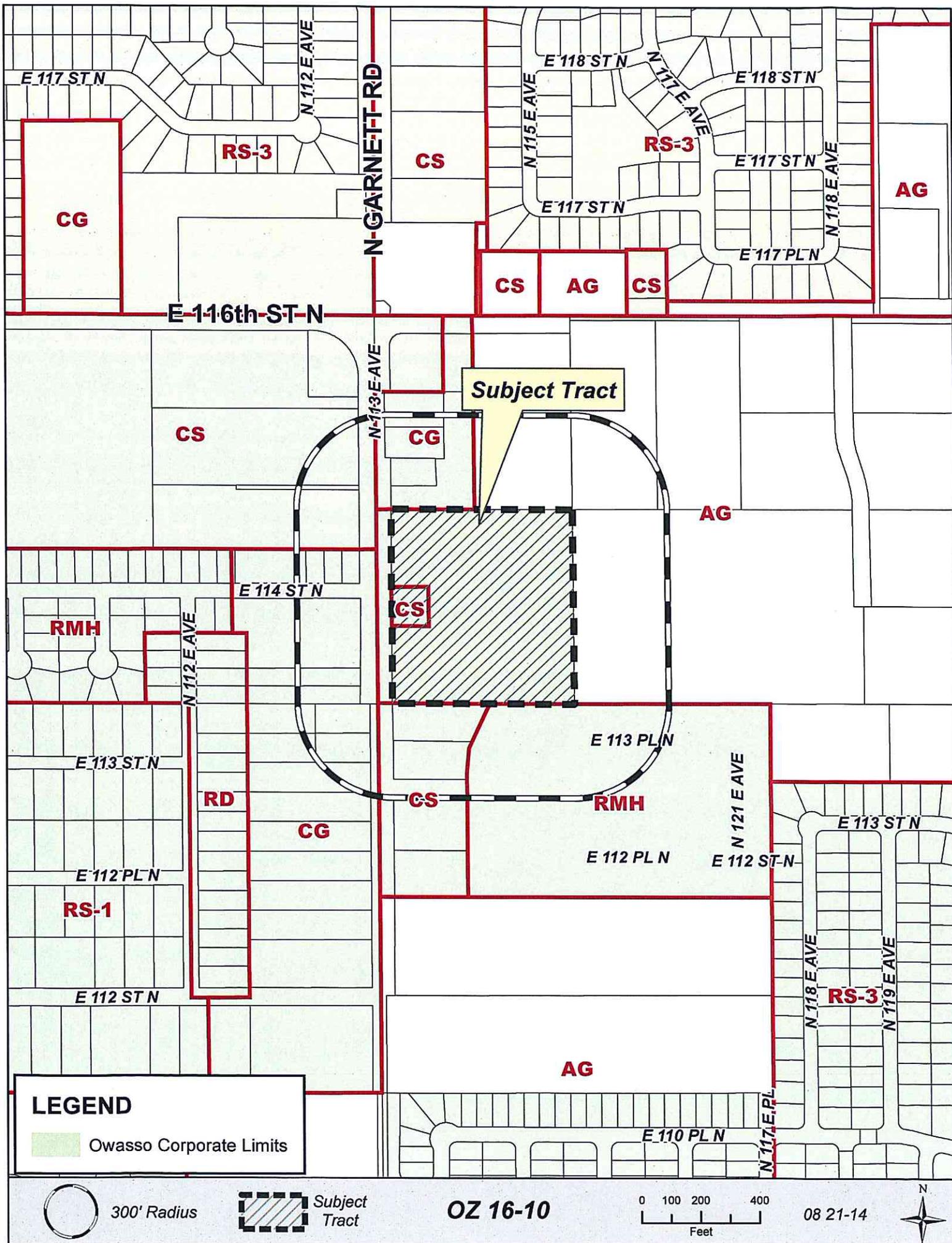
Sherry Bishop, City Clerk

(SEAL)

APPROVED AS TO FORM:

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Julie Lombardi, City Attorney



Subject Tract

**LEGEND**

 Owasso Corporate Limits

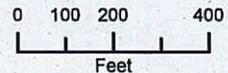


300' Radius



Subject Tract

OZ 16-10



08 21-14



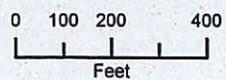


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: February 2016



Subject Tract

OZ 16-10

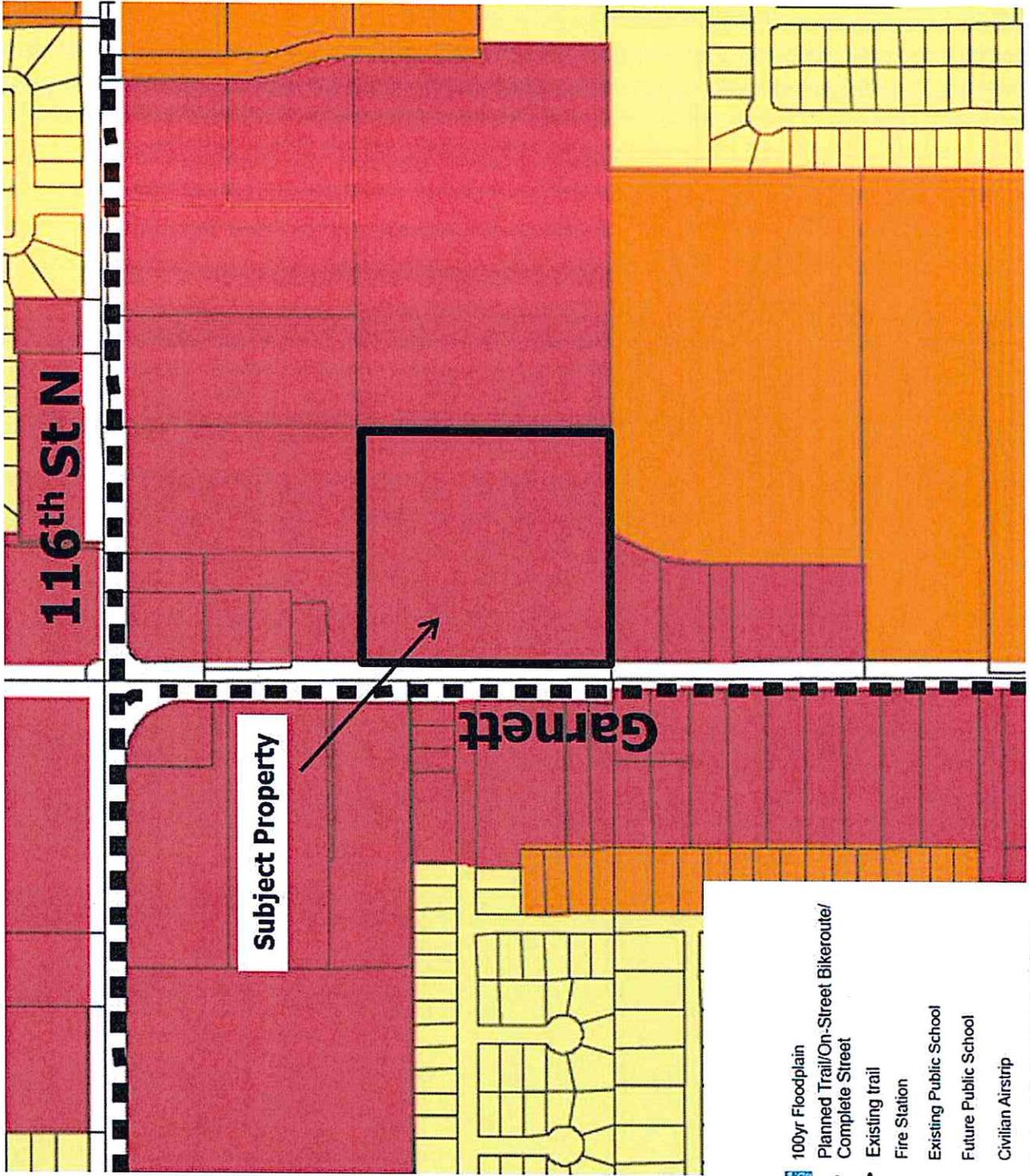


08 21-14



# UZ 16-1U

## Land Use Plan



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



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

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

**SUBJECT:** Final Plat – FBC Owasso Mission

**DATE:** November 11, 2016

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**BACKGROUND:**

The City of Owasso received an application for review and approval of a one (1) lot, one (1) block, Final Plat for the First Baptist Church Owasso Mission. The subject property is immediately east of the intersection of 114<sup>th</sup> St N and N Garnett Rd and approximately 686 feet south of the intersection of N Garnett Rd and E 116<sup>th</sup> St N. The subject property is approximately 10.06 acres in size and was annexed under Ordinance 959 in January 2010. This location is currently zoned AG (Agriculture) but the applicant is seeking a rezoning to CS (Commercial Shopping) with case OZ 16-10.

**SURROUNDING ZONING AND LAND USE:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	CG/AG (Commercial General/Agriculture)	Commercial/Agriculture	Commercial	City of Owasso/Tulsa County
South	CS/RMH (Commercial Shopping/Residential Mobile Home Park)	Commercial/Mobile Home Park	Commercial/Transitional	City of Owasso
East	AG (Agriculture)	Agriculture	Commercial	Tulsa County
West	CG/CS (Commercial General/Commercial Shopping)	Commercial	Commercial	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

<b>Property Size</b>	10.06 acres
<b>Current Zoning</b>	AG (Agriculture)
<b>Proposed Use</b>	Commercial
<b>Lots/Blocks</b>	1 lot/1 block
<b>Land Use Plan</b>	Commercial
<b>Number of Reserve Areas</b>	N/A
<b>Within PUD?</b>	N/A
<b>Within Overlay District?</b>	N/A
<b>Water Provider</b>	City of Owasso
<b>Applicable Paybacks</b>	Ranch Creek Sewer Pay Back of \$610.33 per acre; Storm siren fee of \$35
<b>Streets (public or private)</b>	N/A

**ANALYSIS:**

The Final Plat for the First Baptist Church Owasso Mission proposes one (1) lot in one (1) block. The property is located immediately east of the intersection of 114<sup>th</sup> St N and N Garnett Rd. and approximately 686 feet south of the intersection of N Garnett Rd and E 116<sup>th</sup> St N. The property is 10.06 acres in size, and it was annexed under Ordinance 959 on January 5, 2010. This location is currently zoned AG (Agriculture) but is seeking a rezoning to CS (Commercial Shopping).

