

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

Owasso City Hall, Community Room

200 South Main Street, Owasso, OK

Thursday, June 8, 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

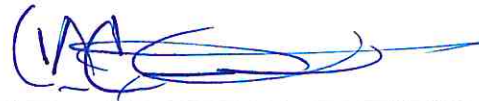
JUN 06 2023 JS

City Clerk's Office

AGENDA

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 May 11, 2023, 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 Report and Owasso Chamber of Commerce Initiatives and Opportunities**
Chelsea Feary, Trustee
6. **Report from City Manager**
Warren Lehr
Chelle Mount
 - A. Overview and discussion of the 55/100ths election and related issues
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 Tuesday, June 6, 2023.



Chris Garrett, Assistant City Manager

OWASSO ECONOMIC DEVELOPMENT AUTHORITY

MINUTES OF REGULAR MEETING THURSDAY, MAY 11, 2023

The Owasso Economic Development Authority met in regular session on Thursday, May 11, 2023, at City Hall in the Community Room, 200 South Main Street, Owasso, Oklahoma per the Notice of Public Meeting filed Friday, December 9, 2022, and the Agenda filed in the office of the City Clerk and posted at City Hall, 200 South Main Street at 5:00 pm on Tuesday, May 9, 2023.

1. Call to Order - Chair Bryan Spriggs called the meeting to order at 10:00 am.

Present: A quorum was declared present.	Absent
Chair – Bryan Spriggs	Trustee – Alvin Fruga
Vice Chair – Dee Sokolosky	Trustee – Skip Mefford
Secretary – Chelsea Feary	
Trustee – Dirk Thomas	
Trustee – David Charney	
Staff – City Manager Warren Lehr, Assistant City Manager Chris Garrett	

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 - April 13, 2023, Regular Meeting
- B. Accept monthly financial report

Mr. Sokolosky moved, seconded by Mr. Charney to approve the Consent Agenda, as presented.
YEA: Sokolosky, Spriggs, Thomas, Feary, Charney
NAY: None
Abstain: None
Motion carried: 5-0

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

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 Innaugural Redbud Days and its events, and Economic Development initiatives and prospects. Discussion was held.

6. Consideration and appropriate action relating to the FY 2023-24 Hotel Tax Fund 3% Expenditures

Carly Novozinsky presented the item. After discussion, Mr. Sokolosky moved, seconded by Dr. Thomas to recommend approval to City Council for FY 2023-24 Hotel Tax Fund.
YEA: Sokolosky, Spriggs, Thomas, Feary, Charney
NAY: None
Abstain: None
Motion carried: 5-0

7. Consideration and appropriate action relating to Resolution No. 2023-01 approving the OEDA FY 2023-24 Annual Operating Budget

Carly Novozinsky presented the item. After discussion, Mr. Sokolosky moved, seconded by Dr. Thomas to approve Resolution 2023-01.
YEA: Sokolosky, Spriggs, Thomas, Feary, Charney
NAY: None
Abstain: None
Motion carried: 5-0

8. Report from City Manager

Warren Lehr reported on the 55/100ths sales tax renewal and the upcoming election on August 8, 2023, and recognized Julie Lombardi for receiving the Margaret McMorrow-Love Velvet Hammer Award. Discussion was held.

9. Report from Owasso Economic Development Authority Trustees

Trustee Sokolosky asked about the new Assistant to the City Manager position. Discussion was held.

10. New Business - None

11. Adjournment

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

YEA: Sokolosky, Spriggs, Thomas, Feary, Charney

NAY: None

Motion carried: 5-0 and the meeting adjourned at 10:24 am.

