

**PUBLIC NOTICE OF THE MEETING OF THE
OWASSO ECONOMIC DEVELOPMENT AUTHORITY**

Owasso City Hall, Community Room

200 South Main Street, Owasso, OK

Thursday, January 12, 2023 – 10:00 AM

NOTE: APPROPRIATE ACTION may include, but is not limited to: acknowledging, affirming, amending, approving, authorizing, awarding, denying, postponing, or tabling.

RECEIVED

JAN 10 2023

AS

AGENDA

City Clerk's Office

1. **Call to Order**
Bryan Spriggs, Chair
2. **Consideration and appropriate action relating to the Consent Agenda. (All matters listed under "Consent" are considered by the Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)**
 - A. Approve minutes of the December 08, 2022 Regular Meeting (Attachment)
 - B. Accept monthly financial report (Attachment)
3. **Consideration and appropriate action relating to items removed from the Consent Agenda**
4. **Report from Assistant City Manager (Attachment)**
Chris Garrett
 - A. Community Development Report
 - B. Public Works Project Status Report
 - C. Sales Tax Report and Revenue Outlook
5. **Economic Development Strategic Plan Quarterly Report and Owasso Chamber of Commerce Initiatives and Opportunities**
Chelsea Feary, Trustee
6. **Report from City Manager**
Warren Lehr
 - A. Discussion and appropriate action relating to the transition of the monthly OEDA meeting to a Quarterly basis.
 - B. City Manager Update
7. **Report from Trustees**
8. **New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)**
9. **Adjournment**

Notice of Public Meeting filed in the office of the City Clerk on Friday, December 9, 2022, and the Agenda posted at City Hall, 200 South Main Street, at 5:00 pm on January 10, 2023.



Chris Garrett, Assistant City Manager

OWASSO ECONOMIC DEVELOPMENT AUTHORITY

MINUTES OF REGULAR MEETING THURSDAY, December 08, 2022

The Owasso Economic Development Authority met in regular session on Thursday, December 08, 2022, at City Hall in the Community Room, 200 South Main Street, Owasso, Oklahoma per the Notice of Public Meeting filed December 10, 2021, and the Agenda filed in the office of the City Clerk and posted at City Hall, 200 S Main Street at 5:00 pm on Tuesday, December 06, 2022.

1. Call to Order

Chair Bryan Spriggs called the meeting to order at 10:00 am. A quorum was declared present.

Present:

Chair – Bryan Spriggs

Vice Chair – Dee Sokolosky

Secretary – Chelsea Feary

Trustee – Dirk Thomas

Trustee – Alvin Fruga

Trustee – Skip Mefford

Staff – Assistant City Manager Chris Garrett

Absent

Trustee – David Charney

2. Consideration and appropriate action relating to 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 10, 2022

B. Accept monthly financial report

Dr. Thomas moved, seconded by Mr. Mefford to approve the Consent Agenda, as presented.

YEA: Sokolosky, Thomas, Fruga, Feary, Mefford

NAY: None

Abstain: Spriggs

Motion carried: 5-1

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

None

4. Report from Assistant City Manager

A. Community Development Report

B. Public Works Project Status Report

C. Sales Tax Report and Revenue Outlook – no report

Chris Garrett referred to the reports included in the agenda packet. Discussion was held.

5. Economic Development Report and Owasso Chamber of Commerce Initiatives and Opportunities

Chamber President Chelsea Feary spoke about the new Chamber Strategic Plan and its alignment with Economic Development Strategic Plan, and several future Economic Development projects.

6. Report from Assistant City Manager

Chris Garrett announced the filing period for City Council Ward 3 and Ward 4 closed yesterday; Dr. Loving ran unopposed for Ward 3, and Councilor Dunn ran unopposed for Ward 4; Mr. Lehr presented the 55/100 penny sales tax at the State of the City; Owasso Christmas Parade will be this Saturday, December 10th, Smith Farm Marketplace at 9:00am. Discussion was held.

7. Report from Owasso Economic Development Authority Trustees

None

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

None

9. Adjournment

Dr. Thomas moved, seconded by Ms. Feary to adjourn the meeting.

YEA: Sokolosky, Spriggs, Thomas, Fruga, Feary, Mefford

NAY: None

Motion carried: 6-0 and the meeting adjourned at 10:06 am.

Chris Garrett, Assistant City Manager

Owasso Economic Development Authority
Statement of Revenues, Expenses and Changes in Fund Net Assets
For the Month Ending December 31, 2022

	<u>MTD</u>	<u>YTD</u>	<u>Budget</u>
Operating Revenues	\$0.00	\$0.00	\$0.00
Operating Expenses:			
Materials & supplies	0.00	0.00	0.00
Services & other charges	0.00	0.00	5,000.00
Capital outlay	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Operating Expenses	0.00	0.00	5,000.00
	<hr/>	<hr/>	<hr/>
Operating Income (Loss)	0.00	0.00	(5,000.00)
Non-Operating Revenues (Expenses):			
Investment income	10.37	41.83	60.00
Promissory note revenue	0.00	0.00	0.00
RAN debt service & other costs	0.00	0.00	0.00
Transfer from Hotel Tax Fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total non-operating revenues (expenses)	10.37	41.83	\$60.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	10.37	41.83	(4,940.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	10.37	41.83	(4,940.00)
Total net assets - beginning		9,499.00	9,499.00
Total net assets - ending		<u><u>\$9,540.83</u></u>	<u><u>\$4,559.00</u></u>



TO: The Honorable Chair and Trustees
Owasso Economic Development Authority

FROM: Community Development Department

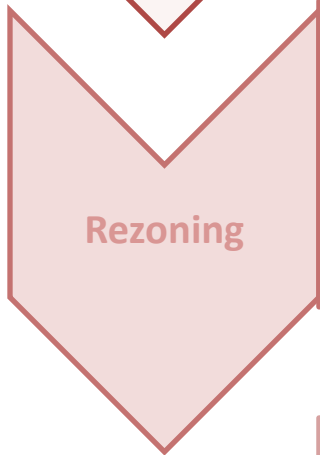
SUBJECT: Development Report

DATE: January 1, 2023

NEW COMMERCIAL DEVELOPMENT



- **116 St N Right-of-Way (County-owned)**- between Garnett Rd & N 129 E Ave
 - City Council approved Resolution, asking Tulsa County to consent to the annexation of ROW parcels they own on 9/20/22
 - Currently waiting on Tulsa Co. Board of Commissioners to approve the sister Resolution
- **116 St N Right-of-Way (City-owned)**- between Garnett Rd & N 129 E Ave
 - City Council approved annexation on 9/20/22



