

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

TYPE OF MEETING: Regular
DATE: Thursday, March 10, 2022
TIME: 10:00 a.m.
PLACE: Owasso City Hall, Community Room
200 S. Main
Owasso, Oklahoma

RECEIVED
MAR 08 2022 NS
City Clerk's Office

Notice of the Meeting filed in the office of the City Clerk on Friday December 10, 2021, and the agenda posted at City Hall, 200 South Main Street, at 5:00 PM on Tuesday, March 8, 2022.


Chelsea Levo Feary, Economic Development Director

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

AGENDA

1. **Call to Order**
David Charney, Chair
2. **Consideration and appropriate action relating to a request for Trustee approval of 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 February 10, 2022 Regular Meeting (Attachment)
 - B. Approve claims (Attachment)
 - C. Accept monthly financial report (Attachment)
3. **Consideration and appropriate action relating to items removed from the Consent Agenda**
4. **Report from OEDA Director (Attachment)**
Chelsea Feary
 - * Business Development Report, Chelsea Feary
 - * Monthly Building Report, Brian Dempster
 - * Public Works Project Status Report, Roger Stevens
 - * Monthly Sales Tax Report, Linda Jones
5. **Report from OEDA Manager**
Warren Lehr

- 6. Report from OEDA Trustees**

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

- 8. Adjournment**

The City of Owasso encourages citizen participation. To request an accommodation due to a disability, contact the City Clerk at least 48 hours prior to the scheduled meeting by phone 918-376-1502 or by email to jstevens@cityofowasso.com

OWASSO ECONOMIC DEVELOPMENT AUTHORITY
Minutes of Regular Meeting
Thursday, February 10, 2022

The Owasso Economic Development Authority met in regular session on Thursday, February 10, 2022, at City Hall in the Community Room, 200 S 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, February 8, 2022.

1. Call to Order

David Charney, Chair, called the meeting to order at 10:02 am.

PRESENT

Absent

David Charney, Chair
Bryan Spriggs, Vice Chair
Gary Akin, Secretary
Dirk Thomas, Trustee
Alvin Fruga, Trustee
Dee Sokolosky, Trustee
Skip Mefford, trustee

A quorum was declared present.

2. Consideration and appropriate action relating to a request for Trustee approval of 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 9, 2021, Regular Meeting
- B. Approve claims
- C. Accept monthly financial report

Dr. Thomas moved to approve the Consent Agenda, seconded by Dr. Spriggs

YEA: Sokolosky, Spriggs, Thomas, Fruga, Akin, Mefford, Charney
NAY: None
Abstain: None
Motion carried: 7-0

3. Consideration and appropriate action relating to items removed from the Consent Agenda
None

4. Report from OEDA Director

Ms. Feary referred to the department reports included in the agenda packet, reported that the economic development services agreement between the Owasso Chamber of Commerce and the City of Owasso was approved by the City Council. Discussion was held.

5. Report from OEDA Manager

Mr. Garrett reported on economic development future duties of the city staff. Discussion was held.

6. Report from OEDA Trustees

None

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

None

OEDA minutes
February 10, 2022

8. Adjournment

Dr. Thomas moved to adjourn the meeting, seconded by Mr. Mefford

YEA: Sokolosky, Spriggs, Thomas, Fruga, Akin, Mefford, Charney

NAY: None

Abstain: None

Motion carried: 7-0 and the meeting adjourned at 10:21 am

Chelsea Levo Feary, CECD, Economic Development Director



TO: THE HONORABLE CHAIR AND TRUSTEES
OWASSO ECONOMIC DEVELOPMENT AUTHORITY

FROM: CHELSEA LEVO FEARY, CEcD
ECONOMIC DEVELOPMENT DIRECTOR

SUBJECT: CLAIMS, OEDA

DATE: March 10, 2022

No claims for February 2022

Owasso Economic Development Authority
Statement of Revenues, Expenses and Changes in Fund Net Assets
For the Month Ending February 28, 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	2.51	23.01	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)	2.51	23.01	\$60.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	2.51	23.01	(4,940.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	2.51	23.01	(4,940.00)
Total net assets - beginning		9,441.00	9,441.00
Total net assets - ending		<u><u>\$9,464.01</u></u>	<u><u>\$4,501.00</u></u>



TO: Honorable Chair and Trustees
Owasso Economic Development Authority

FROM: Chelsea L. Feary, CEcD, MPA
Director of Economic Development

SUBJECT: Director's Report

DATE: March 10, 2022

NEW BUSINESS DEVELOPMENT

- **QuikTrip Carwash- 9600 N Garnett Rd**
 - **886 sf carwash addition to existing site**
 - **Council will review Specific Use Permit (SUP) on 3/15/22**
 - **Site Plan under review**
- Caliber Collision – 9155 N Owasso Expressway
 - Request for a review of a Specific Use Permit to allow n automotive repair and maintenance facility within the US 169 Overlay District
 - Property is approx. 1.49 acres and zoned as CG
 - SUP approved by Council on 10/19/21
 - **Site Plan was reviewed by TAC on 2/16/22**
- Andy's Frozen Custard- Smith Farm Village, 96th & Garnett
 - 2,092 sf building in the new Smith Farm Village PUD
 - Site Plan was reviewed by TAC on 12/15/21
- Chipotle- Smith Farm Village, 96th & Garnett
 - 2,325 sf building in the new Smith Farm Village PUD
 - Site Plan was reviewed by TAC on 2/16/22
- Jordy Jo Coffee- SW corner of 86th & Main
 - 341 sf building
 - Site Plan was reviewed by TAC on 2/16/22
- Casa del Mar- SE corner of 86th & Memorial
 - 16.63 acres
 - Rezoned to PUD/CS/RM at January's Council meeting
 - Plat was approved by Council on 2/15/22
- Airtopia Adventure Park- 12932 E 86th St N
 - Trampoline park going into the old Furniture Factory Outlet
 - **Building permit under review**
- Dollar General- Old Family Video, 14499 E 86th St N
 - 1,200 sf expansion to existing building
 - Remodel to make a retail store
 - Site Plan was reviewed by TAC on 1/20/21
- Uncle Paco's- 9013 N 121st E Ave
 - Located in the old Lone Start restaurant
 - Interior remodel
 - Under construction, almost complete
- Dental Depot- Garnett Rd, north of Slim Chicken
 - 5,858 sf building
 - Site Plan was reviewed by TAC on 2/17/21
 - **On hold**