The final plat proposes two (2) access points, one thirty (30) feet wide and one sixty (60) feet wide, on N Garnett Rd. The Final Plat will dedicate the right-of-way necessary to accommodate the future widening of N Garnett Rd. The applicant anticipates future development of the subject tract, but exact lot dimensions are unknown at this point. Staff will require a re-plat of the property at the time that development occurs rather than lot split. Perimeter utility easements have been provided that will allow utility companies adequate access to provide and maintain service to the proposed development. A large detention facility is being proposed on the southern portion of the property to handle stormwater run-off. The City of Owasso will provide Police, Fire, EMS, sanitary sewer and water services to the property. Any development that occurs on the subject property must adhere to all subdivision, zoning, and engineering requirements including but not limited to paved streets, landscaping, and sidewalks.

**PLANNING COMMISSION:**

The Planning Commission reviewed this item at their meeting on November 7, 2016, voting unanimously to recommend approval of the Final Plat for FBC Owasso Mission.

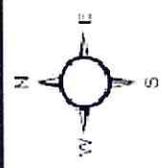
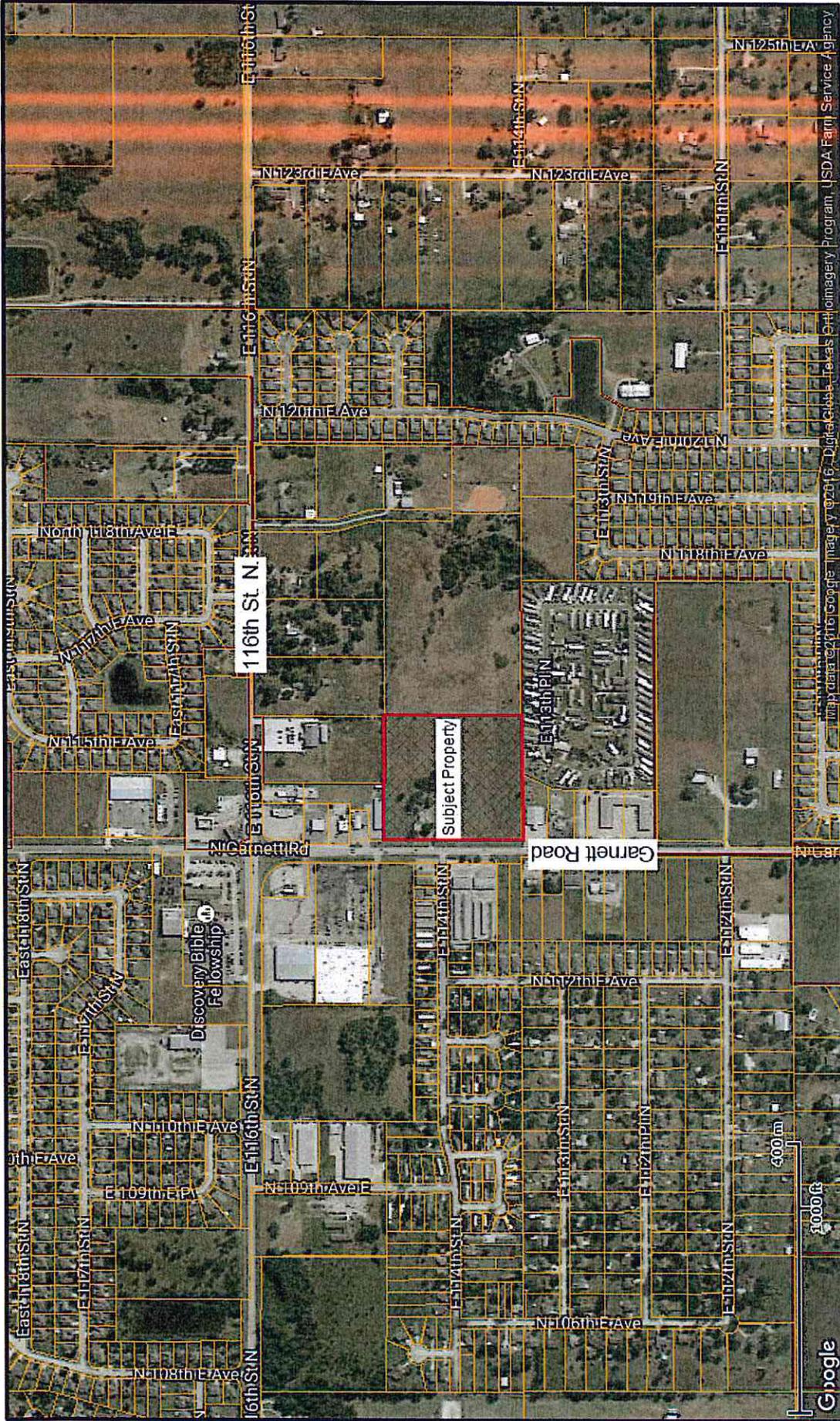
**RECOMMENDATION:**

Staff recommends approval of the Final Plat for FBC Owasso Mission.

**ATTACHMENTS:**

Aerial Map  
Final Plat, FBC Owasso Mission

# The Mission



10/20/2016

Final Plat

1" = 752 ft

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.







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

**FROM:** Karl Fritschen, MRCP, RLA, AICP  
Chief Urban and Long Range Planner

**SUBJECT:** Final Plat – Abbott Farms I

**DATE:** November 11, 2016

**BACKGROUND:**

The City of Owasso received an application for review and approval of a final plat for Abbott Farms I. The property is located east of the northeast corner of East 106<sup>th</sup> Street N and N Mingo Rd and lies between the Owasso Sports Park and railroad tracks. This is the first phase of the Abbott Farms residential development.

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	RS-3 (Single-Family Residential)	Undeveloped	Residential	City of Owasso
South	PUD 06 04 Amended (RM, CS)	Undeveloped	Transitional	City of Owasso
East	PUD 19 (OM, RD, RS-3)	Sports Park	Park	City of Owasso
West	RS-3 (Single-Family Residential)	Residential	Residential	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

<b>Property Size</b>	19.55 acres
<b>Current Zoning</b>	RS-3
<b>Proposed Use</b>	Single-Family Residential
<b>Lots/Blocks</b>	65 lots in 5 blocks
<b>Number of Reserve Areas</b>	3
<b>Within PUD?</b>	None
<b>Within Overlay District?</b>	None
<b>Water Provider</b>	City of Owasso
<b>Applicable Paybacks/Fees</b>	Storm siren fee of \$35/acre; Meadowcrest Sanitary Sewer Relief Area of \$867/acre; Ranch Creek Sanitary Sewer \$610.33/acre
<b>Streets (public or private)</b>	Public Streets

**ANALYSIS:**

The Final Plat for Abbott Farms I proposes 65 lots in 5 blocks on 19.55 acres, yielding a gross density of 3.32 lots/acre. The property was annexed under Ordinances 1044 and 907 and rezoned under Ordinance 1046. The RS-3 Zoning District requires minimum lot widths of 65 feet and minimum lot sizes of 7,000 square feet. All of the proposed lots meet the lot size requirements of the RS-3 Zoning District. Abbott Farms I will be the first phase of the entire Abbott Farms development, proposed to have 166 homes at build out. The Preliminary Plat for all of Abbott Farms was reviewed and approved by the Planning Commission in April, 2015.

The project will employ a small traffic calming circle near Lot 16 Block 1 on N 100<sup>th</sup> E Ave. Perimeter and interior utility easements, shown on the final plat, will provide utility companies adequate access to provide and maintain service to the proposed development. Any development that occurs on the subject property shall adhere to all subdivision, zoning, and engineering requirements including but not limited to paved streets, landscaping, and sidewalks. The City of Owasso will provide sanitary sewer service and water.

**PLANNING COMMISSION:**

The Planning Commission reviewed the Final Plat for Abbott Farms I at their regularly scheduled meeting on November 7, 2016, voting unanimously to recommend approval.

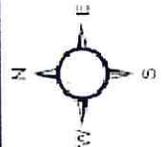
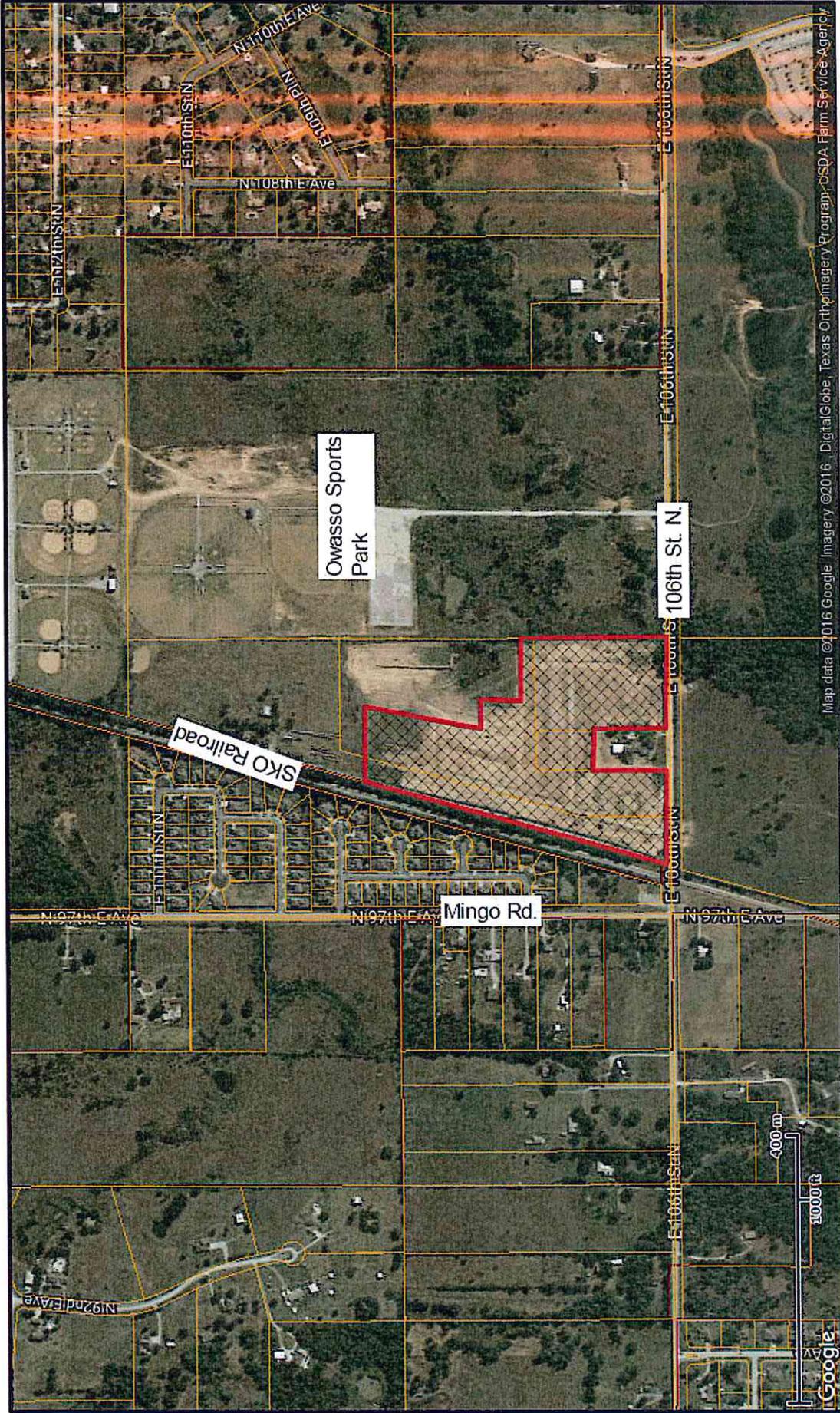
**RECOMMENDATION:**

Staff recommends approval of the Final Plat for Abbott Farms I.