- **Take 5 Oil Change (SUP 22-03)**- 9349 N 129 E Ave
 - Specific Use Permit request to allow a vehicle maintenance facility in a Commercial Shopping District to be considered by Council on 1/17/23
- **New Public Works Facility**- NE corner of E 116 St N & N 97 E Ave
 - Rezoning request from Residential Single Family to Public Facilities to be considered by Council on 1/17/23
- **PUD Abandonment (Formerly Owasso Assisted Living)**-12525 E 116 St N
 - Abandonment of OPUD 20-01 and concurrent rezoning request from Residential Multi-Family to Commercial Shopping approved by Council on 7/19/22
- **Robinson Tract South of TTC mixed-use development** – E 106 St N and US-169
 - Rezoning request from Agriculture to Commercial General and Residential Multi-Family zoning approved by Council on 12/21/21



- **Bailey Commercial Phase 1**- SW corner of E 106 St N & N Garnett Rd
 - Planning Commission approved the preliminary plat on 12/12/22
 - City Council approved the final plat for Lots 1 & 2, Block 1 ONLY on 12/20/22
- **Replat of Lots 1 & 2, Block 1 Tyann Plaza VII** - NE corner of E 93 St N & N Owasso Expressway
 - City Council approved the final plat on 12/20/22
- **Replat of Lots 7 & 8, Block 4 Graceland Acres**- NE corner of E 76 St N & N 129 E Ave
 - City Council approved the final plat on 12/20/22
- **The Learning Experience (Lot 1, Block 1, Morrow Commercial Property)**- NE corner of E 116 St & N 129 E Ave
 - City Council approved the final plat on 12/20/22
- **Morrow Commercial Property**- NE corner of E 116 St & N 129 E Ave
 - Planning Commission approved the preliminary plat on 11/8/22
- **5th Avenue Business Park**- 7102 N Owasso Expy
 - City Council approved final plat on 10/18/22
- **Armando's Business Park (M Coach USA Bus Company)**– west of NW corner of E 106 St N and N Garnett Rd
 - Specific Use Permit allowing a passenger transportation facility in a Commercial Shopping District approved by Council on 6/21/22
 - Planning Commission approved Preliminary Plat on 8/8/22
- **Red Bud Village (mixed-use development)** – East side of N 137 E Ave, between N 106 St N and N 116 St N
 - Planning Commission approved preliminary plat on 6/20/22

Site & Civil Plan Review

- **Dutch Brothers Coffee**- 86 St N, immediately west of new Encompass Rehab Hospital
 - Site Plan will be reviewed by the Technical Advisory Committee on 1/18/23
- **The Learning Experience**- NE corner of E 116 St & N 129 E Ave
 - Site Plan reviewed by the Technical Advisory Committee on 12/21/22
- **Salad and Go**- E 96 St N & N Garnett Rd
 - Site Plan reviewed by the Technical Advisory Committee on 12/21/22
- **Garnett Business Plaza**- North of E 103 St N & Garnett Rd
 - Site Plan reviewed by the Technical Advisory Committee on 11/16/22
 - Still needs to be platted, as well

Building Permit Review

- **Smith Farm Village Lot 5 (shell building)**- E 96 St N & Garnett Rd
- **Roots Coffee Co. (Caffiene Corner)**- SE corner of 106 St & US-169
- **Dental Depot (on hold)**- Garnett Rd, north of Slim Chicken
- **Go North Business Park (on hold)** – E 106 St N and N 135 E Ave

Under Construction

- **Dunkin Donuts**- 11420 E 96 St N
- **Crumbl Cookie**- 9002 N 121 E Ave #400
- **Evergreen Coffee Co.**- 11204 N Garnett Rd
- **Scooter's Coffee (on hold)**-11940 E 86 St N
- **Trinity Presbyterian Church** – NW corner of E 76 St N and N Memorial Dr
- **Hawaiian Bros.**-SE corner of 96 St and Garnett Rd
- **Dutch Bros. Owasso (CVP Owasso-DB)**- East of NE corner of 116 St N & N 129 E Ave
- **Rooster's Bar & Grill**- 12551 E 86 St N (Previously Plaza del Toro)
- **Caliber Collision** – 9155 N Owasso Expressway
- **Focus Financial** – 8901 N 145 E Ave
- **Vines Office Park**- 11595 E 116 St
- **Airtopia Adventure Park**- 12932 E 86 St N
- **Ascension St. John Rehabilitation Hospital** – E 86 St N and N 136 E Ave
- **Dr. Curtis Dental** – 9050 N Garnett Rd
- **Warren Clinic** – 13691 E 116th St N
- **Criterion Project**, mixed-use development – 11298 N 135 E Ave
- **Helscel-Huneryager Industrial Park** – 7301 N 115 E Ave