- Robinson Tract South of TTC – E 106th St N and US-169
 - Rezoning request from AG to CG and RM zoning **approved by Council on 12/21/21**
 - Property is approx. 53.07 acres
- Focus Financial – 8901 N 145th E Ave
 - 3200 square foot building on approx. 0.651 acres.
 - Property zoned CS and under PUD 15A
 - Site plan reviewed at TAC on 10/20/21
 - **Building permit currently under review**
- Dr. Curtis Dental – 9050 N Garnett Rd
 - Proposed 1618.20 sf building on approx. 0.95 acres.
 - Property is zoned CG
 - Site plan was reviewed by TAC on 9/15/21
 - **Under construction**
- Go North Business Park – E 106th St N and N 135th E Ave
 - 3 lots on 1 block
 - Final plat approved by City Council on 12/21/21
- Ascension St. John Rehabilitation Hospital – E 86th St N and N 136th E Ave
 - Proposed 47,759 sq ft building on approx. 6.91 acres
 - Site plan reviewed by TAC on 7/21/21
 - **Building Permit currently under review**
- Wendy's – 11298 N 135th E Ave
 - Proposed 2,677 sq ft building on approx. 0.70 acres
 - Site plan reviewed by TAC on 7/21/21
- Smith Farm Village – SE Corner of the intersection of E 96th St N and N Garnett Rd
 - 33.9651 acres
 - Proposed PUD with underlying zoning of CS and RNX
 - PUD reviewed by TAC on 7/21/21
 - PUD approved by Planning Commission on 8/9/21
 - Council approved Ordinance 1182, approving OPUD 21-02 on 8/17/21
 - Preliminary plat reviewed by TAC on 9/15/21
 - Final plat reviewed by TAC on 11/17/2021
- Bru Coffee – South of E 116th St N on Garnett Rd
 - Proposing 450 sq ft building on approx. 0.206 acres
 - Property zoned CS
 - Site Plan reviewed by TAC on 6/16/21
- Red Bud Village – East side of N 137th E Ave, between N 106th St N and N 116th St N, N or Tulsa Tech
 - Approx 51.43 acres
 - Applicant is proposing 3 different zoning districts: CS, CG, and RM
 - Request for review of a PUD by TAC on 6/16/21
 - Council approved Ordinance 1180, approving PUD 21-01 on 7/20/21
- Bible Church of Owasso – 11121 N 129th E Ave
 - Approximately 9.95 acres
 - Request for annexation and rezoning (from AG to RS-3) reviewed by TAC on 5/19/21
 - SUP request reviewed by TAC on 6/16/21
 - Council approved SUP 21-03 on 7/20/21
 - Site plan reviewed by TAC on 9/15/21
 - **On hold**
- Warren Clinic – 13691 E 116th St N
 - Two-story 45,915 sf building on approximately 5.13 acres
 - Request for a lot split reviewed by TAC on 10/21/2020
 - Site plan reviewed by TAC on 10/21/2020

- Partial plat vacation reviewed by TAC on 12/16/2020
- Partial Plat Vacation for Crossroads Christian Center approved by Council on 1/19/21
- Request for SUP 21-02 approved by Council on 2/16/21
- **Under construction**
- Criterion Project – 11298 N 135th E Ave
 - Request for lot split creating 1.54 acres reviewed by TAC on 12/16/2020
 - Request for SUP 20-04 approved by Council on 2/16/21
 - Request for SUP reviewed by TAC on 6/16/21
 - Site plan reviewed by TAC on 6/16/21
 - Council approved SUP on 7/20/21
 - Drainage easement vacation reviewed by TAC on 7/21/21
 - **Under construction**
- Granny & Dot's Daycare, southwest corner of E 86th St N and N 145th E Ave
 - The property is approximately 1.58 acres and is zoned RM
 - Request for a review of a specific use permit by TAC on 11/18/2020
 - Specific Use Permit approved by council on 12/12/2020
 - Site plan reviewed by TAC on 6/16/21
 - **Under construction**
- Helscel-Huneryager Industrial Park – 7300 N 115 E Ave
 - Approximately 12.7 acres, zoned IL
 - Preliminary/Final Plat approved by Council on 9/15/2020
 - Site plan is under review
 - **Under construction**
- Tommy's Car Wash – 13311 E 116th St N
 - Lot split request approved by Council on 9/15/2020
 - SUP request approved by Council on 9/15/2020
 - Final plat reviewed by TAC on 10/21/2020
 - Site plan reviewed by TAC on 10/21/2020
 - Final plat approved by Council on 11/17/2020
 - **Under construction**
- Grease Monkey Auto Repair – 13311 E 116th St N
 - Lot split request approved by Council on 9/15/2020
 - SUP request approved by Council on 9/15/2020
 - **Under construction**
- Owasso Assisted Living Center – 12525 E 116th St N
 - PUD approved by Planning Commission on 6/8/2020
 - Preliminary plat reviewed by TAC on 6/17/2020
 - Final plat reviewed by TAC on 9/15/21
 - Final plat approved by Council on 10/19/21
- Trinity Church – NW corner of E 76th St N and N Memorial Dr
 - Annexation request reviewed by TAC on 11/21/18
 - Council adopted Ordinance 1143 approving annexation on 12/18/18
 - Rezoning request from AG to O reviewed by TAC on 8/19/2020
 - Final plat reviewed by TAC on 12/16/2020
 - Final plat approved by Council on 1/19/21
 - Request for SUP 21-01 approved by Council on 2/16/21
 - **On hold**
- A New Leaf Community – SE corner of E 86th St N and N Memorial Dr
 - Agriculture and vocational training with housing designed to maximize the independence of individuals with developmental disabilities.
 - Council approved annexation of property
 - Council approved PUD on 12/19/18
 - Final Plat approved by Council on 12/7/19