**ATTACHMENTS:**

Aerial Map  
Final Plat for Abbott Farms I

# Abbott Farms Phase I



10/24/2016

Final Plat

1" = 752 ft

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 Public Staff for the most up-to-date information.

# FINAL PLAT ABBOTT FARMS I

AN ADDITION TO THE CITY OF OWASSO,  
TULSA COUNTY, OKLAHOMA  
SECTION 7, TOWNSHIP 21 NORTH, RANGE 14 EAST  
ZONED: RS-3

OWNER/DEVELOPER:  
10TH PROPERTIES L.L.C.  
P.O. BOX 1070  
Fryersburg, Indiana 47733  
(810) 352-0840

SURVEYOR:  
BENCHMARK SURVEYING  
AND LAND SERVICES, INC.  
P.O. BOX 1070  
Fryersburg, Indiana 47733  
Phone: (810) 371-8081  
Fax: (810) 371-8082  
www.benchmark-surveying.com

ENGINEER:  
KELLOGG ENGINEERING, INC.  
1000 N. W. 10th St.  
Tulsa, Oklahoma 74106  
Tel: (918) 779-4000  
Fax: (918) 779-4001  
www.kellogg-engineering.com  
Created: 04/20/16  
Revised: 04/20/16

STAIRS:  
FRONT YARD: 20 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 15 FEET  
BACK YARD: 20 FEET

MARK	L	R	Cs	Ch	D
C-1	2.30'	25.00'	N 187°14' E	5.10'	17°45' E
C-2	20.28'	25.00'	S 104°11' E	20.29'	27°21' E
C-3	20.28'	25.00'	S 104°11' E	20.29'	27°21' E
C-4	20.28'	25.00'	S 104°11' E	20.29'	27°21' E
C-5	6.82'	105.00'	S 80°45' E	1.80'	03°22' E
C-6	78.58'	105.00'	S 79°31' E	75.97'	25°02' E
C-7	31.78'	25.00'	S 77°49' E	12.04'	78°42' E
C-8	68.79'	200.00'	S 20°05' E	68.12'	19°41' E
C-9	8.29'	125.00'	S 17°31' E	13.00'	03°52' E
C-10	14.24'	250.00'	S 40°12' E	128.02'	107°23' E



SECTION CONTAINS 36 LOTS IN 9 BLOCKS  
TOTAL AREA 18.50 ACRES  
BEARING BASE STATE PLANE GRID BEARINGS  
ADDRESS SHOWN ON THIS PLAT ARE ASSUMED AS OF THE TIME THIS PLAT WAS PREPARED AND THE SURVEYOR HAS NO CONTROL OVER ANY CHANGES TO THE ADDRESS LISTED HEREON. ALL CONVEYANCES ARE UNMORTGAGED WITH 3/4" IRON PINS

ACCESS PERMITTED  
B/A BUILDING SETBACK LINE  
B/A BUILDING FOOTPRINT  
B/A LOTS OF NO ADDRESS  
B/A RESIDENTIAL AREA  
B/A UTILITY EASEMENT

CERTIFICATE OF OWNERSHIP  
I, JERRY W. HENRY, OWNER OF THE ABOVE DESCRIBED LAND, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE LAND DESCRIBED HEREON.

STATE OF OKLAHOMA }  
COUNTY OF TULSA }  
I, JERRY W. HENRY, }  
DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE LAND DESCRIBED HEREON.

CERTIFICATE OF SURVEY  
I, JERRY W. HENRY, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HAVE SURVEYED AND PLATED THE ABOVE DESCRIBED LAND AND HAVE FOUND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE LAND DESCRIBED HEREON.

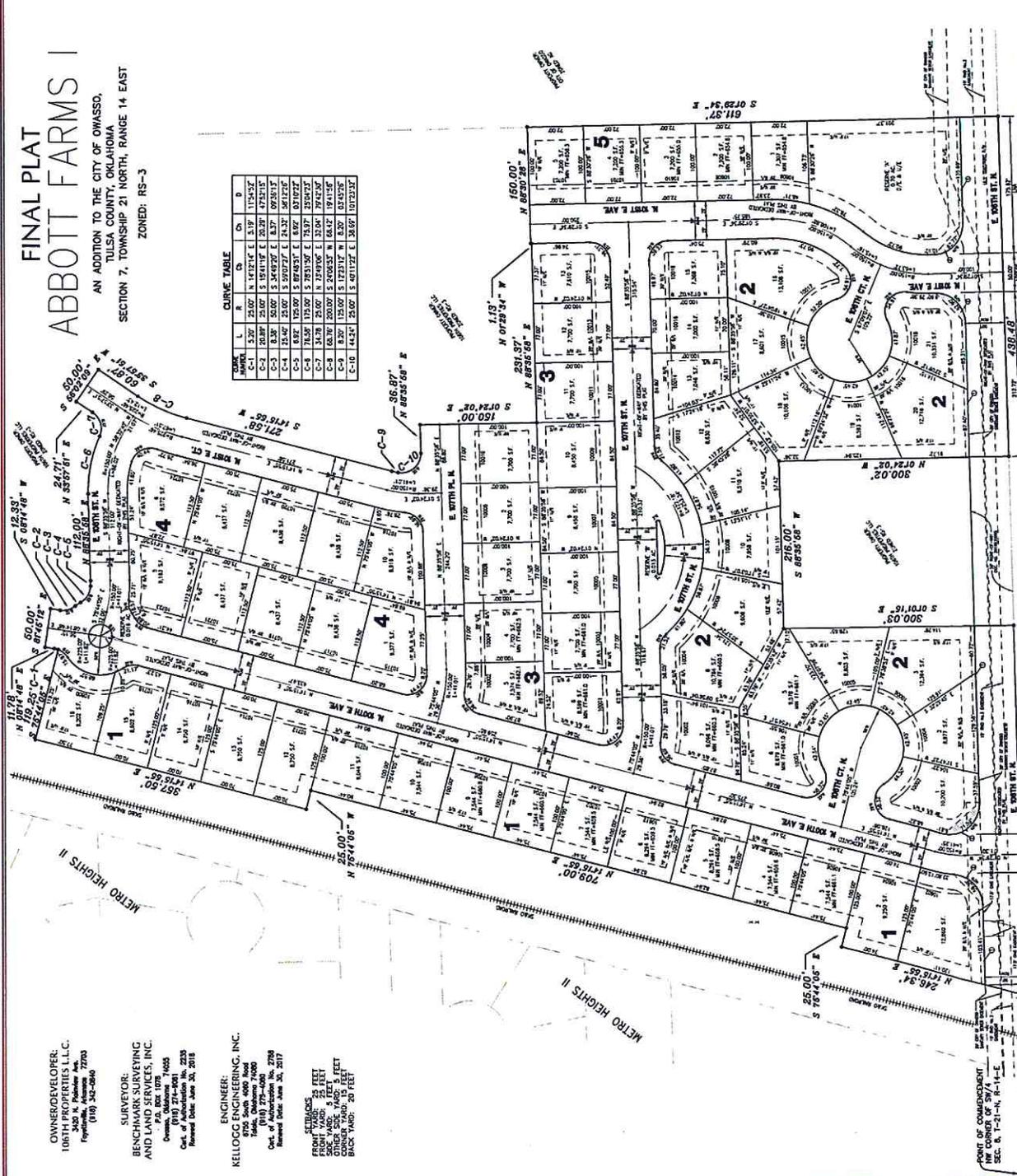
WITNESSES BY AND TO WHOM SAID THIS SURVEY WAS MADE:  
STATE OF OKLAHOMA }  
COUNTY OF TULSA }  
I, JERRY W. HENRY, }  
DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE LAND DESCRIBED HEREON.

CERTIFICATE OF FINAL PLAT APPROVAL  
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE OKLAHOMA CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MAYOR - JERRY W. HENRY  
CITY CLERK

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

FINAL PLAT  
ABBOTT FARMS I  
NOVEMBER 2, 2016  
SHEET 1 OF 2



OWNER/DEVELOPER:  
10TH PROPERTIES L.L.C.  
P.O. BOX 1070  
Fryersburg, Indiana 47733  
(810) 352-0840

SURVEYOR:  
BENCHMARK SURVEYING  
AND LAND SERVICES, INC.  
P.O. BOX 1070  
Fryersburg, Indiana 47733  
Phone: (810) 371-8081  
Fax: (810) 371-8082  
www.benchmark-surveying.com

ENGINEER:  
KELLOGG ENGINEERING, INC.  
1000 N. W. 10th St.  
Tulsa, Oklahoma 74106  
Tel: (918) 779-4000  
Fax: (918) 779-4001  
www.kellogg-engineering.com  
Created: 04/20/16  
Revised: 04/20/16

STAIRS:  
FRONT YARD: 20 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 15 FEET  
BACK YARD: 20 FEET





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

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

**SUBJECT:** Resolution 2016-22, Adopting the GrOwasso 2030 Land Use Master Plan,  
Revised November 15, 2016

**DATE:** November 11, 2016

---

**BACKGROUND:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The last changes were made to the Zoning Code itself, with the largest change being made to the Land Use category called RTH (Residential Townhome). This category was created as a

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

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

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

In order to finalize the changes to the Zoning Code and Land Use Plan, the next step is to adopt and update to the GrOwasso 2030 Land Use Master Plan by Resolution and adopt the changes to the Owasso Zoning Code through an Ordinance.