REDBUD DISTRICT DEVELOPMENT

Now Open	Coming Soon
<ul style="list-style-type: none"> • 3 Kids and a Cake- 429 E 2 Ave <ul style="list-style-type: none"> ○ Opened 10/2022 	<ul style="list-style-type: none"> • Tyner Duplexes- 101 & 105 N Atlanta <ul style="list-style-type: none"> ○ 2 Lot Split requests (as there are two lots involved) to split property into a total of 5 lots approved by Planning Commission on 10/10/22
<ul style="list-style-type: none"> • Wild Ivy (2nd Location)- 108 W 1 Ave <ul style="list-style-type: none"> ○ Opened in 03/2022 	<ul style="list-style-type: none"> • Birchwood- 414 S Birch <ul style="list-style-type: none"> ○ Rezoning request from Residential Single-Family (RS-3) to Residential Multifamily (RM) approved by Council on 8/16/22 ○ Technical Advisory Committee reviewed Site Plan on 9/21/22, has been approved
<ul style="list-style-type: none"> • Best Little Hair House- 108 W 1 Ave <ul style="list-style-type: none"> ○ Opened in 03/2022 	<ul style="list-style-type: none"> • Tyner Lofts on 2nd- 113 N Atlanta <ul style="list-style-type: none"> ○ Lot Split requesting the lot be split in half approved by Planning Commission on 7/11/22 ○ Site Plan reviewed by the Technical Advisory Committee on 7/20/22 ○ Under Construction
<ul style="list-style-type: none"> • Freedom Light Therapy- 425 W 2 Ave Opened in 03/2022 	<ul style="list-style-type: none"> • Britton Flats- NW corner of W 1 St and N Atlanta <ul style="list-style-type: none"> ○ Site Plan Approved ○ Currently on hold!
<ul style="list-style-type: none"> • Just a Bite Bakery- 103 W 3 St <ul style="list-style-type: none"> ○ Opened in 10/2021 	<ul style="list-style-type: none"> • Tyner Townhome Development- 108 N Atlanta <ul style="list-style-type: none"> ○ Site Plan approved ○ Under construction
<ul style="list-style-type: none"> • Edward Jones & Read Smart- old Kum & Go <ul style="list-style-type: none"> ○ Opened in 09/2021 	<ul style="list-style-type: none"> • Foster's (Expansion)- 105 E 2 St <ul style="list-style-type: none"> ○ Site Plan approved ○ Under construction
<ul style="list-style-type: none"> • 123 E Broadway – Future site for Redbud District Parking <ul style="list-style-type: none"> ○ Land donated from Anchor Stone Company of approximately 6,367 sf for the purpose of future parking 	<ul style="list-style-type: none"> • Tyner Quadplex Development- 203 E 3rd St N <ul style="list-style-type: none"> ○ Site Plan approved ○ Under construction
<ul style="list-style-type: none"> • Mowery Development – SW Corner of N Main St & W 1 Ave <ul style="list-style-type: none"> ○ Dr. Whitney M. Ellsworth PT clinic opened in 12/2021 	<ul style="list-style-type: none"> • Potential Library Expansion <ul style="list-style-type: none"> ○ TCCL held a townhall meeting on potential expansion in 01/2022
	<ul style="list-style-type: none"> • Community Center Patio/Outdoor Classroom <ul style="list-style-type: none"> ○ Completed!

EXPANSION OF EXISTING COMMERCIAL

- **Chick-Fil-A Expansion-** 12015 E 96 St
 - Now open, as of 12/27/22
- **McAlister's Deli** – 8529 N 129 E Ave
 - Relocated to 12922 E 86 St N (former Pizza Hut location)
 - Now open, as of 4/13/22
- **Garnett Medical Center (Vision Source)** – 10304 N Garnett Rd
 - Under construction
- **Attic Storage-** 11500 E 80 St
 - Under construction
- **First Christian Church Owasso (addition)-** 10100 N Garnett Rd
 - Site Plan approved
 - Under Construction
- **Owasso Cemetery-** 11811 E 76 St
 - Added an accessory structure
- **Rejoice Christian School-** 13413 E 106 St
 - Added an additional ticket booth for their football field
- **SAHO (2nd Location)-** 401 W 2nd St
 - Remodeling existing building in 1st phase (currently under construction)
 - Will be adding additional 5,000 sq ft in 2nd phase

NEW RESIDENTIAL DEVELOPMENT

Annexation

- N/A

Rezoning

- Twil Johnson Ranch**- NW corner of E 101 St N & N 129 E Ave
 - City Council will review a Planned Unit Development (PUD) request to allow for apartments, on 2/21/23
- Villas at Cypress Crossing**- NE corner of E 99 St N & US-169 Service Rd
 - Preliminary Plat will be reviewed by the Planning Commission on 2/13/23
 - City Council approved a Planned Unit Development (PUD) request to allow for apartments, on 12/20/22
- Villas at Stonebridge II**- 12924 E 76 St N
 - City Council approved a Planned Unit Development (PUD) request to allow for quadplexes, on 12/20/22
 - City Council approved annexation and concurrent rezoning request (for base zoning) on 10/18/22

Platting/ Lot Splits

- Partial Plat Vacation- Bailey Creek (Twil)**- NE corner of E 96 St N & N Mingo Rd
 - Vacation of 20' of the NE corner of the plat, as this area has historically been used as backyard space for the two adjacent property owners. Applicant intends to then deed the 20' strip to the two property owners.
 - City Council approved the request on 11/15/22
- Morrow Place Phase III**- South of 126 St N & west of 135 E Ave
 - 98 single-family lots
 - Lot Split approved by Planning Commission on 6/20/22
 - Preliminary Plat approved by Planning Commission on 4/11/22
- Hawthorne at Stone Canyon, Phase II**- SW of the intersection of E 76 ST N and N 193 E Ave
 - 78 single-family lots
 - Preliminary Plat approved by Planning Commission on 2/7/2022
- Smith Farm Village** - SE corner of E 96 St N and N Garnett Rd
 - 62 single-family lots, to serve as dedicated rental community
 - Preliminary Plat (for residential portion) approved by Planning Commission in 10/2021
- Hawk's Landing** – South side of E 76 St N and N 154 E Ave
 - 70 single-family lots
 - Final plat approved by City Council on 9/15/2020
- Keys Landing II** – West of N 129 E Ave and south of E 76 St N
 - 97 single-family lots
 - Final plat approved by Council on 12/21/21

Site & Civil Plan Review

- **Owasso Senior Living**- SW corner of E 101 St N & N 123 E Ave
 - 62 unit multi-family complex for seniors
 - Site Plan reviewed by the Technical Advisory Committee on 11/16/22