- Initial civil plans returned to engineer 5/12/2020
- Site Plan for The Villages @ New Leaf reviewed in TAC on 5/20/2020
- Civil plans approved 8/12/2020
- Lot Split request, splitting a portion of the 49.82-acre parent tract resulting in two lots. Parcel 1 will become an 8.29-acre parcel and the remaining 41.53 acres will become Parcel 2.
 - Reviewed by TAC on 4/21/21
- **First phase nearing completion**
- Braum's – Garrett Creek Center – 11432 E 135 E Ave
 - Construction of a 6,062 sf building on a 1.52 acre lot
 - Site plan reviewed by TAC
 - **On hold**

REDBUD DISTRICT DEVELOPMENT

- Foster's (Expansion)
 - 4,800 sf new building, just north of existing building
 - Board of Adjustment approved Special Exception for expansion of non-conforming use in Downtown Overlay on 1/25/22
- OPUD 14-02A Quadplex Development- 203 E 3rd St N
 - 0.16 acre lot, zoned Residential Duplex
 - Proposes a new quadplex
 - Council will approved PUD amendment on 2/15/22
 - TAC reviewed Site Plan on 2/16/22
- Potential Library Expansion
 - TCCL held a townhall meeting on potential expansion in January 2022
- Community Center Patio/Outdoor Classroom
 - Going out to bid in late February/early March 2022
- Just a Bite Bakery- 103 W 3rd St
 - Opened in October 2021
- Edward Jones & Read Smart- old Kum & Go
 - Opened in September 2021
- 123 E Broadway – Future site for Redbud District Parking
 - Land donated from Anchor Stone Company of approximately 6,367 sf for the purpose of future parking
- Mowery Development – SW Corner of N Main St & W 1st Ave
 - Mixed use development to include restaurant, retail, office space on ground level with loft apartments on second floor level
 - Site under Construction
 - TIF Contract approved by Council/OPWA on Tuesday, September 19, 2017
 - Art in Bloom is now open for business
 - Emersumnice Brewery is now open for business
 - Dr. Whitney M. Ellsworth PT clinic opened December 2021
- Seven6Main – 201 S Main St.
 - Announcement was made on June 6 announcing plans for a mixed-use development anchored by Smoke restaurant.
 - TIF Contract approved by Council/OPWA on Tuesday, October 17
 - SMOKE is open for business
 - MAD Eats is now open for business
 - Wild Ivy open for business
 - Wilder Brothers is open for business
 - Bluestem Mercantile and Evergreen Coffee Co opened on July 31

BUSINESS RETENTION & EXPANSION (BR&E)