#### **CITY COUNCIL:**

After taking this item to the July 12, 2016 Council work session, small language changes were made to the definitions for Senior Housing and Residential Neighborhood Mixed. Those changes include changing the word "elderly" to "older" in a senior housing definition and adding the requirement that all development in the new RNX District be required to utilize a Planned Unit Development. This item was brought back to the City Council for discussion at the August 9, 2016 meeting. The only change since the original discussion was the redrawing of the Downtown District, making it align with the planned Redbud TIF area.

#### **PLANNING COMMISSION:**

Staff introduced this item to the Planning Commission at the June 2016 meeting and the item was taken to the August 8, 2016 meeting for recommendation to the Council. The Planning Commission voted unanimously to recommend approval of staff's recommended changes to the Owasso Zoning Code and the GrOwasso 2030 Land Use Master Plan.

#### **RECOMMENDATION:**

Staff recommends approval of Resolution 2016-22, adopting the GrOwasso 2030 Land Use Master Plan, Revised November 15, 2016.

#### **ATTACHMENTS:**

Resolution 2016-22, Adopting the GrOwasso 2030 Land Use Master Plan, Revised November 15, 2016

Draft of Map Portion of GrOwasso 2030 Land Use Master Plan, Dated November 15, 2016

**CITY OF OWASSO, OKLAHOMA  
RESOLUTION 2016-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OWASSO, OKLAHOMA,  
ADOPTING THE GROWASSO 2030 LAND USE MASTER PLAN, REVISED NOVEMBER 15,  
2016**

**WHEREAS**, the City of Owasso has found the need to update, modify and adjust certain language within the adopted GrOwasso 2030 Land Use Master Plan; and

**WHEREAS**, Updates to the GrOwasso 2030 Land Use Master Plan reflect Owasso's changing environment and new types of housing opportunities; and

**WHEREAS**, The Owasso Planning Commission and the Owasso City Council have reviewed the recommendations of staff to approve the GrOwasso 2030 Land Use Master Plan.

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

That the document entitled the "GrOwasso 2030 Land Use Master Plan, Revised November 15, 2016" be and the same is hereby adopted, and that said document, its accompanying text and land use map shall serve as the guide and reference for policy on the orderly growth and development of the City of Owasso, Oklahoma.

**APPROVED AND ADOPTED** this 15th day of November, 2016 by the City Council of the City of Owasso, Oklahoma.

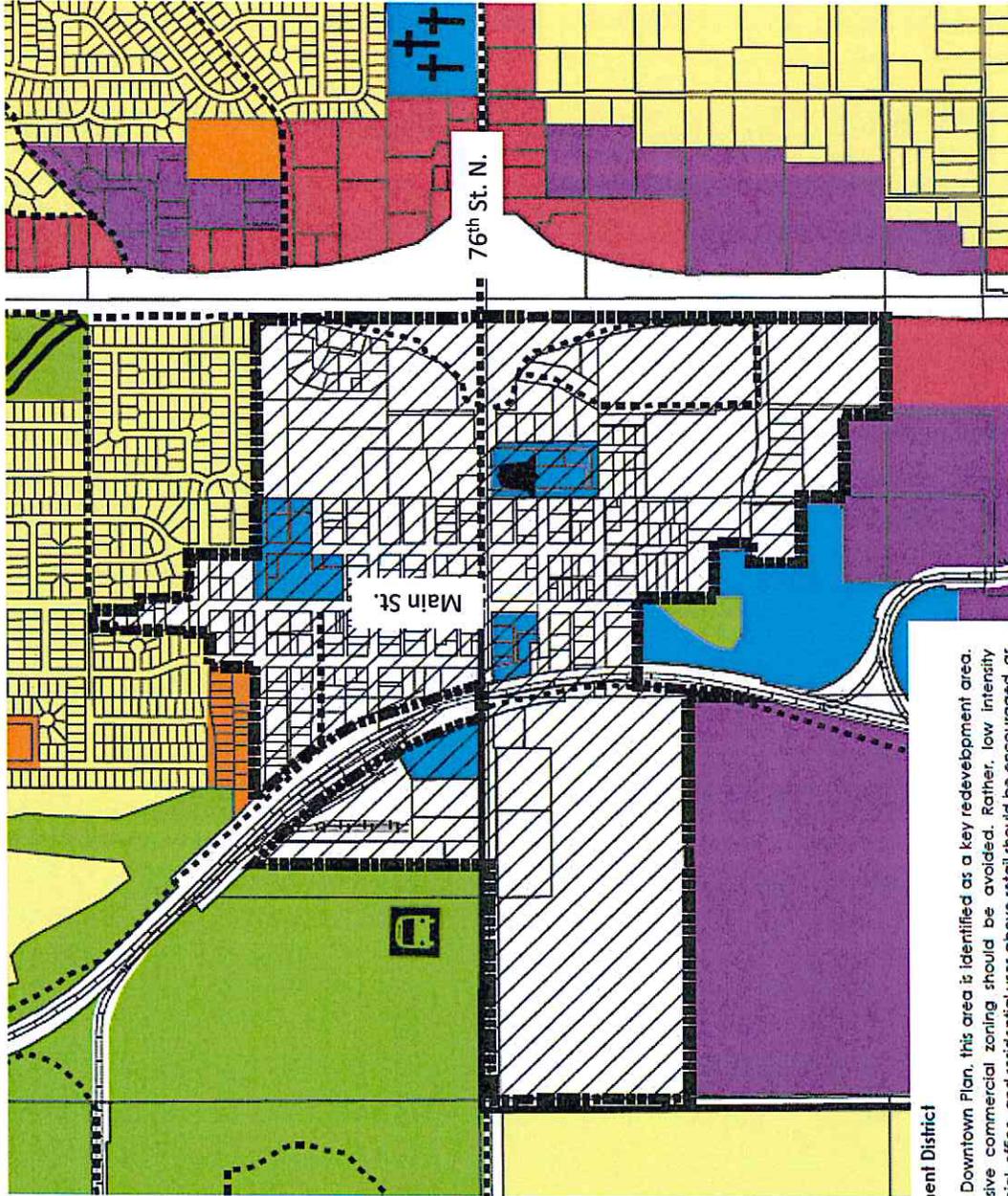
\_\_\_\_\_  
Lyndell Dunn, Mayor

ATTEST

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

Approved as to Form:

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



**\*\*\*Downtown Development District**

Part of the adopted 2004 Downtown Plan, this area is identified as a key redevelopment area. Industrial uses and intensive commercial zoning should be avoided. Rather, low intensity pedestrian scale commercial, office, and residential uses above retail should be encouraged, as well as attractive architecture. Signage should also be carefully controlled with an emphasis on pedestrian scale. Consideration should be given to one or more of the following: implementation of mixed use zoning or form based codes, preparation of small area plan, preparation of an overlay district, and formation of an architectural review board.



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

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

**SUBJECT:** Budget Amendment – Community Development

**DATE:** November 11, 2016

---

**BACKGROUND:**

The Community Development Department traditionally budgets for the mowing and cleaning of private property associated with the Code Enforcement process. When a case is opened on a property where a violation has occurred, the property owner has a fixed number of days to correct the violation. When violations are not corrected within the allotted time, an abatement hearing is held. If a violation is found, the hearing officer directs a contractor be hired to clean or mow a property. Once the property is abated, a lien is filed against the property to cover the cost of the contractor and administrative costs. When liens are paid, the money is put back into the General Fund.

The FY 16/17 Budget allocated \$16,000 to cover the cost of property cleanup. Due to cleanup jobs larger than are typically found, the budgeted amount was spent only five months into the fiscal year.

One property in particular, a common area in the Camden Park neighborhood where an HOA was never formed, has cost over \$9,000 to clean up Poison Ivy, remove large dead trees, clean up limbs, mow and clean up a blocked drainage channel. Other larger than usual jobs have caused the expenditure well in advance of the typically heavy spring mowing season.

Therefore, staff is requesting additional appropriations to allow for the continued clean-up of properties that are found to be in violation of City Ordinance.

**RECOMMENDATION:**

Staff recommends approval of a budget amendment in the General Fund increasing the appropriation for expenditures by \$12,000 in the Community Development Department.



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

**FROM:** Earl Farris  
Project Administrator

**SUBJECT:** FY 2015-2016 CDBG Sidewalk Project – Baptist Children Home  
Project Acceptance and Final Payment

**DATE:** November 11, 2016

---

**BACKGROUND:**

Each year, the City of Owasso is eligible for funds through the Community Development Block Grant (CDBG). Funds are to be spent on infrastructure improvements in areas of low-to-moderate incomes. These areas are determined by U.S. Census data.

In July of 2016, City Council approved a construction contract with Magnum Construction, Inc. in the amount of \$84,499.00. Work included in the project was new construction or replacement of sidewalks and handicap ramps bringing infrastructure in compliance with Americans with Disabilities Act (ADA).

In October 2016, Magnum Construction, Inc. completed all work. City staff has inspected the improvements and finds that all city standards have been met.

**FUNDING:**

Funds are available in the Community Development Block Grant in the amount of \$106,500.00.

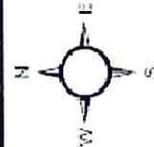
**RECOMMENDATION:**

Staff recommends acceptance of the sidewalk project and authorization for final payment to Magnum Construction, Inc. in the amount of \$40,455.53, resulting in a final contract amount of \$84,498.10.

**ATTACHMENTS:**

Location Map  
Final Pay Request

**2015-2016 CDBG SIDEWALK PROJECT**



10/25/2016

LOCATION MAP

1" = 376 ft

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 Public staff for the most up-to-date information.

EXHIBIT "A"

BY 2015-16 ODBG SIDEWALK PROJECT ON 127<sup>TH</sup> EAST AVE

- CITY OF OWASSO -  
PAY ESTIMATE NO. 2  
FINAL PAY APP

PERIOD:  
CONTRACTOR

BID AMOUNT OF ORIGINAL CONTRACT: \$ 84,499.00  
CONTRACT ADJUSTMENTS: \$ - .90  
ADJUSTED BID AMOUNT: \$ 84,498.10

TOTAL COMPLETE WORK: \$ 84,498.10  
MATERIALS STORED (per attached tabulation): \$ 0

LESS 5% RETAINAGE: \$ 0  
TOTAL EARNED LESS 5% RETAINAGE: \$ 84,498.10

PERCENTAGE OF PROJECT COMPLETION: 100%

LESS PREVIOUS PAYMENTS: \$ 44,042.57

AMOUNT DUE THIS ESTIMATE: \$ 40,455.53

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Payment Estimate has been completed in accordance with contract documents, that all amounts have been paid by the Contractor for Work which previous Payment Estimates were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR NAME:

By: Thomas P. [Signature]  
Project Manager

Date: 10-26-16

State of OKLAHOMA  
County of: TULSA  
Subscribed & sworn to before me this 26 day of October 2016

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

MISTI NEUFELD  
NOTARY PUBLIC  
TULSA COUNTY  
STATE OF OKLAHOMA  
COMMISSION NO. 14003326  
EXPIRES APRIL 7, 2018

Recommended for Payment by:  
[Signature]  
City of Owasso

10-26-2016  
Date

Approved for Payment by:  
\_\_\_\_\_  
City of Owasso

\_\_\_\_\_  
Date

FINAL CERTIFICATE FOR PAYMENT

In accordance with the contract documents, based on on-site observations and the date comprising the above application, the CONTRACTOR certifies to the Owner that to the best of the MAGNUM CONSTRUCTION, INC.'s knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the amount certified.