Building Permit Review

- N/A

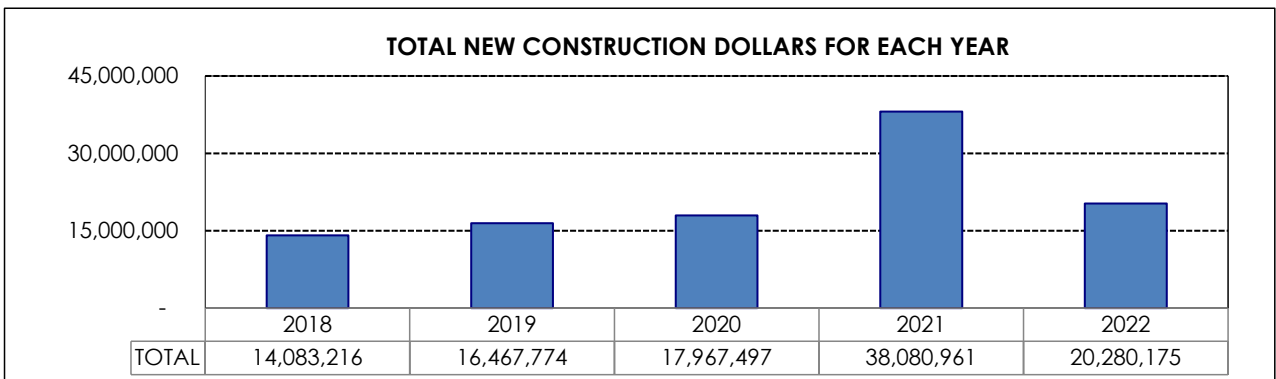
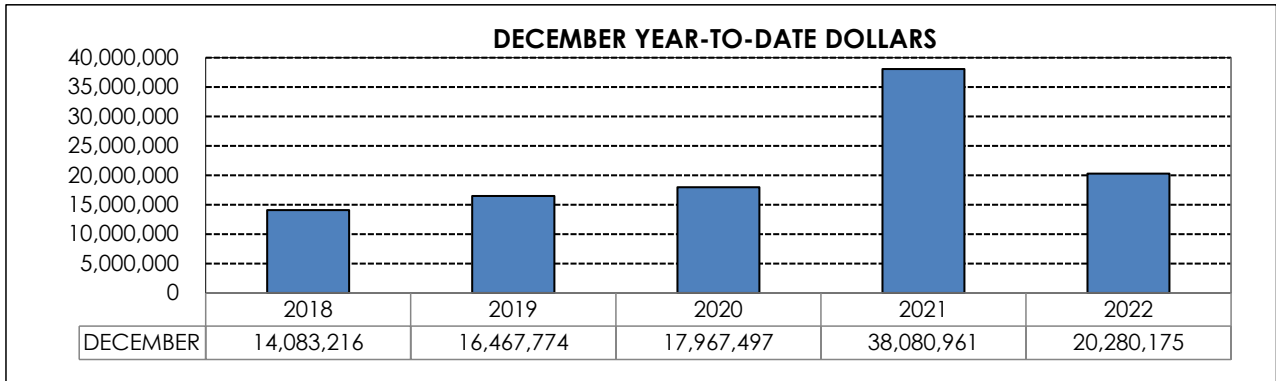
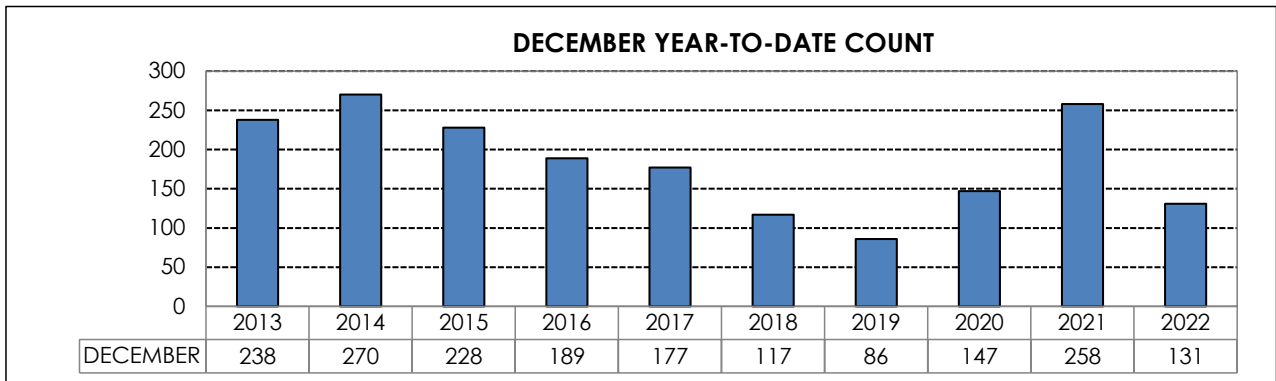
Under Construction

- **Casa del Mar (apartment portion)**-SE corner of 86 & Memorial
 - 240 unit multi-family complex, to be built in phases
- **Reunion at Owasso Phase II**- NW corner of E 98 St N & N 119 E Ave (behind Lowes)
 - 24 unit multi-family complex for seniors
- **Parker (formerly "Emery") Village Apartments** – NE of the intersection of E 106 St N and N Garnett Rd
 - 262 unit multi-family apartment complex
- **Owasso Baptist Children's Home**- SW corner of E 76 St N and N 129 E Ave
 - 33 housing units
- **Twill at Bailey Creek**- NE corner of E 96 St N and N Mingo Rd
 - 104 unit detached multi-family complex
- **Hawthorne at Stone Canyon, Phase I** – SW of the intersection of E 76 ST N and N 193 E Ave
 - 41 of 56 single-family lots remaining
- **Presley Hollow** – North side of 76 St N and N 161 E Ave
 - 50 of 197 single-family lots remaining
- **Reunion at Owasso** – NW corner of E 98 St N and N 119 E Ave (behind Lowes)
 - 22 unit multi-family complex for seniors
- **Township 21 Apartments** – south of E 86 St N and west of N 145 E Ave
 - 57 unit multi-family complex
- **Stone Creek of Owasso** – SW Corner of E 76 St N and N 161 E Ave
 - 82 of 100 single-family lots remaining
- **Morrow Place Phase II** – SE corner of E 126 St N and N 129 E Ave
 - 10 of 79 single-family lots remaining
- **Charleston Place**– south of the SW corner of E 96 St N and N 145 E Ave
 - 2 of 17 single-family lots remaining
- **Nottingham Hill**–SW corner of E 96 St N and N 145 E Ave
 - 15 of 58 single-family lots remaining

Would you like to see a map of where some of these developments are occurring? Please visit:
<https://www.arcgis.com/apps/dashboards/bc9d1d4f6f7f4688b5f45f629d9890bf>

RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT DECEMBER 2022

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1 January	15	22	12	15	9	8	9	9	7	35
2 February	26	21	19	26	15	8	8	4	8	11
3 March	27	31	23	18	55	19	4	12	9	8
4 April	26	36	27	23	20	17	6	8	49	25
5 May	19	17	15	9	11	20	4	5	19	24
6 June	19	12	11	31	5	7	5	22	24	7
7 July	27	23	20	16	9	14	11	11	34	7
8 August	18	19	33	15	12	6	6	35	17	1
9 September	28	15	13	15	6	2	7	17	33	3
10 October	15	19	23	12	7	3	21	7	24	2
11 November	7	21	25	6	19	7	2	10	20	5
12 December	11	34	7	3	9	6	3	7	14	3
Totals	238	270	228	189	177	117	86	147	258	131
YTD	238	270	228	189	177	117	86	147	258	131



**CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
December 31st, 2022**

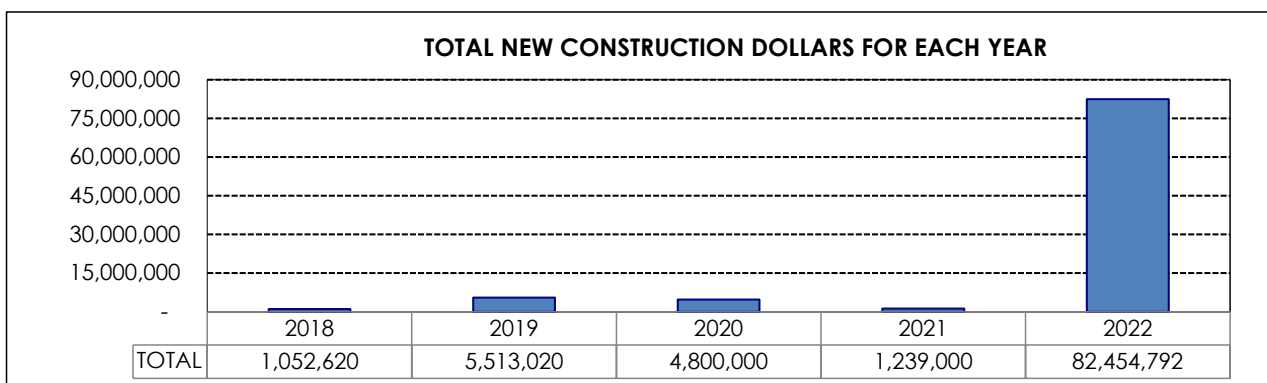
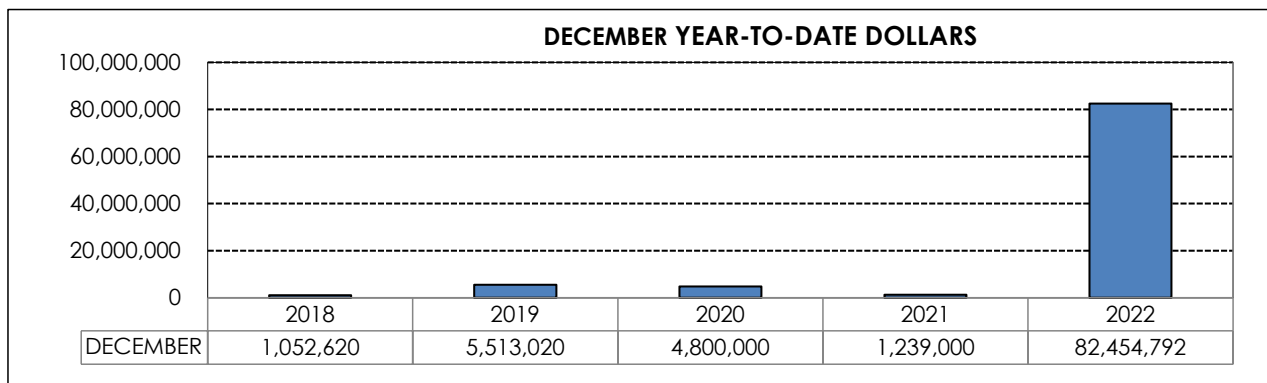
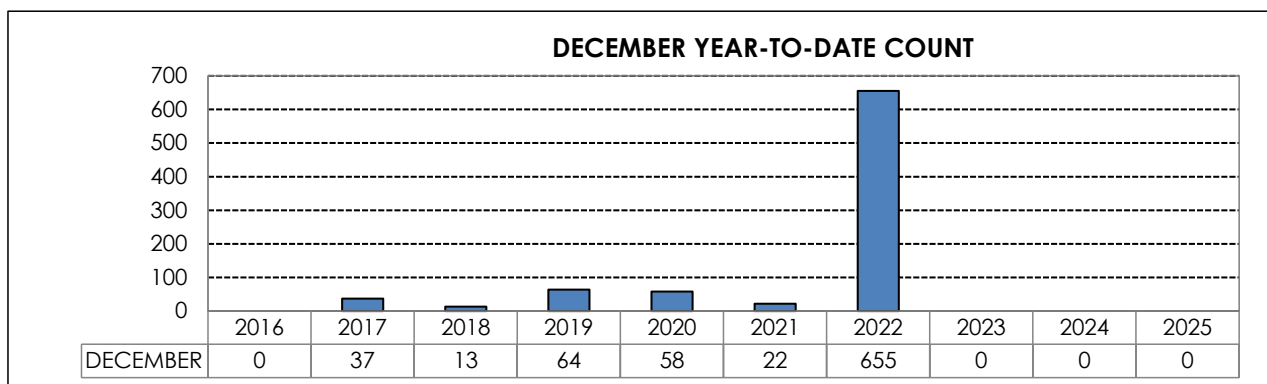
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Charleston Place (4/19)	17	15	2
Hawthorne at Stone Canyon (3/20)	56	15	41
Morrow Place Phase II (2/21)	79	69	10
Nottingham Hill (6/09)	58	43	15
Presley Hollow (3/21)	197	147	50
Stone Creek at Owasso (9/20)	100	18	82
TOTALS	507	307	200

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT DECEMBER 2022

(Initial recording began May 2016)