Chris Garrett, Assistant City Manager

Owasso Economic Development Authority
Statement of Revenues, Expenses and Changes in Fund Net Assets
For the Month Ending May 31, 2023

	<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	13.82	103.60	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)	13.82	103.60	\$60.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	13.82	103.60	(4,940.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	13.82	103.60	(4,940.00)
Total net assets - beginning		9,499.00	9,499.00
Total net assets - ending		<u><u>\$9,602.60</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: June 1, 2023

NEW COMMERCIAL DEVELOPMENT





Site & Civil Plan Review

- **Lot 3, Block 9 Smith Farm Village**- SE corner of 96 St & Garnett Rd
 - Site Plan reviewed by Technical Advisory Committee on 3/15/23
 - Planning Commission approved a lot split to create two commercial lots on 3/13/23



Building Permit Review

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



Under Construction

- **Dutch Bros Coffee**- 86 St N, immediately west of new Encompass Rehab Hospital
- **Take 5 Oil Change**- 9349 N 129 E Ave
- **Texas Roadhouse**- 9311 N Owasso Expressway
- **The Learning Experience**- 11637 N 129th E Ave
- **Smith Farm Village Lot 5 (shell building)**- 11340 E 96 St
- **Salad and Go**- 11360 E 96 St N
- **5th Avenue Business Park**- 304 E 5th Ave
- **Dunkin Donuts**- 11420 E 96 St N
- **Evergreen Coffee Co.**- 11204 N Garnett Rd
- **Trinity Presbyterian Church** – NW corner of E 76 St N and N Memorial Dr
- **Hawaiian Bros.**-SE corner of 96 St and Garnett Rd
- **Focus Financial** – 8901 N 145 E Ave
- **Vines Office Park**- 11595 E 116 St
- **Helscel-Huneryager Industrial Park** – 7301 N 115 E Ave

REDBUD DISTRICT DEVELOPMENT

Now Open	Coming Soon
<ul style="list-style-type: none"> • Community Center Patio/Outdoor Classroom <ul style="list-style-type: none"> ○ Completed! 	<ul style="list-style-type: none"> • Owasso PD Shoot-House & Multi-purpose Buildings- 710 & 720 S Main St <ul style="list-style-type: none"> ○ Under construction
<ul style="list-style-type: none"> • Merlot (Tyner Townhome Development)- 108 N Atlanta <ul style="list-style-type: none"> ○ Completed! 	<ul style="list-style-type: none"> • Vintage at Redbud <ul style="list-style-type: none"> ○ OPUD 23-03, to allow for 7 townhomes on a single Downtown Mixed (DM)-zoned lot approved by City Council on 3/21/23
<ul style="list-style-type: none"> • Tyner Quadplex Development- 203 E 3rd St N <ul style="list-style-type: none"> ○ Completed! 	<ul style="list-style-type: none"> • Tyner Duplexes- NE corner of W 1st St & 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 ○ Under construction
<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"> • 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 ○ Under construction
<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"> • Tyner Lofts on 2nd- SE corner of W 2nd St & 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"> • Best Little Hair House- 108 W 1 Ave <ul style="list-style-type: none"> ○ 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"> • Freedom Light Therapy- 425 W 2 Ave <ul style="list-style-type: none"> ○ Opened in 03/2022 	<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"> • Just a Bite Bakery- 103 W 3 St <ul style="list-style-type: none"> ○ Opened in 10/2021 	<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"> • Edward Jones & Read Smart- old Kum & Go <ul style="list-style-type: none"> ○ Opened in 09/2021 	
<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"> • Mowery Development – SW Corner of N Main St & W 1 Ave • Dr. Whitney M. Ellsworth PT clinic opened in 12/2021 	

EXPANSION OF EXISTING COMMERCIAL

- **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
- **Attic Storage-** 7801 N Owasso Expressway
 - OBOA 23-02, a Special Exception to allow for an expansion of a non-conforming use (warehousing and storage in a CG district) approved by the Owasso Board of Adjustment on 2/28/23
- **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
- **First Christian Church Owasso (addition)-** 10100 N Garnett Rd
 - Site Plan approved
 - Under Construction

NEW RESIDENTIAL DEVELOPMENT

Annexation

- N/A

Rezoning

- Twill Johnson Ranch**- NW corner of E 101 St N & N 129 E Ave
 - City Council approved a Planned Unit Development (PUD) request to allow for apartments, on 2/21/23

Platting/ Lot Splits

- Villas at Cypress Crossing**- NE corner of E 99 St N & US-169 Service Rd
 - Final Plat to be reviewed by City Council on 4/18/23
 - Preliminary Plat approved 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
 - Final Plat approved by City Council on 3/21/23
 - 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
- Morrow Place Phase III**- South of E 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 to be reviewed by Planning Commission on 6/12/23
 - Prelim Plat previously approved by Planning Commission on 2/7/2022, but has since expired
- 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