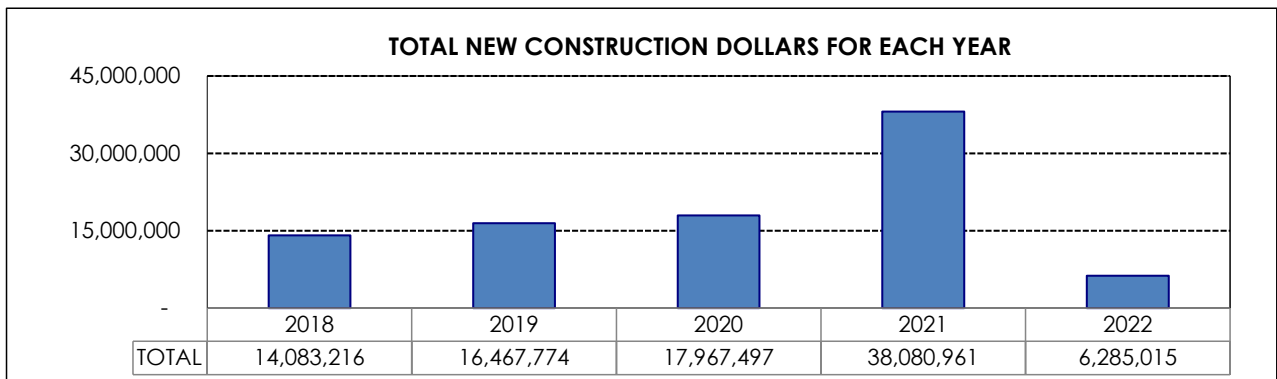
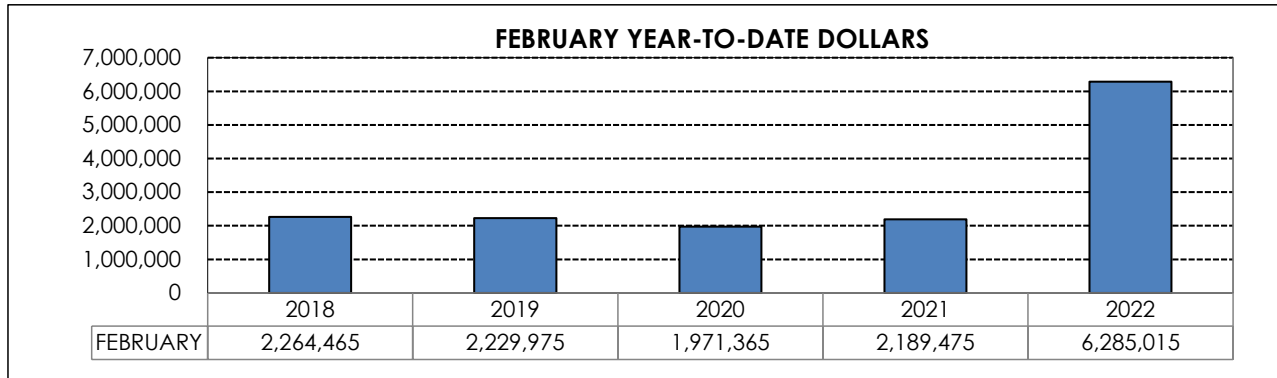
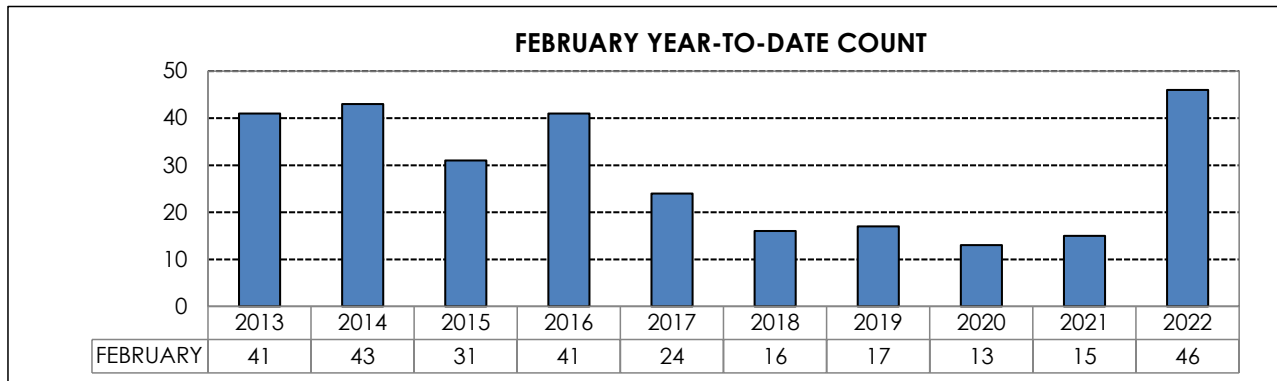
- Chick-Fil-A Expansion- 12015 E 96th St

OEDA Director's Report
March 10, 2022

- 435 sf expansion on the north side of the building
 - Will also be reconfiguring the parking lot/drive-thru
 - Site Plan reviewed by TAC on 2/16/22
- McAlister's Deli – 8529 N 129th E Ave
 - Relocating to 12922 E 86th St N (former Pizza Hut location)
- Garnett Medical Center (Vision Source) – 10304 N Garnett Rd
 - **Building permit under review**
 - 2.16 acres zoned Commercial General (CG)
 - Owasso Planned Unit Development (OPUD) 06-04
 - Final plat approved by Planning Commission on 3/8/21
 - Final plat approved by Council on 3/16/21
-

RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT FEBRUARY 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	
4 April	26	36	27	23	20	17	6	8	49	
5 May	19	17	15	9	11	20	4	5	19	
6 June	19	12	11	31	5	7	5	22	24	
7 July	27	23	20	16	9	14	11	11	34	
8 August	18	19	33	15	12	6	6	35	17	
9 September	28	15	13	15	6	2	7	17	33	
10 October	15	19	23	12	7	3	21	7	24	
11 November	7	21	25	6	19	7	2	10	20	
12 December	11	34	7	3	9	6	3	7	14	
Totals	238	270	228	189	177	117	86	147	258	46
YTD	41	43	31	41	24	16	17	13	15	46



CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
February 28th, 2022

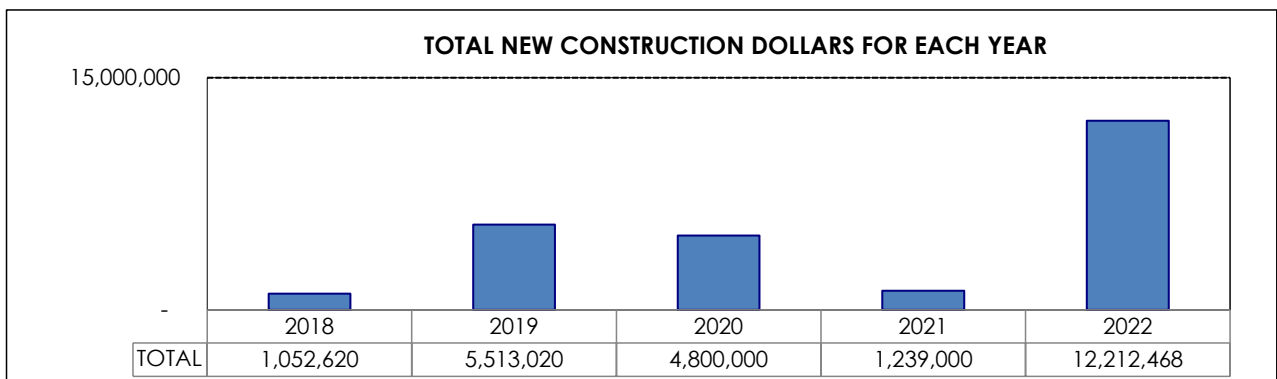
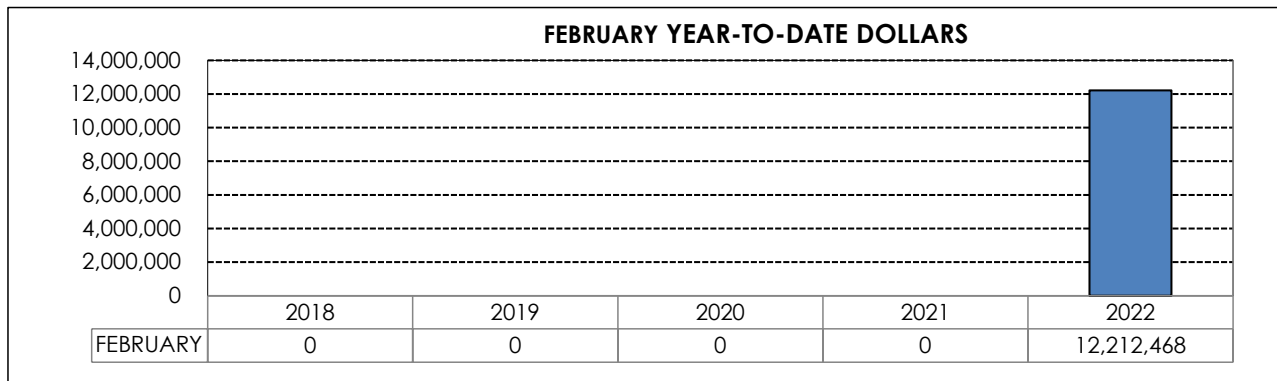
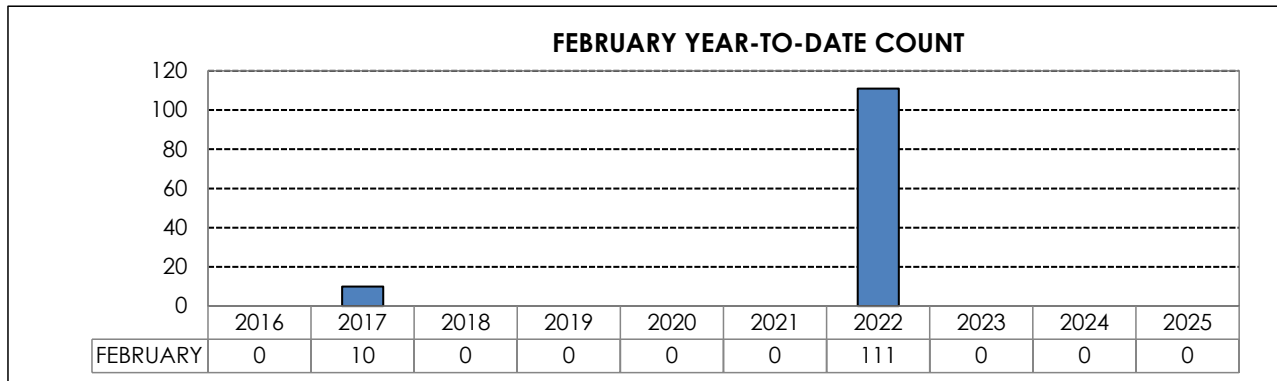
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Carrington Pointe II (11/16)	93	84	9
Charleston Place (4/19)	17	10	7
Estates at Morrow Place (9/17)	98	92	6
Hawthorne at Stone Canyon (3/20)	56	12	44
Morrow Place Phase II (2/21)	79	58	21
Nottingham Hill (6/09)	58	35	23
Presley Hollow (3/21)	197	113	84
Stone Creek at Owasso (9/20)	100	3	97
The Cottages at Mingo Crossing (3/19)	57	56	1
TOTALS	755	463	292

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT FEBRUARY 2022

(Initial recording began May 2016)