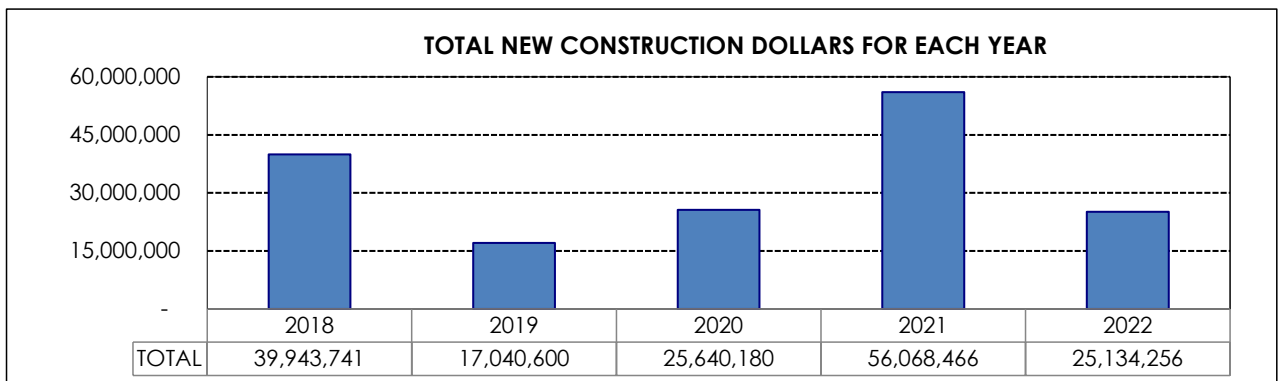
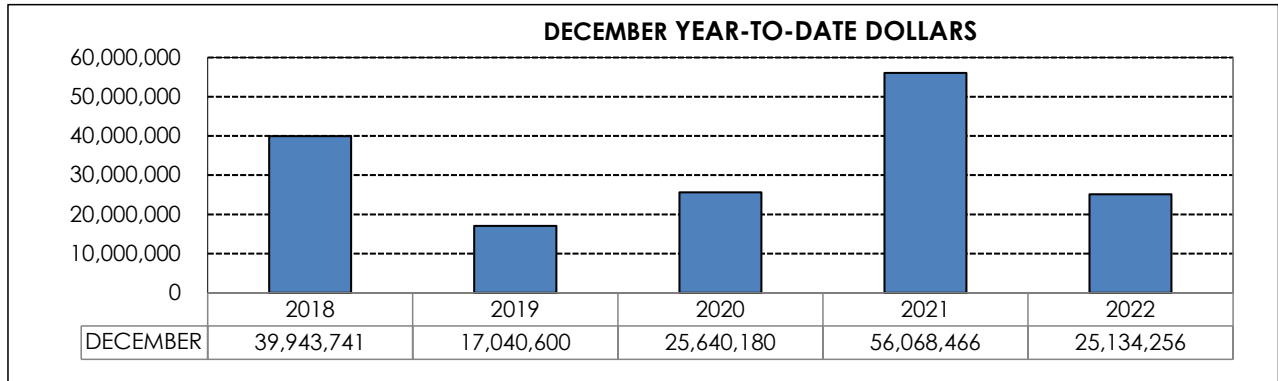
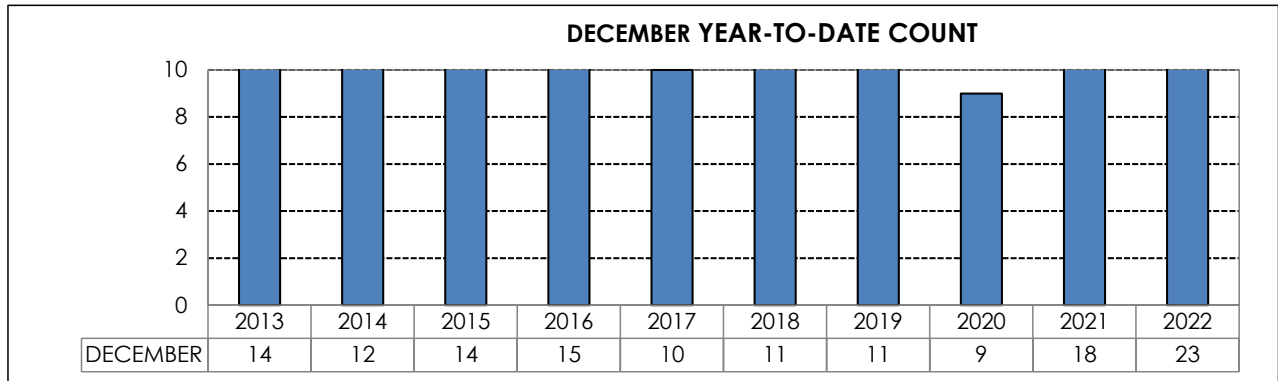
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107			
2 February		6	0	0	0	0	4			
3 March		*13	0	64	0	22	0			
4 April		0	4	0	0	0	6			
5 May	0	0	0	0	0	0	262			
6 June	0	0	0	0	0	0	240			
7 July	0	0	0	0	0	0	0			
8 August	0	0	0	0	0	0	0			
9 September	0	4	9	0	0	0	36			
10 October	0	0	0	0	0	0	0			
11 November	0	0	0	0	0	0	0			
12 December	0	*10	0	0	58	0	0			
Totals	0	37	13	64	58	22	655	0	0	0
YTD	0	37	13	64	58	22	655	0	0	0

*Units part of mixed use projects. Construction dollars counted towards new commercial.



COMMERCIAL NEW CONSTRUCTION MONTH END REPORT DECEMBER 2022

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1 January	1	1	1	2	2	0	0	1	1	0
2 February	1	0	2	1	0	0	3	0	0	3
3 March	0	1	2	0	2	3	2	1	1	8
4 April	4	0	2	0	0	0	0	0	3	2
5 May	0	0	0	0	1	2	1	0	0	1
6 June	1	2	3	2	0	1	1	2	2	3
7 July	1	0	0	2	0	2	0	2	2	0
8 August	0	0	0	2	2	1	2	0	2	2
9 September	0	3	2	3	1	1	2	1	3	1
10 October	4	0	1	2	0	0	0	1	0	1
11 November	1	3	1	1	2	1	0	1	3	2
12 December	1	2	0	0	0	0	0	0	1	0
Totals	14	12	14	15	10	11	11	9	18	23
YTD	14	12	14	15	10	11	11	9	18	23