- **Reunion at Owasso Phase III** – NW corner of E 98 St N and N 119 E Ave (behind Lowes)
 - 39 unit multi-family complex for seniors
 - Site Plan reviewed by the Technical Advisory Committee on 2/15/23
- **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

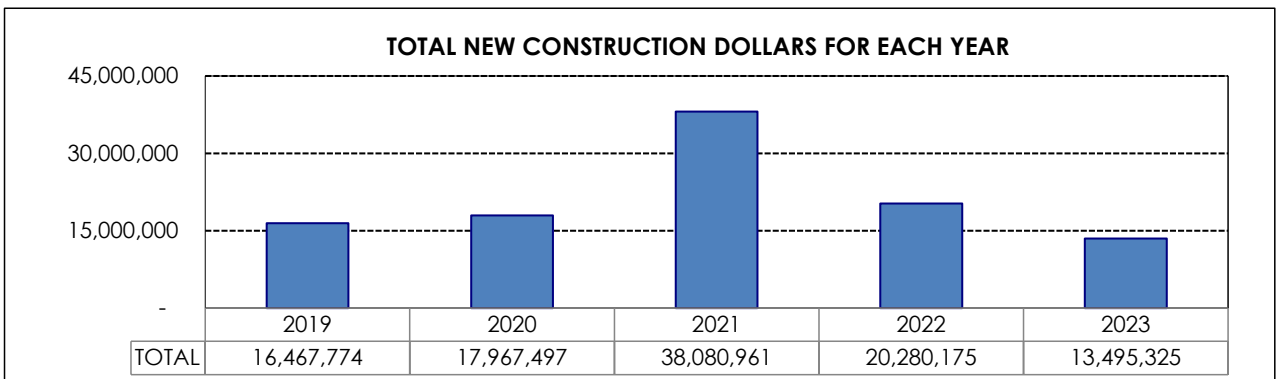
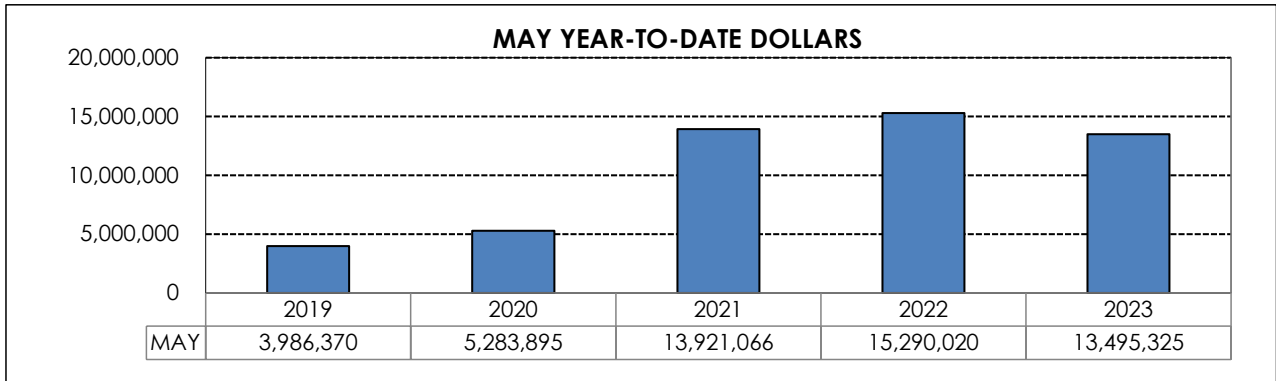
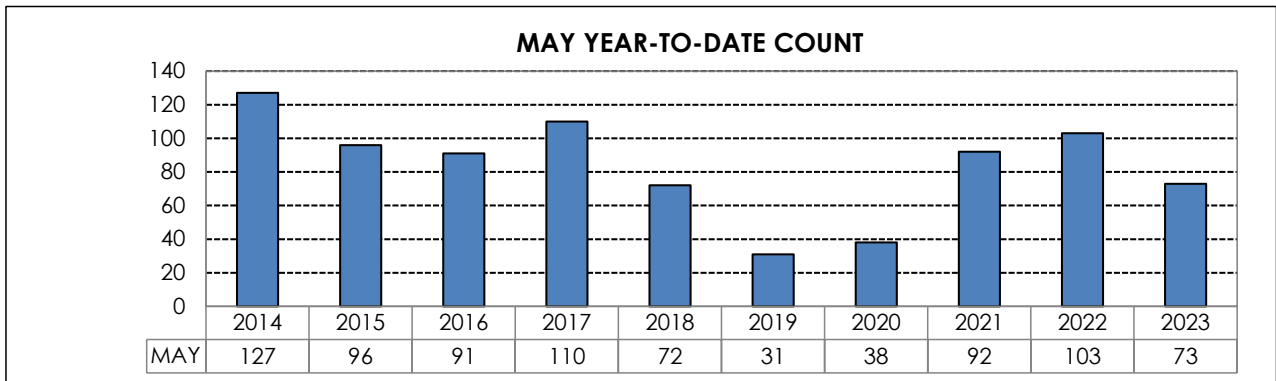
Under Construction