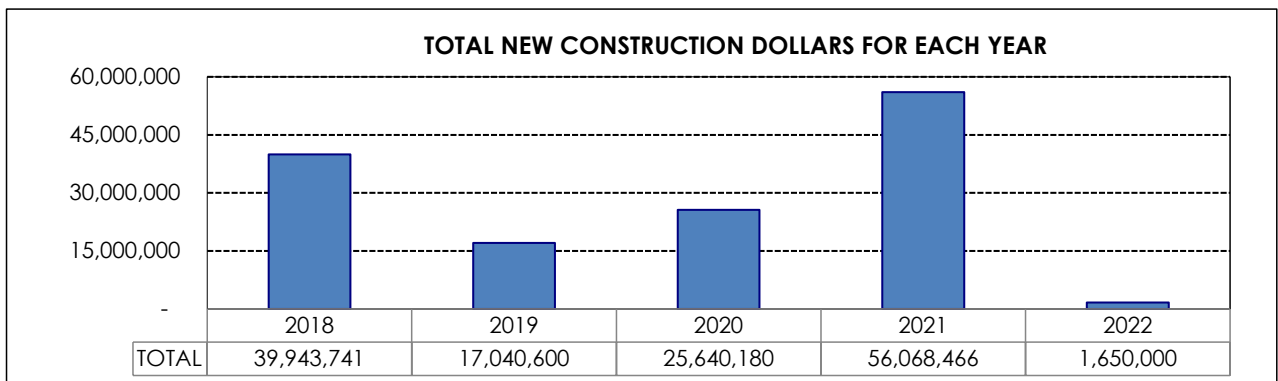
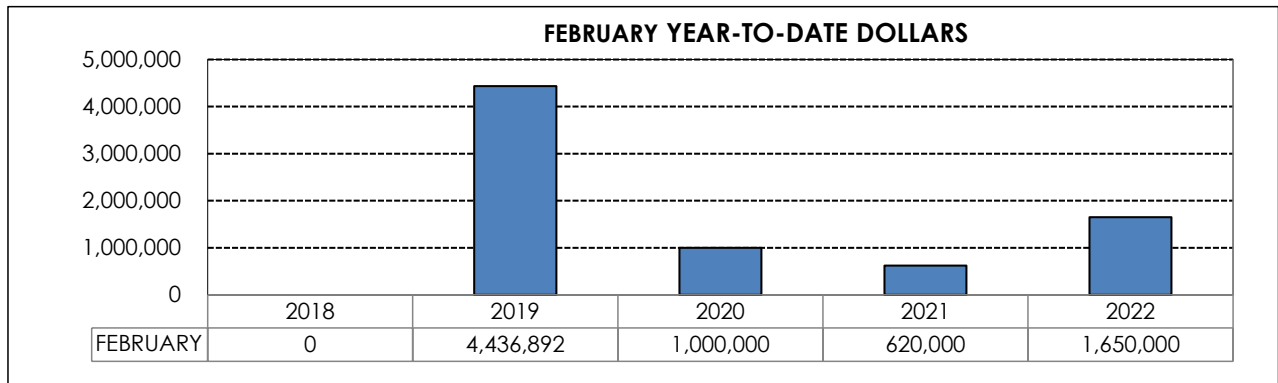
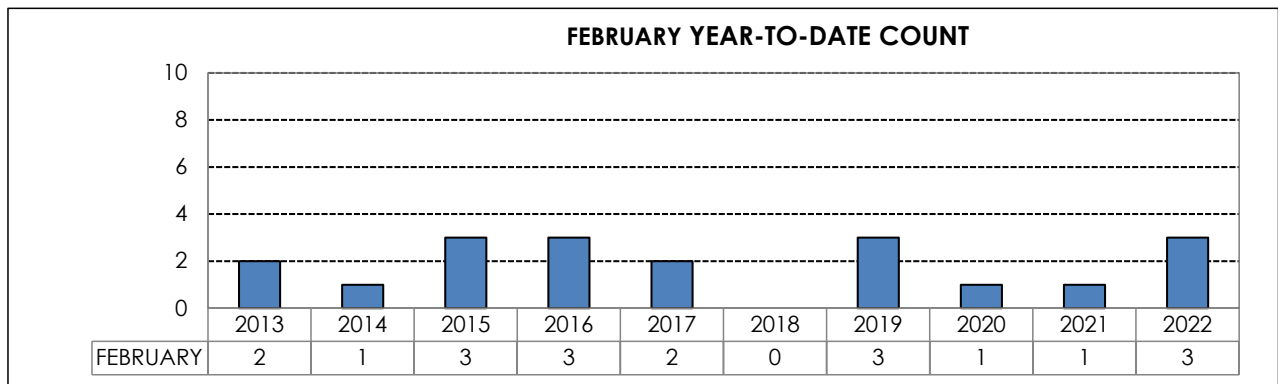
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107			
2 February		6	0	0	0	0	4			
3 March		*13	0	64	0	22				
4 April		0	4	0	0	0				
5 May	0	0	0	0	0	0				
6 June	0	0	0	0	0	0				
7 July	0	0	0	0	0	0				
8 August	0	0	0	0	0	0				
9 September	0	4	9	0	0	0				
10 October	0	0	0	0	0	0				
11 November	0	0	0	0	0	0				
12 December	0	*10	0	0	58	0				
Totals	0	37	13	64	58	22	111	0	0	0
YTD	0	10	0	0	0	0	111	0	0	0

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



COMMERCIAL NEW CONSTRUCTION MONTH END REPORT FEBRUARY 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	
4 April	4	0	2	0	0	0	0	0	3	
5 May	0	0	0	0	1	2	1	0	0	
6 June	1	2	3	2	0	1	1	2	2	
7 July	1	0	0	2	0	2	0	2	2	
8 August	0	0	0	2	2	1	2	0	2	
9 September	0	3	2	3	1	1	2	1	3	
10 October	4	0	1	2	0	0	0	1	0	
11 November	1	3	1	1	2	1	0	1	3	
12 December	1	2	0	0	0	0	0	0	1	
Totals	14	12	14	15	10	11	11	9	18	3
YTD	2	1	3	3	2	0	3	1	1	3