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
DECEMBER 2022			
Pine Ridge Mental Healthcare	8422 N 123 E Ave	12/2/2022	Yes
Chick-Fil-A (remodel)	12015 E 96 St N	12/2/2022	Yes
Dental Solutions	9050 N Garnett Rd	12/2/2022	Yes
Candy Destination	8509 N 129 E Ave	12/2/2022	Yes
Hotworx Studio	9045 N 121 E Ave #740	12/2/2022	Yes
CFA Owasso Office	201 S Main St #208	12/5/2022	Yes
Dutch Bros Coffee	13001 E 116 St N	12/6/2022	Yes
Wendy's	11396 N 135 E Ave	12/7/2022	Yes
A New Leaf ~ Cafeteria	8535 N Memorial Dr #116	12/7/2022	Yes
Chipotle	11320 E 96 St N	12/9/2022	Yes
Keller Williams (1st Floor-Criterion Build.)	11315 E 112 St N #100	12/12/2022	Yes
Jordy Jo Coffee	1102A N Main St	12/12/2022	Yes
Mozilla's Kitchen	11610 E 86 St N	12/12/2022	Yes
Wendy's	11610 N 137 E Ave	12/12/2022	Yes
Birch & Co Salon (2nd Floor-Criterion Build.)	13315 E 112 St N #202	12/22/2022	Yes
NOVEMBER 2022			
Sugar Llamas	9530 N 129 E Ave #101	11/3/2022	Yes
LaTorta Chilanga	11501 N Garnett Rd	11/15/2022	Yes
OCTOBER 2022			
A New Leaf ~ Maintenance Building	8535 N Memorial Dr #108	10/3/2022	Yes
Dodwell Designs	108 W 1 Ave #B	10/12/2022	Yes
Airtopia Adventure Park	12932 E 86 St N	10/13/2022	Yes
3 Kids & A Cake	429 E 2 Ave	10/18/2022	Yes
Andy's Frozen Custard	11502 E 96 St N	10/19/2022	Yes
SEPTEMBER 2022			
A New Leaf ~ Retail Building	8535 N Memorial Dr #109	9/7/2022	Yes
Blue Collar Barber Co.	11215 N Garnett Rd	9/21/2022	Yes
Ollie's Bargain Outlet	11520 N Garnett Rd	9/21/2022	Yes
Cloud Chaserz	8351 N Owasso Exp	9/21/2022	Yes
Attic Storage	11500 E 80 St N #V	9/21/2022	Yes
AUGUST 2022			
Owasso YMCA	8300 N Owasso Exp	8/1/2022	Yes
JULY 2022			
Jiffy Lube	13307 E 116 St N	7/6/2022	Yes
A New Leaf ~ Transition Build	8535 N Memorial Dr #114	7/7/2022	Yes
Reunion @ Owasso	9860 N 119 E Ave #1, #2, & #3	7/11/2022	Yes
Pizza Hut	11412 N 134 E Ave #B	7/13/2022	Yes
Neighbors In Need	708 N Main St	7/13/2022	Yes
Oshkosh B'Gosh	9018 N 121 E Ave #700	7/14/2022	Yes
Effusion Hall of Flowers	11308 N Garnett Rd	7/19/2022	Yes
Further Hash	7800 N Owasso Exp #B	7/22/2022	Yes
T3 Management ~ Eufhoria	427 E 2 Ave	7/27/2022	Yes
JUNE 2022			
A New Leaf ~ Linear 3	8535 N Memorial Dr #115	6/9/2022	Yes
A New Leaf ~ Cluster 4	8535 N Memorial Dr #116	6/9/2022	Yes
A New Leaf ~ Linear 5	8535 N Memorial Dr #117	6/9/2022	Yes
3 Natives @ Owasso	11412 N 134 E Ave #C1	6/16/2022	Yes
Lumos Counseling & Wellness	202 E 2 Ave #103	6/16/2022	Yes
Evergreen Coffee Co.	13720 E 86 St N #100	6/30/2022	Yes

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
MAY 2022			
Reasor's	11815 E 86 St N	5/2/2022	Yes
A New Leaf ~ 6 Unit	8535 N Memorial Dr #112	5/3/2022	Yes
A New Leaf ~ Admin. Build.	8535 N Memorial Dr	5/5/2022	Yes
A New Leaf ~ DLS Cluster 1	8535 N Memorial Dr #111	5/24/2022	Yes
A New Leaf ~ DLS Cluster 2	8535 N Memorial Dr #113	5/24/2022	Yes
A New Leaf ~ Community House	8535 N Memorial Dr #110	5/24/2022	Yes
Bling Glamour by Nicole	12317 E 96 St N #9	5/26/2022	Yes
APRIL 2022			
Reasor's	11550 N 135 E Ave	4/7/2022	Yes
Dollar General	14499 E 86 St N	4/13/2022	Yes
McAlister's Deli	12922 E 86 St N	4/13/2022	Yes
Granny & Dots Daycare	8554 N 145 E Ave	4/25/2022	Yes
MARCH 2022			
Freedom Light Therapy	435 E 2 Ave	3/1/2022	Yes
Uncle Paco's Mexican Grill	9013 N 121 E Ave	3/7/2022	Yes
Tommy's Carwash	13311 E 116 St N	3/21/2022	Yes
Best Little Hair House	108 W 1 Ave #D	3/31/2022	Yes
Wild Ivy (2nd location)	108 W 1st Ave #B	3/31/2022	Yes
Kohl's/Sephora (remodel)	12405 E 96 St N	3/31/2022	Yes
FEBRUARY 2022			
Lush Nails (remodel)	11560 N 135 E Ave #105	2/8/2022	Yes
Daisybelle Paw Spa	12500 E 86 St N	2/10/2022	Yes
Studio Nine One Eight	8263 N Owasso Exp #F	2/28/2022	Yes
JANUARY 2022			
Oklahomies Mobile Gastronomy	11330 N Garnett Rd #C	1/1/2022	Yes
Attic Storage of Owasso	11500 E 80 St N #X & #Z	1/11/2022	Yes
Stanton Optical	12413 E 96 St N	1/14/2022	Yes
Wafu Ramen	9045 N 121 E Ave #500	1/24/2022	Yes

PERMITS APPLIED FOR IN DECEMBER 2022

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
13104 E 119 Ct N	Precision Contract Serv.	E@MP/RS3	\$ 18,000	396	22-1201-X
9045 N 121 E Ave #400	Global Sign Solution	SFMP/CS	\$ 9,300	67	22-1202-S
9021 N 121 E Ave #300B	Fastsigns	SFMP/CS	\$ 6,077	52	22-1203-S
8051 N Owasso Exp	Ken's Signs	ECE1st/CS	\$ 5,062	39	22-1204-S
9002 N 121 E Ave	Crown Neon Signs	SFMP/CS	\$ 2,500	27	22-1205-S
12411 N 132 E Ave	Simmons Homes	MPII/RS3	\$ 166,125	2,215	22-1206-X
9228 N 141 E Ave	Old School Construction	CP/RS3	\$ 218,250	2,910	22-1207-X
9233 N 141 E Ave	Old School Construction	CP/RS3	\$ 227,775	3,037	22-1208-X