- **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
 - 82 of 120 single-family lots remaining
 - 262 unit multi-family apartment complex
- **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
 - 39 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
 - 67 of 100 single-family lots remaining
- **Morrow Place Phase II** – SE corner of E 126 St N and N 129 E Ave
 - 5 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 MAY 2023

Month	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1 January	22	12	15	9	8	9	9	7	35	8
2 February	21	19	26	15	8	8	4	8	11	4
3 March	31	23	18	55	19	4	12	9	8	29
4 April	36	27	23	20	17	6	8	49	25	13
5 May	17	15	9	11	20	4	5	19	24	19
6 June	12	11	31	5	7	5	22	24	7	
7 July	23	20	16	9	14	11	11	34	7	
8 August	19	33	15	12	6	6	35	17	1	
9 September	15	13	15	6	2	7	17	33	3	
10 October	19	23	12	7	3	21	7	24	2	
11 November	21	25	6	19	7	2	10	20	5	
12 December	34	7	3	9	6	3	7	14	3	
Totals	270	228	189	177	117	86	147	258	131	73
YTD	127	96	91	110	72	31	38	92	103	73



**CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
May 31, 2023**

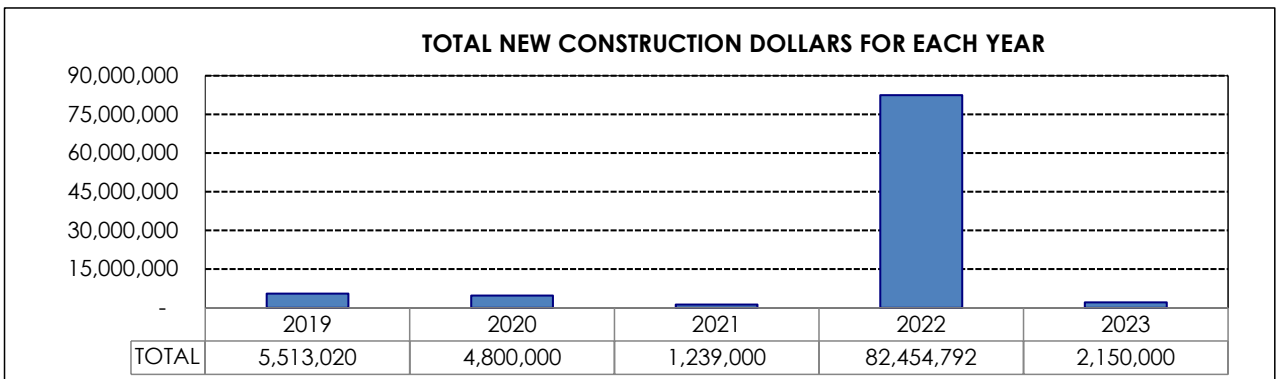
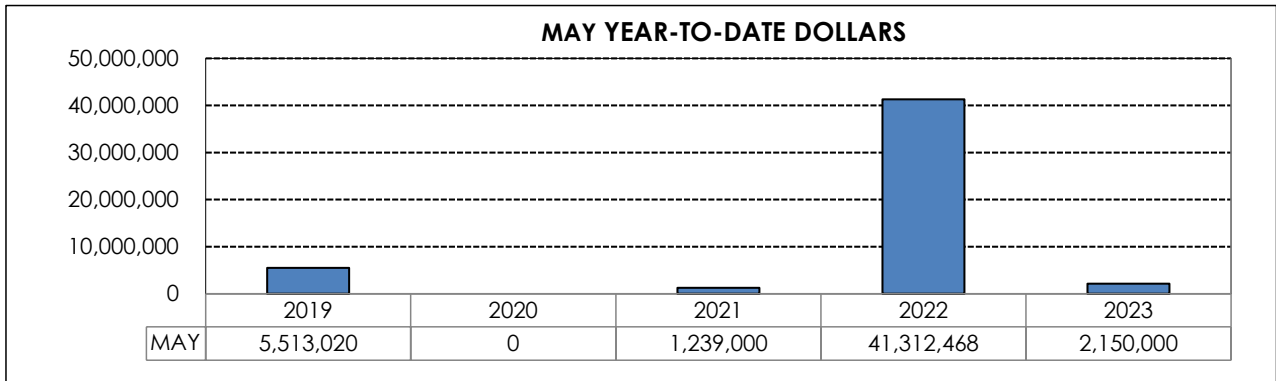
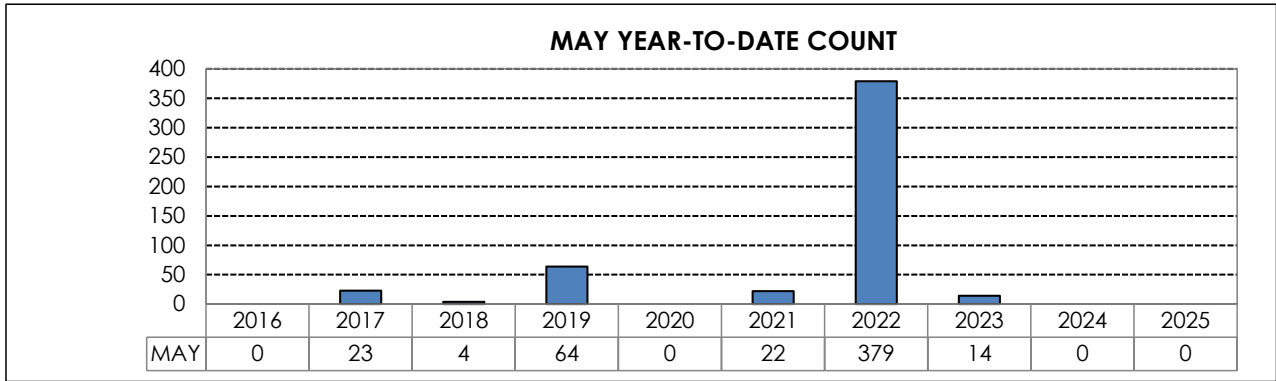
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Charleston Place (4/19)	17	15	2
Hawthorne at Stone Canyon (3/20)	56	15	41
Miscellaneous Lots	1	1	0
Morrow Place Phase II (2/21)	79	74	5
Nottingham Hill (6/09)	58	43	15
Parker Village (4/21)	120	38	82
Presley Hollow (3/21)	197	158	39
Stone Creek at Owasso (9/20)	100	33	67
TOTALS	628	377	251

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT MAY 2023

(Initial recording began May 2016)

Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107	0		
2 February		6	0	0	0	0	4	14		
3 March		*13	0	64	0	22	0	0		
4 April		0	4	0	0	0	6	0		
5 May	0	0	0	0	0	0	262	0		
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	14	0	0
YTD	0	23	4	64	0	22	379	14	0	0