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
FEBRUARY 2022			
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			
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	1/24/2021	Yes
DECEMBER 2021			
Medwise Urgent Care	12939 E 116 St N	12/2/2021	Yes
Danq Bank	8571 N Owasso Exp #A-2	12/9/2021	Yes
Three Dog Bakery	12500 E 86 St N #106	12/10/2021	Yes
Dr. Whitney M. Ellsworth	108 W 1 Ave #C	12/22/2021	Yes
Ah-Sigh-E	9530 N 128 E Ave #102	12/28/2021	Yes
Advantage Diagnostic & MRI	7703 N Owasso Exp	12/28/2021	Yes
Humboldt Cannabis	422 E 22 St	12/30/2021	Yes
NOVEMBER 2021			
Behavioral Innovations	11412 N 134 E Ave #C2, #C3, & #C4	11/5/2021	Yes
Great Clips	11412 N 134 E Ave #C5	11/5/2021	Yes
Lush Nails	11560 N 135 E Ave #105	11/6/2021	Yes
Waterstone Private Wealth	9500 N 129 E Ave #106	11/10/2021	Yes
Aces Owasso	9500 N 129 E Ave #114	11/11/2021	Yes
Skinworks Tattoo Studio	8571 N Owasso Exp #B	11/17/2021	Yes
96st Nutrition & Energy	9540 N Garnett Rd #112	11/23/2021	Yes
OCTOBER 2021			
Dighton-Moore Funeral Services	116 N Main St	10/3/2021	Yes
NobiliTea (added drive-thru)	9031 N 121 E Ave #100	10/6/2021	Yes
Buff City Soap	9018 N 121 E Ave #100	10/6/2021	Yes
You Suck Vapes	8571 N Owasso Exp #A	10/7/2021	Yes
Enchanted Nail Bar	11412 N 134 E Ave Bld. B #6	10/11/2021	Yes
Just A Bite	103 W 3 St	10/12/2021	Yes
Trifecta Salon	202 S Cedar St #C	10/13/2021	Yes
Infinite Smiles Dentistry	11492 N 137 E Ave	10/19/2021	Yes
SEPTEMBER 2021			
Vera Jane Dispensary	11237 E 114 St N	9/14/2021	Yes
Seven6Main	201 S Main St #201, #202, #203, & #205	9/20/2021	Yes
Real Property Management Abound	9500 N 129 E Ave #230	9/23/2021	Yes
Read Smart	307 E 2 St #A	9/27/2021	Yes
Edward Jones	307 E 2 St #B	9/27/2021	Yes
Mathnasium	12414 E 86 St N	9/27/2021	Yes
AUGUST 2021			
Medwise Urgent Care	11760 E 86 St N	8/18/2021	Yes
Rejoice Christian Church~Field House	13407 E 106 St N	8/23/2021	Yes
Blush Salon	8787 N Owasso Exp #I	8/23/2021	Yes
Cookie 1013	10602 N 97 E Ave	8/24/2021	Yes
Chinowith & Cohen	13512 E 116 St N	8/30/2021	Yes
JULY 2021			
Jillian's Little Jungle	11111 E 116 St N	7/8/2021	Yes
Venus Venture Group	11215 N Garnett Rd Suite G	7/27/2021	Yes
Bluestem Mercantile	201 S Main St #150	7/30/2021	Yes

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
JUNE 2021			
Firsttitle & Abstract	12150 E 96 St N	6/7/2021	Yes
QuikTrip ~ Kitchen Area Remodel	11502 E 76 St N	6/21/2021	Yes
Vive on Main Apartments	101 W 2nd St #B, #C, #D, & #E	6/29/2021	Yes
MAY 2021			
Bill Knight Collision	8231 N Owasso Exp	5/25/2021	Yes
APRIL 2021			
Periwinkle Esthetics	7703 N Owasso Exp #3	4/8/2021	Yes
Slade Personal Training	7703 N Owasso Exp #7	4/8/2021	Yes
Tropical Smoothie	12906 E 96 St N	4/13/2021	Yes
Burn Boot Camp	11422 N 134 E Ave, Bld A #1	4/14/2021	Yes
Edward Jones	10310 N 138 E Ave #103	4/28/2021	Yes
Scoreboard Sports Center	704 North Main St	4/28/2021	Yes
MARCH 2021			
European Wax Center~Owasso	9455 N Owasso Exp #D	3/23/2021	Yes
Wilder Brothers	201 S Main St #160	3/30/2021	Yes

PERMITS APPLIED FOR IN FEBRUARY 2022

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
7920 N 147 E Ave	Executive Homes	PH/RS3	\$ 171,930	3,126	22-0201-X
13102 E 124 St N	Simmons Homes	MPII/RS3	\$ 111,760	2,032	22-0202-X
10304 N Garnett Rd	Miles Bartlett	GMC/C2	\$ 950,000	5,926	22-0203-C
108 W 1 Ave #A-2	Schaffitzel	OT/CH	\$ 80,000	7,159	22-0204-C
12015 E 96 St N	TBD	OMII/CS	\$ 625,000	4,664	22-0205-C
9519 N 143 E Ct	Denham Homes	NH/RS3	\$ 209,000	3,800	22-0206-X
13103 E 124 St N	Simmons Homes	MPII/RS3	\$ 118,635	2,157	22-0207-X
9540 N Garnett Rd #112	Highwayman Signs	CC/CS	\$ 6,250	44	22-0208-S
207 E 3 St #A, #B, #C, & #D	Tyner Homes	OT/RD	\$ 330,000	3,119	22-0209-X
14605 E 112 Pl N	Servpro South Tulsa Co.	LVV/RS3	\$ 175,000	2,108	22-0210-X
13107 E 124 St N	Simmons Homes	MPII/RS3	\$ 105,160	1,912	22-0211-X
9218 N 141 E Ave	Old School Const.	CP/RS3	\$ 160,050	2,910	22-0212-X
9224 N 141 E Ave	Old School Const.	CP/RS3	\$ 156,420	2,844	22-0213-X
9908 N 114 E Ct	Metro Portable Buildings	BRE/RS3	\$ 16,200	320	22-0214-X
11502 E 96 St N	TBD	SFV/CS	\$ 700,000	1,921	22-0215-C
8263 N Owasso Exp #F	Business Owner	3LIP/IL	\$ 10,000	1,000	22-0216-C
9405 N 104 E Ave	Gorilla Brothers	FIII@BR/RS3	\$ 23,050	400	22-0217-X
7716 N 150 E Ct	Executive Homes	PH/RS3	\$ 182,600	3,993	22-0218-X
7715 N 150 E Ct	Executive Homes	PH/RS3	\$ 199,980	3,636	22-0219-X
7712 N 150 E Ct	Executive Homes	PH/RS3	\$ 161,755	2,941	22-0220-X
7714 N 150 E Ct	Executive Homes	PH/RS3	\$ 192,225	3,495	22-0221-X
101 W 18 St N	Standard Builders	AH/RS3	\$ 6,574	460	22-0222-X
11298 N 135 E Ave	Tyler Detring	GCCCC/CS	\$ 400,000	9,170	22-0223-C
13314 E 116 St N	Branded Image Group	GCCC/CS	\$ 2,700	19	22-0224-S
14499 E 86 St N	A-Max Signs	SCC/CS	\$ 3,000	80	22-0225-S
11500 E 80 St N	Strickland Const. Co.	ECE1st/CS	\$ 718,188	14,850	22-0226-C
405 E 3 St	Homeowner	W/RS3	\$ 32,500	320	22-0227-X
14008 E 96 St N	CBCI-Wes Freeman	LC/AG	\$ 385,000	1,545	22-0228-C