3 Single Family	\$ 612,150	8,162 SqFt
1 Residential Remodel	\$ 18,000	396 SqFt
4 Signs	\$ 22,939	185 SqFt
8 Total Building Permits	\$ 653,089	8,743 SqFt

City of Owasso Public Work Department
STATUS REPORT
January 12, 2023

- **Garnett Road Widening (E 106 St N to E 116 St N)**
 - Engineering design is 95% complete.
 - Land acquisition is complete.
 - **Utility relocation commenced in July 2022, with completion by December 2023; followed by roadway construction.**
- **Central Park / Lakeridge Stormwater Improvements**
 - On April 20, 2021, City Council approved the stormwater improvement contract with Construction Enterprises, Inc.
 - Construction commenced in June 2021, with completion expected in January 2023.
 - **Block wall is 99% complete. In addition, grading from the wall to the residential homes and fence installation is on-going.**
- **Mingo and E 116 St N Intersection/E 116 St N from Mingo to Garnett Road Improvements**
 - Engineering design is 95% complete.
 - **ONG continues with utility relocation, with completion expected by February 2023.**
 - **Bid advertisement for roadway construction is scheduled to occur in January 2023, with bid opening in February 2023.**
 - **Construction is anticipated to commence in May 2023.**
- **E 116 St N from Garnett to N 129 E Ave Improvements**
 - On April 19, 2022, City Council approved the roadway improvement contract with Crossland Heavy Construction.
 - **Construction commenced in July 2022, with completion by September 2023.**
 - **The sanitary sewer force main installation is complete.**
 - **Contractor continues to focus on the installation of the stormwater concrete boxes and rural water distribution lines. In addition, concrete roadway paving installation commenced on January 5, 2023.**
- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
 - Engineering design is approximately 95% complete.
 - Land acquisition is complete.
 - Asphalt overlay was complete in August 2022.
 - **AEP-PSO commenced with utility relocation in December 2022.**
 - **Utility Relocation is expected to be complete by February 2024; followed by roadway construction.**

- **Wastewater Treatment Plant Expansion**
 - In December 2020, OPWA approved the construction contract with Crossland Heavy Construction.
 - **Construction commenced in March 2021, with completion scheduled for June 2023.**
 - **The project is 80% complete.**
 - **Electrical work continues with equipment testing anticipated for late February 2023.**

- **Coffee Creek Lift Station & Force Main Improvements**
 - On April 20, 2021 OPWA approved sanitary sewer contract with MSB Construction.
 - **Construction commenced in June 2021, with final completion by February 2023.**
 - **Project is approximately 95% complete.**
 - **The new lift station is operational. As a result, the contractor is in the process of removing the abandoned lift station.**

- **E 106 St N and N 129 E Ave Intersection Improvements**
 - Engineering design is approximately 70% complete.
 - **Right-of-way negotiations continue with 16 out of the 17 property owners.**

- **Ranch Creek Interceptor Improvements from E 96 St N to E 116 St N**
 - In October 2019, Owasso Public Works Authority approved an engineering agreement with Greely and Hansen, LLC.
 - Engineering design is approximately 90% complete.
 - **Easement acquisition commenced in April 2021, with completion now anticipated by February 2023; followed by construction.**

- **2021 Street Rehabilitation Project**
 - The street rehab project is separated into the three phases as shown below:
 - E 106 St N Improvements from Mingo Rd to approximately US 169 – The asphalt roadway improvements have been completed along E 106 St N from Mingo Road to N 135 E Ave.
 - E 86 St N Improvements from N 119 E Ave to N 128 E Ave is complete. Punch list deficiencies were completed in October 2022.
 - **In February 2022, City Council awarded Becco Construction a contract to rehab various street segments.**
 - E 106 St N asphalt overlay and striping is complete.
 - **The contractor is approximately 85% complete with minimal concrete work left in Elm Creek subdivision.**
 - **Contractor mobilized to N Elm Place in January 2023.**

- **2022 Street Rehabilitation Project**
 - The street rehab project is separated into two phases as shown below:
 - First Phase - N 97 E Ave (Mingo Rd) from E 96 St N to E 116 St N – Cooperative effort between Tulsa County and City of Owasso to do full depth reclamation of the asphalt roadway. Construction is scheduled to commence in the spring of 2023.
 - **Second Phase – Various Street improvements in Baptist Retirement Center, Elm Creek Estates, Three Lakes II and Coffee Creek subdivisions.**
 - In August 2022, City Council approved a construction contract with Stronghand, LLC.
 - **In early October 2022, construction commenced in the Three Lakes II addition.**
 - **Work continues in the Three Lakes subdivision with base, curb and gutter repairs as well as concrete approaches.**

- **E 96 St N and N 145 E Ave Intersection Improvements**
 - In November 2021, City Council approved an engineering agreement with Garver LLC.
 - **Engineering design is approximately 70% complete, with completion expected by February 2023; followed by land acquisition.**

- **E 76 St N and US 169 Bridge Improvements**
 - In February 2022, ODOT approved a construction contract with Becco Construction.
 - **Construction commenced in June 2022, with completion by November 2023.**
 - **Contractor continues working on the southbound section of the bridge. Piers are expected to be installed in January 2023.**
 - **Lastly, work continues along E 76 St N to allow for sidewalk under the bridge and widening the south access point to the service road.**

- **E 96 St N from N 134 E Ave to N 145 E Ave Improvements**
 - In July 2022, City Council approved an engineering agreement with Garver Engineering.
 - **In July 2022, engineering design commenced, with completion scheduled to occur in August 2023; followed by land acquisition.**

- **2023 Street Rehabilitation Project (Main Street Improvements)**
 - In August 2022, City Council approved an engineering agreement with Poe & Associates, Inc.
 - In July 2022, engineering design commenced, with construction anticipated to begin in August 2023.
 - **Engineering design is approximately 30% complete.**

- **Public Works and Vehicle Maintenance Facility**
 - In October 2022, OPWA approved an architectural/engineering agreement with Beck Design.
 - **Architectural and engineering design continues, with Beck Design and staff working on the general layout of the facilities.**

- **Recycle Center Expansion**
 - **Engineering design is complete.**
 - **Project is scheduled for bid advertisement in January 2023, with bid opening in February 2023.**
 - **Construction is expected to commence in the spring of 2023.**