AMOUNT CERTIFIED \$ 40,455.53  
(Attach explanation if amount certified differs from the amount applied for.)

Trent Ramsey

By: TRENT RAMSEY Date: 10-26-16

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment is without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Page \_\_\_\_\_ of \_\_\_\_\_

Application and Certification for Payment, containing Contractor's signed Certification is attached.

Application Number (2) FINAL Application Date: 10-26-16

Period to: 9-28-16 - 10-24-16

In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

A	B	C	D	E (cont) <input type="checkbox"/>
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD

SEE ATTACHED WORKSHEET

<input type="checkbox"/> (cont) F	G		H	I
R.E) MATERIALS PRESENTLY STORED (NOT IN D O)	TOTAL COMPLETED AND STORED TO DATE (D + E + f)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE

NOTE: At bottom of each column, run totals.

**FY 2015-16 CDBG Sidewalk Project on 127th East Ave**  
City of Owasso, OK

PERIODICAL ESTIMATE FOR PARTIAL PAYMENT

2 CONTRACT 7/19/2016

For the period 9/28/2016 to 10/24/2016 inclusive.

Description of Contract: Construction of sidewalk and ramps along 127th East Avenue.

Mci Project No. 1612 Contract Price \$ 84,499.00

Contractor's Name and Address  
Magnum Construction, Inc.  
P.O. Box 707  
Broken Arrow, OK  
74013-0707

DETAILED ESTIMATE					WORK PERFORMED		
Item No.	Description of Item	Number of Units	Unit Price	Estimated Cost	Number of Units	Amount Earned to Date	% Complete
Base Bid							
1.	Type B Handicap Chair Ramp	EA	\$ 2,700.00	\$ 8,100.00	3.00	\$ 8,100.00	100%
2.	4" Thick Sidewalk	SY	\$ 75.00	\$ 26,250.00	340.40	\$ 25,530.00	97%
3.	Remove & Replace 6" Barrier Curb	LF	\$ 67.00	\$ 1,675.00	41.00	\$ 2,747.00	164%
4.	Erosion Control	LS	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	100%
5.	Sod	SY	\$ 7.00	\$ 1,750.00	250.00	\$ 1,750.00	100%
6.	Traffic Control	LS	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	100%
7.	Project Allowance	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$ -	0%
Alternate One							
8.	Modified Type B Handicap Chair Ramp	EA	\$ 2,400.00	\$ 4,800.00	2.00	\$ 4,800.00	100%
9.	4" Thick Sidewalk	SY	\$ 52.00	\$ 9,100.00	264.00	\$ 13,728.00	151%
10.	Remove 4" Thick Sidewalk for Ramp Installation	SY	\$ 25.00	\$ 450.00	15.50	\$ 387.50	86%
11.	Remove and Replace Concrete Drive Approach	SY	\$ 122.00	\$ 2,562.00	37.30	\$ 4,550.60	178%
12.	Install 6" Thick Sidewalk at Driveways	SY	\$ 57.00	\$ 798.00	0.00	\$ -	0%
13.	Erosion Control	LS	\$ 200.00	\$ 200.00	1.00	\$ 200.00	100%
14.	Sod	SY	\$ 5.00	\$ 875.00	89.00	\$ 445.00	51%
15.	Traffic Control	LS	\$ 280.00	\$ 280.00	1.00	\$ 280.00	100%
Alternate Two							
16.	Type B Handicap Chair Ramp	EA	\$ 1,600.00	\$ 4,800.00	3.00	\$ 4,800.00	100%
17.	4" Thick Sidewalk	SY	\$ 52.00	\$ 13,520.00	248.00	\$ 12,896.00	95%
18.	Install 6" Thick Sidewalk at Driveways	SY	\$ 83.00	\$ 664.00	8.00	\$ 664.00	100%
19.	Sod	SY	\$ 5.00	\$ 500.00	89.00	\$ 445.00	89%
20.	Water Valve Adjust to Grade	Ea	\$ 225.00	\$ 675.00	3.00	\$ 675.00	100%
<b>TOTAL</b>				\$ 84,499.00		\$ 84,498.10	100%





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

**FROM:** H. Dwayne Henderson, P.E.  
City Engineer

**SUBJECT:** Agreement for Surveying Services  
East 116<sup>th</sup> Street North, Mingo Road to US Hwy 169 Roadway Widening Project

**DATE:** November 11, 2016

---

**BACKGROUND:**

In 2016, Owasso citizens voted to recapture 0.55 percent sales tax that was previously targeted for Tulsa County Vision 2025 projects. The projects earmarked to be improved by the recapture funds are the widening of East 116<sup>th</sup> Street North from Mingo to US Hwy 169 and various widening projects on East 96<sup>th</sup> Street North near US Hwy 169 to improve traffic flow.

The first step in making the improvements is hiring the design firms to survey and design the projects. The projects on East 116<sup>th</sup> Street North will be separated into three design contracts, which could have resulted in three different surveying firms overlapping work. To avoid duplication of surveys, staff decided to hire one firm to survey the entire corridor and provide the data to the engineers for their use.

**SELECTION PROCESS:**

On October 3, 2016, staff notified four survey firms that have previous experience surveying projects in Owasso for the public works department. Letters of Interest (LOI) which contained a scope of work, list of expected deliverables and survey limits map were sent. Firms were asked to provide a proposed fee and anticipated schedule of work from Notice to Proceed date.

The four firms submitting responses were as follows:

Benchmark Surveying, Owasso, OK,	Sisemore, Weiss, Tulsa, Oklahoma
Lemke Surveying, Tulsa, OK	Geodecca Surveying, Tulsa, OK

Owasso Public Works staff reviewed the submitted proposals and selected Benchmark Surveying, Owasso, OK, as the most highly qualified and responsive firm.

**AGREEMENT/SCOPE OF WORK:**

Following is the scope of work for this project:

- Topographical and property surveying E 116<sup>th</sup> Street North, from 800' west of Mingo Road to US Hwy 169 (with a gap at 129<sup>th</sup> East Ave surveyed for a separate project)
- Topographical and property surveying of the intersections at Mingo Road, the railroad, the Owasso Sports Park entrance, Garnett Road and 135<sup>th</sup> East Ave.
- Topographical surveying of all drainage ways crossing the affected roadways, historical drainage problem areas, box culverts.
- All work to be surveyed according to the primary and secondary roadway requirements set by ODOT and modified to meet the City of Owasso requirements.
- Filings of all legal paperwork with the state regarding section and property corners.

Proposed cost for the services from Benchmark Surveying is \$48,200 and scheduled to be complete in 65 days.

**FUNDING:**

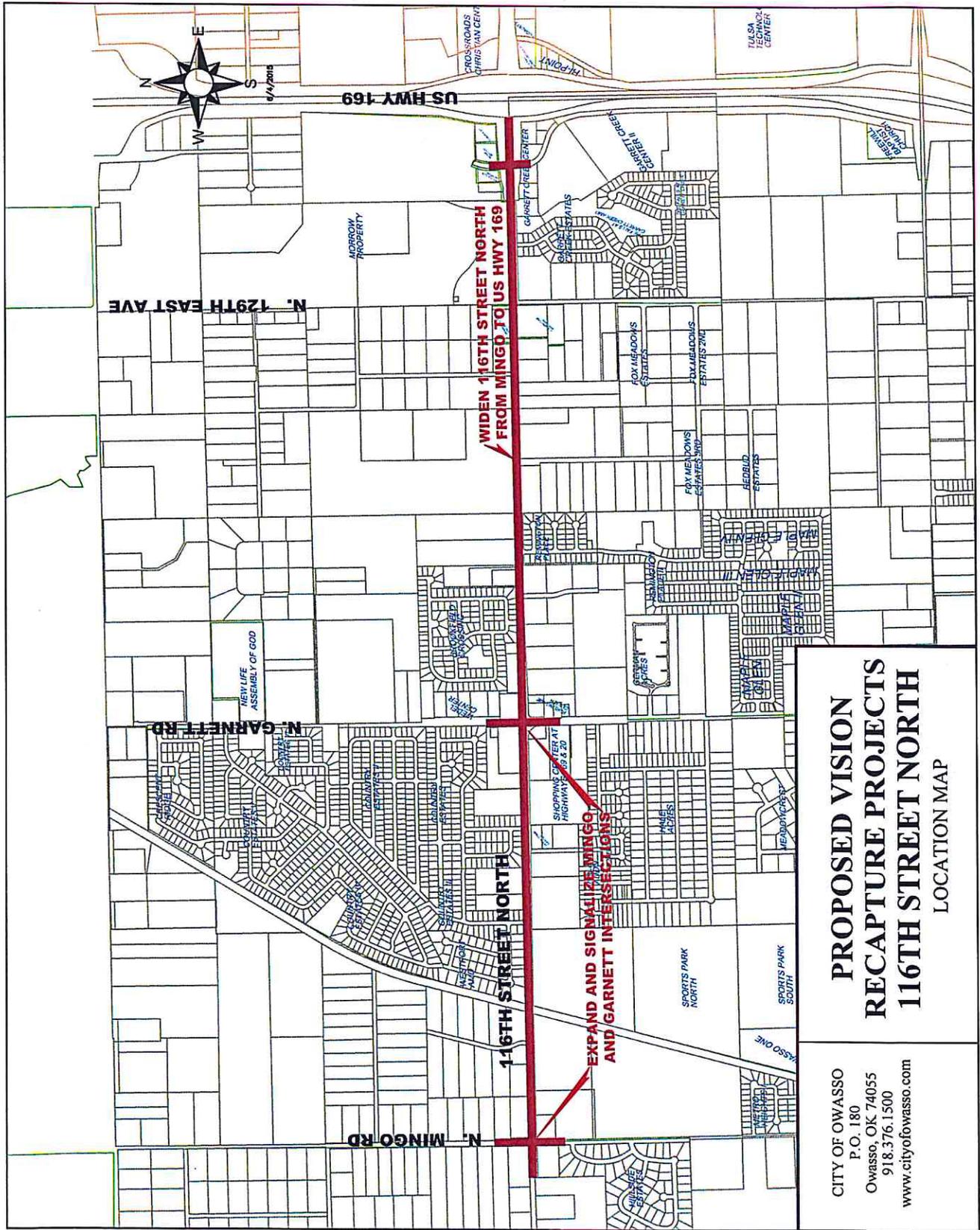
Project costs have been appropriated in the Vision Tax fund.