11 Single Family	\$ 1,769,515	32,846 SqFt
1 Multi Family	\$ 330,000	3,119 SqFt
2 Residential Remodel	\$ 198,050	2,508 SqFt
3 Accessory	\$ 55,274	1,100 SqFt
3 New Commercial	\$ 1,650,000	7,847 SqFt
5 Commercial Remodel	\$ 2,218,188	38,388 SqFt
3 Signs	\$ 11,950	143 SqFt
28 Total Building Permits	\$ 6,232,977	85,951 SqFt

City of Owasso Public Work Department
STATUS REPORT
March 10, 2022

- **Garnett Road Widening (from E 96 St N to E 106 St N)**
 - On September 3, 2019, ODOT approved the construction contract with Becco Construction.
 - Roadway is fully open to the public.
 - The bollards with lights have been installed within the center medians.
 - **Tree and irrigation system will be installed by March 2022.**
- **Garnett Road Widening (E 106 St N to E 116 St N)**
 - Engineering design is 95% complete.
 - **With land acquisition near completion, utility relocation is expected to commence within the next 30-60 days; followed by construction.**
- **Central Park / Lakeridge Stormwater Improvements**
 - On April 20, 2021, City Council approved the stormwater improvement contract with Construction Enterprises, Inc.
 - **Contractor commenced in June 2021, with construction scheduled to be complete in April 2022.**
 - **Contractor has commenced with the installation of the block wall.**
- **Mingo and E 116 St N Intersection/E 116 St N from Mingo to Garnett Road Improvements**
 - Engineering design is 95% complete.
 - Right-of-way and easement acquisition completed in July 2020.
 - Utility relocation commenced in March 2021, with completion expected by September 2022; followed by roadway construction.
- **E 116 St N and Garnett Intersection/E 116 St N from Garnett to N 129 E Ave Improvements**
 - On November 16, 2021, City Council approved the intersection improvement contract with Crossland Heavy. **Construction commenced on February 21, 2022, with completion by August 2022.**
 - **Contractor is installing the water line from Garnett to Fire Station #4 as well as installing the temporary lanes which will allow removal of the old roadway section.**
 - **The utility relocation for E 116 St N from Garnett Rd to N 129 E Ave is expected to be complete by the end of March 2022.**
 - **Advertisement for bids will occur in March 2022, with bid opening in April 2022, followed by roadway construction in June 2022.**

- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
 - Engineering design is approximately 95% complete.
 - **Land acquisition commenced in February 2020, with completion expected to occur on March 1, 2022; followed by utility relocation.**

- **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 February 2023.
 - Aeration basin concrete work is 90% complete.
 - **Work on the new force main is underway as well as the digester footing and piers. In addition, progress continues on the headworks and aeration basin.**

- **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 completion by April 2022.
 - **Contractor has completed the bore under E 96 St N at N 145 E Ave and installation of the force main along 145 is in progress. The final concrete pour for the valve vault is also underway.**

- **E 106 St N and N 129 E Ave Intersection Improvements**
 - Engineering design is approximately 70% complete.
 - Right-of-way documents are complete.
 - City staff is currently awaiting on the Tulsa County Board of Directors to approve the right-of-way agreement. Once approved, land acquisition is expected to commence soon after.

- **Owasso Market Sanitary Sewer Improvements**
 - On February 16, 2021, OPWA awarded the construction contract to Jerry's Excavation, Inc.
 - Construction commenced in May 2021, with completion by March 2022.
 - **Contractor has completed the pipe installation south of E 96 St N. Flow has been diverted to the new line along Smith Farm as work continues heading east toward the end of the project at Tate Boys Tire.**

- **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 anticipated by April 2022; followed by construction.
 - NEPA paperwork has been submitted to the U.S. Army Corps of Engineers. Staff anticipates having the permit in hand by spring of 2022.

- **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**
 - **ODOT will advertise the project for bids in March 2022.**
 - **The asphalt, mill and overlay project has been scheduled to occur from May 2022 thru early August 2022.**
 - **Various street improvements in Original Town and Elm Creek subdivisions**
 - In February 2022, City Council awarded Becco Construction a contract to rehab various street segments.
 - **Construction is scheduled to commence in April 2022, with completion by November 2022.**

- **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 fall of 2022.**
 - **Second Phase – Various street improvements in Baptist Retirement Center, Elm Creek Estates, Three Lakes II and Coffee Creek subdivisions. Construction is scheduled to commence in July 2022.**

- **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 30% complete, with completion expected by September 2022; followed by land acquisition.

- **E 76 St N and US 169 Bridge Improvements**

- In February 2022, ODOT approved construction contract with Becco Construction.
- Construction is expected to commence no later than June 2022, with completion by November 2023.