**RECOMMENDATION:**

Staff recommends approval of a Survey Services Agreement with Benchmark Surveying for the 116<sup>th</sup> Street North Widening Project from Mingo Road to US Hwy 169 in the amount of \$48,200 and authorization of the Mayor to execute the agreement.

**ATTACHMENTS:**

Location Map  
Agreement for Surveying Services



**PROPOSED VISION  
RECAPTURE PROJECTS  
116TH STREET NORTH**

LOCATION MAP

CITY OF OWASSO  
P.O. 180  
Owasso, OK 74055  
918.376.1500  
[www.cityofowasso.com](http://www.cityofowasso.com)

**AGREEMENT FOR SURVEYING SERVICES  
FOR THE CITY OF OWASSO, OK  
EAST 116<sup>TH</sup> STREET NORTH – MINGO ROAD TO US HWY 169**

THIS AGREEMENT, made and entered into this 15<sup>th</sup> day of November, 2016 between the City of Owasso, Oklahoma, a Municipal Corporation, of Oklahoma, hereinafter referred to as CITY, and Benchmark Surveying and Land Services, Inc., hereinafter referred to as SURVEYOR;

WITNESSETH:

WHEREAS, CITY intends to Widen 116<sup>th</sup> Street North from Mingo Road to US Hwy 169, hereinafter referred to as the PROJECT; and,

WHEREAS, CITY requires certain professional services in connection with the PROJECT, hereinafter referred to as the SERVICES; and,

WHEREAS, SURVEYOR, is prepared to provide such SERVICES;

WHEREAS, funding is available for the PROJECT through the \_\_\_\_\_ Budget;

NOW THEREFORE, in consideration of the promises contained herein, the parties hereto agree as follows:

1. SCOPE OF PROJECT. The scope of the PROJECT is described in Attachment A, SCOPE OF PROJECT, which is attached hereto and incorporated by reference as part of this AGREEMENT.
2. SERVICES TO BE PERFORMED BY SURVEYOR. SURVEYOR shall perform the SERVICES described in Attachment B, SCOPE OF SERVICES, which is attached hereto and incorporated by reference as part of this AGREEMENT.
3. CITY'S RESPONSIBILITIES. CITY shall be responsible for all matters described in Attachment C, RESPONSIBILITIES OF THE CITY, which is attached hereto and incorporated by reference as part of this AGREEMENT.
4. COMPENSATION. CITY shall pay SURVEYOR in accordance with Attachment D, COMPENSATION, and further described in Attachment E, FEE/HOUR BREAKDOWN, which are attached hereto and incorporated by reference as part of this AGREEMENT.
5. SCHEDULE. SURVEYOR shall perform the SERVICES described in Attachment B, SCOPE OF SERVICES, in accordance with the schedule set forth in Attachment F, SCHEDULE, attached hereto and incorporated by reference as part of this AGREEMENT.
6. STANDARD OF PERFORMANCE. SURVEYOR shall perform the SERVICES undertaken in a manner consistent with the prevailing accepted standard for similar services with respect to projects of comparable function and complexity and with the applicable laws and regulations published and in effect at the time of performance of the SERVICES. The PROJECT shall be surveyed in a good and workmanlike manner and in strict accordance with this AGREEMENT. All

surveying work shall be performed by or under the supervision of Professional Licensed Surveyors licensed in the State of Oklahoma, and properly qualified to perform such surveying services, which qualification shall be subject to review by CITY. Other than the obligation of the SURVEYOR to perform in accordance with the foregoing standards, no warranty, either express or implied, shall apply to the SERVICES to be performed by the SURVEYOR pursuant to this AGREEMENT or the suitability of SURVEYOR'S work product.

7. LIMITATION OF RESPONSIBILITY.

- 7.1. SURVEYOR shall be responsible for accuracy of the information and completeness of the data. Any errors or omissions in the data in the field will result in the surveyor returning to the site and obtaining the information at his/her own cost, with no additional payment by the City. Work outside of the scope of the work detailed in the agreement and shown on the map is to be considered additional work.
- 7.2. Work on Railroad Property - Surveyor shall be responsible in meeting all of the requirements set forth by the Railroad Encroachment Agreement and insurance requirements. Proper filing of all applications and other paperwork will be the responsibility of the SURVEYOR and not the City.
- 7.3. SURVEYOR is not responsible for any errors or misinformation provided by utility companies painting or flagging in the field. Surveyor is encouraged to photograph utility locates to defend the data obtained in case future litigation is case there are errors.
- 7.4. SURVEYOR is responsible for identifying which utility is flagged and the line type shall reflect the name of the company (ATT , Cox Verizon) and type of utility (ex. fiber optic/copper).
- 7.5. SURVEYOR's deliverables, including CADD drawings, are limited to the sealed and signed hard copies. Computer-generated drawing files furnished by SURVEYOR are for CITY or others' convenience. Any conclusions or information derived or obtained from these files will be at user's sole risk.
- 7.6. ~Not Used~

8. LIABILITY AND INDEMNIFICATION.

- 8.1. SURVEYOR shall defend and indemnify CITY from and against legal liability for damages arising out of the performance of the SERVICES for CITY, including but not limited to any claims, costs, attorney fees, or other expenses of whatever nature where such liability is caused by the negligent act, error, or omission of SURVEYOR, or any person or organization for whom SURVEYOR is legally liable. Nothing in this paragraph shall make the SURVEYOR liable for any damages caused by the CITY or any other contractor or consultant of the CITY.
- 8.2. SURVEYOR shall not be liable to CITY for any special, indirect or consequential damages, such as, but not limited to, loss of revenue, or loss of anticipated profits.

9. CONTRACTOR INDEMNIFICATION AND CLAIMS.
  - 9.1. CITY agrees to include in all construction contracts the provisions of Articles 7.1, and 7.2, and provisions providing contractor indemnification of CITY and SURVEYOR for contractor's negligence.
  - 9.2. CITY shall require construction contractor(s) to name CITY and SURVEYOR as additional insureds on the contractor's general liability insurance policy.
10. COMPLIANCE WITH LAWS. In performance of the SERVICES, SURVEYOR shall comply with applicable regulatory requirements including federal, state, and local laws, rules, regulations, orders, codes, criteria and standards. SURVEYOR shall procure the permits, certificates, and licenses necessary to allow SURVEYOR to perform the SERVICES. SURVEYOR shall not be responsible for procuring permits, certificates, and licenses required for any construction unless such responsibilities are specifically assigned to SURVEYOR in Attachment B, SCOPE OF SERVICES.
11. INSURANCE.
  - 11.1. During the performance of the SERVICES under this AGREEMENT, SURVEYOR shall maintain the following insurance:
    - 11.1.1. General Liability Insurance with bodily injury limits of not less than \$1,000,000 for each occurrence and not less than \$1,000,000 in the aggregate, and with property damage limits of not less than \$100,000 for each occurrence and not less than \$100,000 in the aggregate.
    - 11.1.2. Automobile Liability Insurance with bodily injury limits of not less than \$1,000,000 for each person and not less than \$1,000,000 for each accident and with property damage limits of not less than \$100,000 for each accident.
    - 11.1.3. Worker's Compensation Insurance in accordance with statutory requirements and Employers' Liability Insurance with limits of not less than \$100,000 for each occurrence.
    - 11.1.4. Errors and Omissions Insurance to remain in effect during the PROJECT and the term of any legal liability. Errors and Omissions coverage to be for a minimum of \$1,000,000, deductibles subject to approval by CITY.
  - 11.2. SURVEYOR shall furnish CITY certificates of insurance which shall include a provision that such insurance shall not be canceled without at least 30 days written notice to the CITY.
12. OWNERSHIP AND REUSE OF DOCUMENTS.
  - 12.1. All documents, including original drawings, field notes and data shall become and remain the property of the CITY.
  - 12.2. CITY'S reuse of such documents without written verification or adaptation by SURVEYOR for the specific purpose intended shall be at CITY'S risk.
13. TERMINATION OF AGREEMENT.

- 13.1. The obligation to continue SERVICES under this AGREEMENT may be terminated by either party upon fifteen days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.
- 13.2. CITY shall have the right to terminate this AGREEMENT, or suspend performance thereof, for CITY'S convenience upon written notice to SURVEYOR; and SURVEYOR shall terminate or suspend performance of SERVICES on a schedule acceptable to CITY. In the event of termination or suspension for CITY'S convenience, CITY shall pay SURVEYOR for all SERVICES performed to the date of termination in accordance with provisions of Attachment D, COMPENSATION. Upon restart of a suspended project, SURVEYOR's contract price and schedule shall be equitably adjusted.

14. NOTICE.

Any notice, demand, or request required by or made pursuant to this AGREEMENT shall be deemed properly made if personally delivered in writing or deposited in the United States mail, postage prepaid, to the address specified below.

To SURVEYOR:        BENCHMARK SURVEYING AND LAND SERVICES, INC.  
                             P.O. BOX 1078  
                             OWASSO, OK 74055  
                             Attention: Kevin Newlun

To CITY:                CITY OF OWASSO  
                             301 W 2<sup>nd</sup> Avenue  
                             Owasso, Oklahoma 74055  
                             Attention: Roger Stevens, Public Works Director

- 14.1. Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of SURVEYOR and CITY.
15. UNCONTROLLABLE FORCES. Neither CITY nor SURVEYOR shall be considered to be in default of this AGREEMENT if delays in or failure of performance shall be due to forces which are beyond the control of the parties; including, but not limited to: fire, flood, earthquakes, storms, lightning, epidemic, war, riot, civil disturbance, sabotage; inability to procure permits, licenses, or authorizations from any state, local, or federal agency or person for any of the supplies, materials, accesses, or services required to be provided by either CITY or SURVEYOR under this AGREEMENT; strikes, work slowdowns or other labor disturbances, and judicial restraint.
16. SEVERABILITY. If any portion of this AGREEMENT shall be construed by a court of competent jurisdiction as unenforceable, such portion shall be severed herefrom, and the balance of this AGREEMENT shall remain in full force and effect.
17. INTEGRATION AND MODIFICATION. This AGREEMENT includes Attachments A, B, C, D, E, and F and represents the entire and integrated AGREEMENT between the parties; and supersedes all prior negotiations, representations, or agreements

pertaining to the SCOPE OF SERVICES herein, either written or oral. CITY may make or approve changes within the general Scope of Services in this AGREEMENT. If such changes affect SURVEYOR's cost of or time required for performance of the services, an equitable adjustment will be made through an amendment to this AGREEMENT. This AGREEMENT may be amended only by written instrument signed by each of the Parties.

18. DISPUTE RESOLUTION PROCEDURE. In the event of a dispute between the SURVEYOR and the CITY over the interpretation or application of the terms of this AGREEMENT, the matter shall be referred to the City's Director of Public Works for resolution. If the Director of Public Works is unable to resolve the dispute, the matter may, in the Director's discretion, be referred to the City Manager for resolution. Regardless of these procedures, neither party shall be precluded from exercising any rights, privileges or opportunities permitted by law to resolve any dispute.
19. ASSIGNMENT. SURVEYOR shall not assign its obligations undertaken pursuant to this AGREEMENT, provided that nothing contained in this paragraph shall prevent SURVEYOR from employing such independent consultants, associates, and subcontractors as SURVEYOR may deem appropriate to assist SURVEYOR in the performance of the SERVICES hereunder.
20. APPROVAL. It is understood and agreed that all work performed under this AGREEMENT shall be subject to inspection and approval by the Public Works Department of the City of Owasso, documentation not meeting the terms set forth in this AGREEMENT will be replaced or corrected at the sole expense of the SURVEYOR. The SURVEYOR will meet with the City staff initially and City SURVEYOR thereafter and will be available for public meetings and City of Owasso presentations.
21. KEY PERSONNEL. In performance of the SERVICES hereunder, SURVEYOR has designated Kevin Newlun as Project Manager for the PROJECT. SURVEYOR agrees that no change will be made in the assignment of this position without prior approval of CITY.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT in multiple copies on the respective dates herein below reflected to be effective on the date executed by the Mayor of the City of Owasso.

SURVEYOR

By:

Date \_\_\_\_\_

APPROVED:

CITY OF OWASSO, OKLAHOMA

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

Date \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**AGREEMENT FOR SURVEYING SERVICES  
FOR THE CITY OF OWASSO, OK  
EAST 116<sup>TH</sup> STREET NORTH – MINGO ROAD TO US HWY 169**

Scope of Project

Attachment A

**SCOPE OF PROJECT.** The PROJECT shall consist of SURVEYING SERVICES described as follows:

The PROJECT shall consist of the survey for four-lane boulevard improvements, including left-turn lanes, bike lanes, sidewalks, and landscaped medians, for the reconstruction of 116<sup>th</sup> Street North, inclusive of the North Mingo intersection, beginning approximately 500 feet west of the intersection with North Mingo Road and extending approximately 2-1/2 miles to the west side of the US HWY 169 west bridge. Survey on Mingo and Garnett Roads will extend approximately 800 feet north and south from the center of the intersections.

The PROJECT shall include the realignment of the entrance to the Owasso Sports Park to align with either North 103<sup>rd</sup> East Place or North 108<sup>th</sup> East Avenue, the detention pond north of 116<sup>th</sup> Street North that serves Country Estates subdivision, the area around the old Metro-Builder's supply yard and north/south along the railroad crossing with 116<sup>th</sup> Street North. (See attached Map)

Preferred data delivery dates:

Mingo Road to Garnett Road	January 3, 2017
Garnett Road to 129 <sup>th</sup> East Ave	January 9, 2017
129 <sup>th</sup> East Ave to US Hwy 169	January 20, 2017

AGREEMENT FOR SURVEYING SERVICES  
FOR THE CITY OF OWASSO, OK  
EAST 116<sup>TH</sup> STREET NORTH – MINGO ROAD TO US HWY 169  
Scope of Services  
Attachment B

**SCOPE OF WORK.** See the attached “City of Owasso – Survey Specifications for Primary and Secondary Arterials.”

**AGREEMENT FOR SURVEYING SERVICES  
FOR THE CITY OF OWASSO, OK  
EAST 116<sup>TH</sup> STREET NORTH – MINGO ROAD TO US HWY 169  
Responsibilities of the City  
Attachment C**

**RESPONSIBILITIES OF THE CITY.** The CITY agrees:

- C.1** **Reports, Records, etc:** To furnish, as required by the work, and not at the expense of the SURVEYOR:
- C.1.1 Records, reports, studies, plans, drawings, and other data available in the files of the CITY that may be useful in the work involved under this AGREEMENT
- C.2** **Access:** Provide access to public and private property when required in performance of SURVEYOR'S services.
- C.3** **Staff Assistance:** Designate the City SURVEYOR (or another individual designated in writing) to act as its representative in respect to the work to be performed under this AGREEMENT, and such person shall have complete authority to transmit instructions, receive information, interpret and define CITY'S policies and decisions with respect to materials, equipment, elements and systems pertinent to the services covered by this AGREEMENT.
- C.3.1 Furnish staff assistance in locating, both horizontally and vertically, existing CITY owned utilities and in expediting their relocation as described in Attachment B. Further, CITY will furnish assistance as required in obtaining locations of other utilities, excluding excavations to determine depth.
- C.3.2 Furnish project related legal assistance, as required.
- C.4** **Review:** Examine all deliverables in a timely manner presented by SURVEYOR and render in writing corrections or additional information needed in a timely manner so as not to delay the completion of the services of SURVEYOR.

AGREEMENT FOR SURVEYING SERVICES  
FOR THE CITY OF OWASSO, OK  
EAST 116<sup>TH</sup> STREET NORTH – MINGO ROAD TO US HWY 169  
Compensation  
Attachment D

COMPENSATION. The CITY agrees to pay, as compensation for services set forth in Attachment B, the following fees, payable monthly as the work progresses; and within 30 calendar days of receipt of invoice. SURVEYOR shall submit monthly invoices based upon actual hours or work, invoiced according the Rate Schedule provided in ATTACHMENT E, completed at the time of billing. Invoices shall be accompanied by such documentation as the CITY may require in substantiation of the amount billed.

D.1 Total Compensation

For the work under this project the total maximum billing including direct costs and subconsultant services shall be \$48,200.00 which amount shall not be exceeded without further written authorization by CITY.

D.2 ~Not Used~

D.3 ~Not Used~

D.4 Additional Services: Unless otherwise provided for in any accepted and authorized proposal for additional services, such services shall be compensated for on the same basis as provided for in Attachment D.

D.5 Terminated Services: If this AGREEMENT is terminated, SURVEYOR shall be paid for services performed to the effective date of termination.

D.6 Conditions of Payment

D.6.1 Progress payments shall be made in proportion to services rendered and expenses incurred as indicated within this AGREEMENT and shall be due and owing within thirty days of SURVEYOR'S submittal of his progress payment invoices.

D.6.2 If CITY fails to make payments due SURVEYOR within sixty days of the submittal of any progress payment invoice, SURVEYOR may, after giving fifteen days written notice to CITY, suspend services under this AGREEMENT.

D.6.3 If the PROJECT is delayed, or if SURVEYOR'S services for the PROJECT are delayed or suspended for more than ninety days for reasons beyond SURVEYOR'S control, SURVEYOR may, after giving fifteen days written notice to CITY, request renegotiation of compensation.

**AGREEMENT FOR SURVEYING SERVICES  
FOR THE CITY OF OWASSO, OK  
EAST 116<sup>TH</sup> STREET NORTH – MINGO ROAD TO US HWY 169  
Billing Rate Sheet  
Attachment E**

**CITY SHALL REPLACE THIS PAGE WITH SURVEYOR'S RATES AND  
REIMBURSABLE EXPENSES**

AGREEMENT FOR SURVEYING SERVICES  
FOR THE CITY OF OWASSO, OK  
EAST 116<sup>TH</sup> STREET NORTH – MINGO ROAD TO US HWY 169  
Schedule  
Attachment F

**F.** **SCHEDULE.** The schedule for general SURVEYORing services for the PROJECT is provided as follows:

F.1. Notice to Proceed: November 16, 2016

F.2. Substantial Completion (Deliverables delivered): January 20, 2017

AGREEMENT FOR SURVEYING SERVICES  
FOR THE CITY OF OWASSO, OK  
EAST 116<sup>TH</sup> STREET NORTH – MINGO ROAD TO US HWY 169

Insurance

Attachment G

CITY SHALL REPLACE THIS PAGE WITH SURVEYOR'S INSURANCE  
CERTIFICATE



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

**FROM:** H. Dwayne Henderson, P.E.  
City Engineer

**SUBJECT:** Barrington Point Entrance Snow/Ice Melt System  
Bid Analysis

**DATE:** November 11, 2016

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**BACKGROUND:**

In 2003, the City of Owasso reconstructed North 129<sup>th</sup> East Ave from East 86<sup>th</sup> Street North to East 96<sup>th</sup> Street North from a two-lane section to a five-lane section. Barrington Point access point connecting to N 129<sup>th</sup> E Ave was already constructed at the time of the widening project. The entrance had several landscaped features, as well as a guard house between separated entrance and exit lanes.

At the time of the widening, the City of Owasso did not have standard specifications for roadways, especially arterials. When the Barrington entrance was constructed, it met all requirements for road slope at that time.

However, since the adoption of the current criteria, the driveway slope is now steeper than our criteria allows. Several members of the Barrington Point Homeowners' Association (HOA) have contacted the City of Owasso regarding their concern that during inclement weather of ice/snow conditions that the City maintenance has not kept them from sliding into the intersection.

Public Works staff salts and sands the entrance during ice/snow conditions, but members of the HOA have requested a different solution. In 2014, staff studied reconstruction of the entire Barrington Point entrance as well as retrofitting the entrance with an ice/snow melt system. The ice/snow melt system works with electric cables in the pavement controlled by sensors mounted at the site. The sensors activate the electrical current and ice/snow is melted.

Re-constructing the entrance using the new design criteria would require the entire entrance from North 129<sup>th</sup> East Ave to North 130<sup>th</sup> East Ave to be replaced, including the entrance building/guard house. The cost to reconstruct the drives with landscaping would cost approximately \$150,000.

The ice/snow melt system is used in the colder climates and not installed in this area routinely. This project was estimated between \$30,000 and \$35,000. A set of plans was prepared and bid in 2015, but no bids were received.

The project was delayed until this fall and rebid to see if a contractor was interested in constructing the project.

**BID ADVERTISEMENT:**

Advertisements for bids were published on September 21, 2016, and September 28, 2016. In accordance with state law, a mandatory pre-bid meeting was held at Public Works on October 12, 2016, with four (4) contractors in attendance. The bid opening was held on October 26, 2016, at Public Works.

**ANALYSIS OF BIDS:**

Three (3) vendors submitted bids on this project. The lowest bidder was within reach of the project budget, but the two higher bids exceeded the budget by 3 times the budget. Staff reviewed the qualifications submitted by the contractor and found that their experience did not include paving or electrical work; therefore, they were determined to be unqualified. Due to the excessive amount of the other two bids, those bids are not being considered.

**PROJECT FUNDING:**

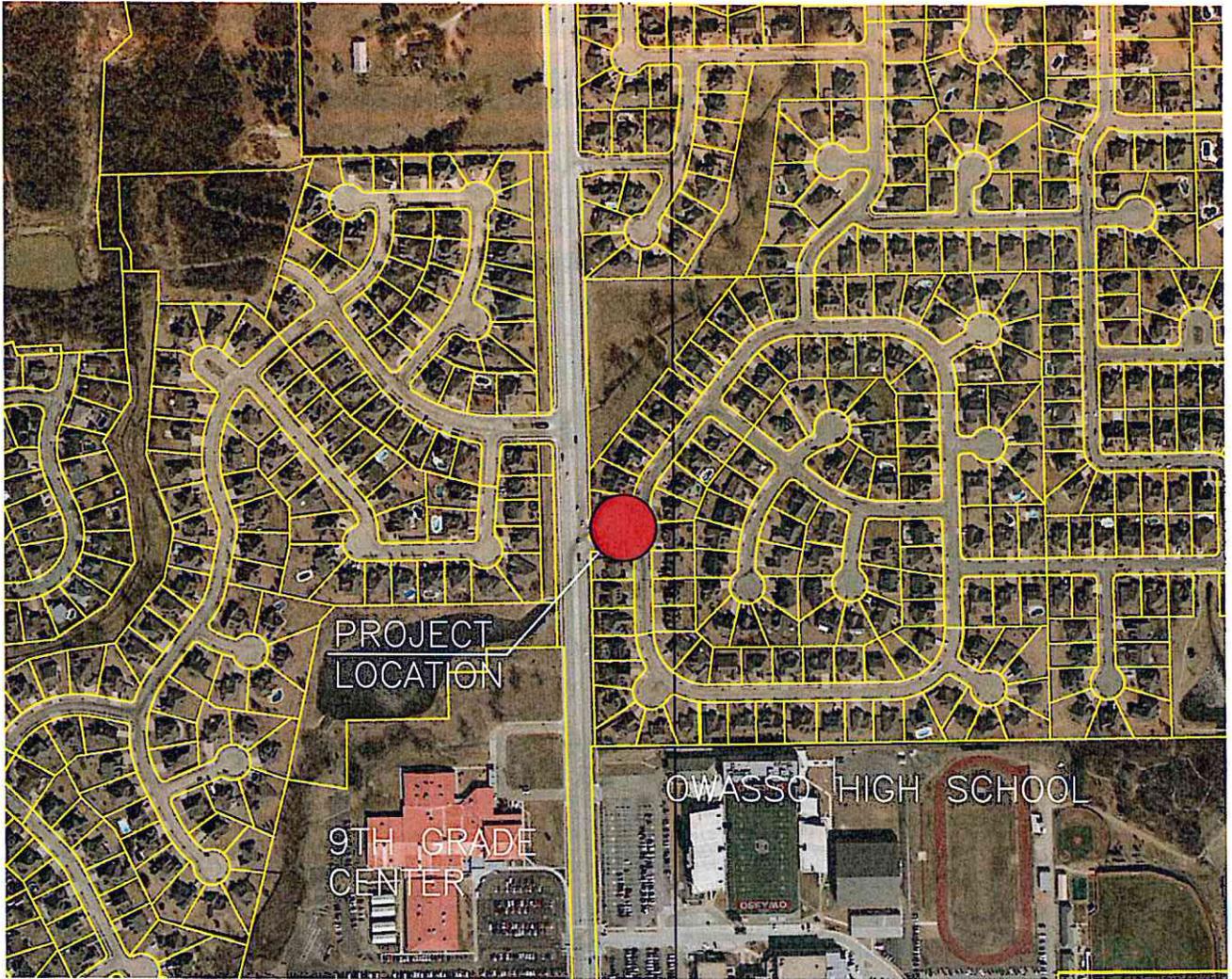
Funding was included in the FY 2017 Streets Division Budget.

**RECOMMENDATION:**

Staff recommends rejection of all bids. Staff will review current practice of snow/ice removal and continue to provide service until a viable alternative solution can be determined.

**ATTACHMENT:**

Location Map



**SUBJECT PROPERTY**

11/2/2016

**CITY OF OWASSO**

**BARRINGTON ENTRANCE ICE-MELT**



North

200 S. 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.

CITY OF OWASSO  
GENERAL FUND  
PAYROLL PAYMENT REPORT  
PAY PERIOD ENDING 10/29/16

<u>Department</u>	<u>Payroll Expenses</u>	<u>Total Expenses</u>
Municipal Court	5,893.29	8,424.69
Managerial	22,615.12	31,798.55
Finance	15,905.44	24,299.82
Human Resources	8,669.24	14,101.93
Community Development	16,347.59	25,717.21
Engineering	17,559.04	26,611.77
Information Systems	14,088.21	21,387.13
Support Services	8,651.31	12,900.84
Cemetery	1,158.40	1,780.86
Police Grant Overtime	1,030.89	1,044.48
Central Dispatch	20,652.58	34,862.73
Animal Control	4,311.68	6,196.62
Emergency Preparedness	1,763.98	2,505.47
Stormwater/ROW Maint.	9,277.49	14,379.34
Park Maintenance	9,858.01	14,761.86
Culture/Recreation	5,187.50	8,409.93
Community-Senior Center	3,994.11	5,654.25
Historical Museum	664.40	745.98
Economic Development	3,446.85	4,509.86
<b>General Fund Total</b>	<b>171,075.13</b>	<b>260,093.32</b>
<b>Garage Fund Total</b>	<b>4,799.61</b>	<b>7,814.97</b>
<b>Ambulance Fund Total</b>	<b>553.85</b>	<b>621.86</b>
<b>Fire Fund 37 Total</b>	<b>189,336.34</b>	<b>266,938.29</b>
<b>Police Fund 38 Total</b>	<b>141,555.72</b>	<b>215,656.52</b>
<b>Streets Fund 39 Total</b>	<b>13,934.09</b>	<b>21,814.70</b>
<b>Stormwater Fund 27 Total</b>	<b>592.08</b>	<b>678.04</b>
<b>Worker's Compensation Total</b>	<b>2,555.60</b>	<b>3,601.44</b>
<b>Strong Neighborhoods Total</b>	<b>3,826.62</b>	<b>5,581.80</b>

CITY OF OWASSO  
 HEALTHCARE SELF INSURANCE FUND  
 CLAIMS PAID PER AUTHORIZATION OF ORDINANCE #789 AS OF 11/10/16

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
AETNA	HEALTHCARE MEDICAL SERVICE	48,872.26
	HEALTHCARE MEDICAL SERVICE	26,738.39
	HEALTHCARE MEDICAL SERVICE	69,262.20
	HEALTHCARE MEDICAL SERVICE	232.23
	<b>HEALTHCARE DEPT TOTAL</b>	<b>145,105.08</b>
DELTA DENTAL	DENTAL MEDICAL SERVICE	6,313.70
	DENTAL MEDICAL SERVICE	4,449.92
	ADMIN FEES	2,489.39
	<b>DENTAL DEPT TOTAL</b>	<b>13,253.01</b>
VSP	VISION MEDICAL SERVICES	1,937.00
	ADMIN FEES	1,120.72
	<b>VISION DEPT TOTAL</b>	<b>3,057.72</b>
	<b>HEALTHCARE SELF INSURANCE FUND TOTAL</b>	<b>161,415.81</b>

CITY OF OWASSO  
GENERAL FUND & HALF-PENNY SALES TAX  
FISCAL YEAR 2016-2017  
Budgetary Basis  
Statement of Revenues & Expenditures  
As of October 31, 2016

	MONTH TO-DATE	YEAR TO-DATE	BUDGET	PERCENT OF BUDGET
REVENUES:				
Taxes	\$ 2,488,924	\$ 10,133,781	\$ 31,574,550	32.09%
Licenses & permits	10,898	54,942	255,700	21.49%
Intergovernmental	75,714	352,700	1,034,086	34.11%
Charges for services	44,906	195,507	531,165	36.81%
Fines & forfeits	58,108	250,939	695,750	36.07%
Other	2,205	59,834	104,322	57.36%
TOTAL REVENUES	<u>\$ 2,680,754</u>	<u>\$ 11,047,703</u>	<u>\$ 34,195,573</u>	32.31%
EXPENDITURES:				
Personal services	\$ (1,365,528)	\$ (5,243,324)	\$ (18,729,121)	28.00%
Materials & supplies	(99,160)	(308,230)	(1,193,200)	25.83%
Other services	(199,467)	(690,926)	(2,439,033)	28.33%
Capital outlay	(206,438)	(316,870)	(3,675,240)	8.62%
TOTAL EXPENDITURES	<u>\$ (1,870,593)</u>	<u>\$ (6,559,350)</u>	<u>\$ (26,036,594)</u>	25.19%
REVENUES OVER EXPENDITURES	<u>\$ 810,161</u>	<u>\$ 4,488,353</u>	<u>\$ 8,158,979</u>	
TRANSFERS IN (OUT):				
Transfers in - Sales Tax	\$ 1,243,516	\$ 5,090,007	\$ 15,725,000	32.37%
Transfers out - RAN Financing	-	-	(169,967)	0.00%
Transfers out	(1,965,220)	(8,052,118)	(25,824,649)	31.18%
TOTAL TRANSFERS	<u>\$ (721,704)</u>	<u>\$ (2,962,110)</u>	<u>\$ (10,269,616)</u>	28.84%
NET CHANGE IN FUND BALANCE	<u>\$ 88,457</u>	<u>\$ 1,526,242</u>	<u>\$ (2,110,637)</u>	
ENCUMBRANCES OUTSTANDING		\$ (1,273,711)		
<b>FUND BALANCE (Budgetary Basis)</b>				
Beginning Balance		5,910,949	3,544,741	
Ending Balance		<u>\$ 6,163,480</u>	<u>\$ 1,434,104</u>	