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

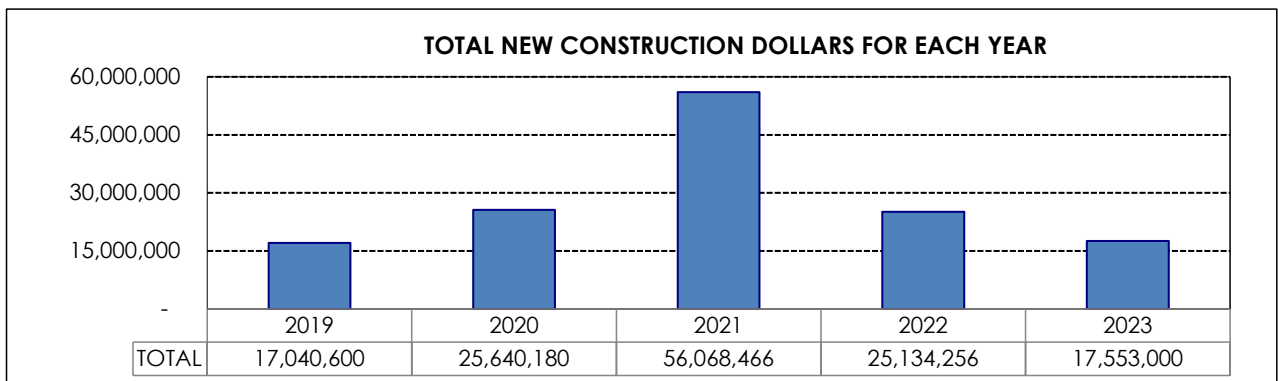
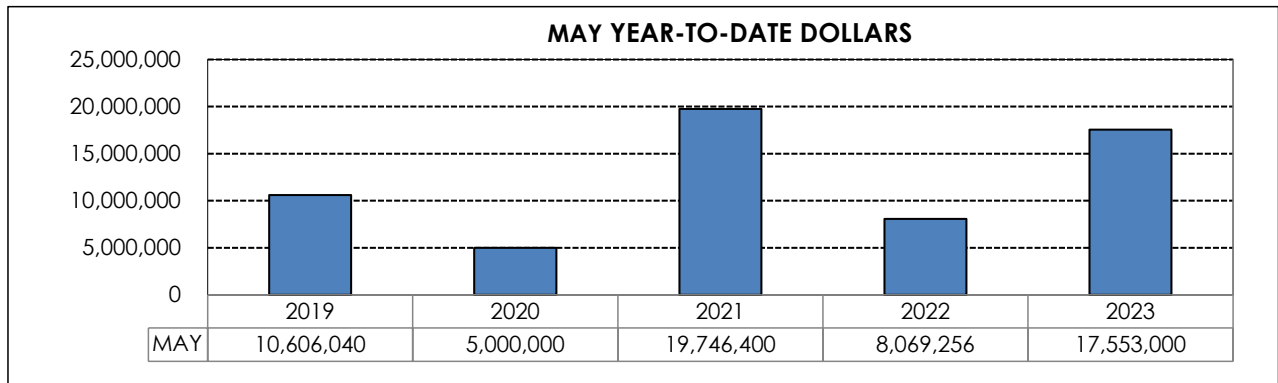
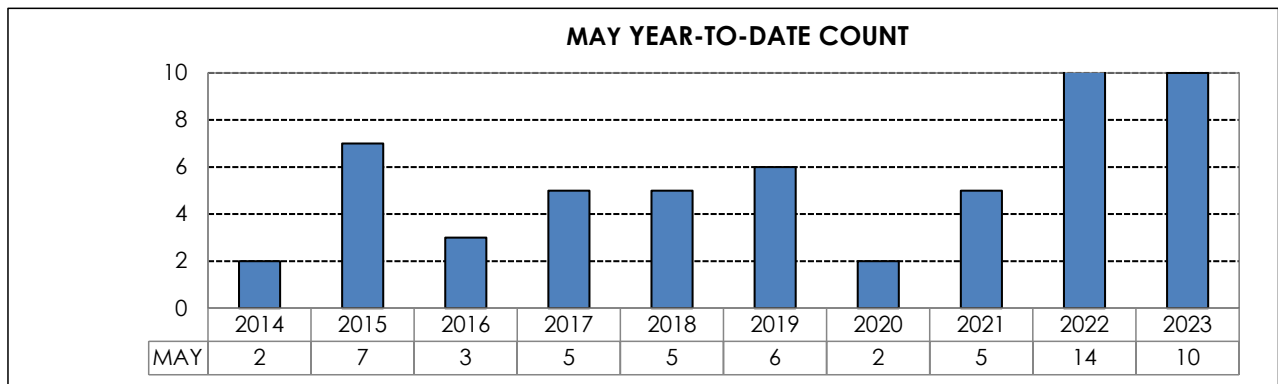


Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
MAY 2023			
Vision Source	10304 N Garnett Rd	5/1/2023	Yes
T Nugs World of Cannabis Dispensary	11230 N Garnett Rd #B	5/11/2023	Yes
APRIL 2023			
This & That Candles and More	403 E 2 Ave	4/5/2023	Yes
Flourish Clothing Co	108 W 1 Ave, Suite A-1	4/19/2023	Yes
Baptist Children's Home	12791 E 74 St N	4/25/2023	Yes
MARCH 2023			
First Church Owasso	10100 N Garnett Rd	3/3/2023	Yes
Caliber Collison	9155 N Owasso Exp	3/10/2023	Yes
Criterion ~ Complete Building	13315 E 112 St N	3/10/2023	Yes
Criterion ~ 3rd Floor Office Space	13315 E 112 St N #300	3/10/2023	Yes
Batteries Plus	12140 E 96 St N #104	3/16/2023	Yes
The Big Biscuit	8529 N 129 E Ave	3/29/2023	Yes
FEBRUARY 2023			
Thunder Puffs	7800 N Owasso Exp #B	2/6/2023	Yes
Evermore Exotics 28	7800 N Owasso Exp #A	2/6/2023	Yes
The Beauty Pharm Medspa & Wellness	13315 E 112 St N #204	2/9/2023	Yes
Crumb! Cookie	9002 N 121 E Ave #400	2/9/2023	Yes
Criterion ~ 2nd Floor Office Space	13315 E 112 St N #201	2/16/2023	Yes
Nothing Bundt Cakes	9045 N 121 E Ave #400	2/17/2023	Yes
918 Chiropractic Owasso	12150 E 96 St N #100	2/17/2023	Yes
Diversity Fade Barbershop	9220 N Garnett Rd #1040	2/21/2023	Yes
Drayer Physical Therapy Partners	9045 N 121 E Ave #700	2/22/2023	Yes
Ascension St. John ~ Rehab Hospital	13402 E 86 St N	2/27/2023	Yes
Mariner Finance	9021 N 121 E Ave #300B	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #AA	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #BB	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #W	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #Y	2/28/2023	Yes
JANUARY 2023			
Redline Nutrition	118 S Main St	1/10/2023	Yes
Rooster's Sports Bar & Grill	12551 E 86 St N	1/18/2023	Yes
Ascension St. John (2nd Floor)	12451 E 100 St N	1/18/2023	Yes
McDonald's (kitchen remodel)	11604 N 135 E Ave	1/24/2023	Yes
Verve Fitness	8528 N 129 E Ave	1/30/2023	Yes
Focus Financial	14501 E 89 St N	1/26/2023	Yes
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

COMMERCIAL NEW CONSTRUCTION MONTH END REPORT MAY 2023

Month	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1 January	1	1	2	2	0	0	1	1	0	1
2 February	0	2	1	0	0	3	0	0	3	2
3 March	1	2	0	2	3	2	1	1	8	1
4 April	0	2	0	0	0	0	0	3	2	3
5 May	0	0	0	1	2	1	0	0	1	3
6 June	2	3	2	0	1	1	2	2	3	
7 July	0	0	2	0	2	0	2	2	0	
8 August	0	0	2	2	1	2	0	2	2	
9 September	3	2	3	1	1	2	1	3	1	
10 October	0	1	2	0	0	0	1	0	1	
11 November	3	1	1	2	1	0	1	3	2	
12 December	2	0	0	0	0	0	0	1	0	
Totals	12	14	15	10	11	11	9	18	23	10
YTD	2	7	3	5	5	6	2	5	14	10



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
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 Bargan 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

PERMITS APPLIED FOR IN MAY 2023

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
11713 E 107 St N	Capital Homes	PV/RS3	\$ 164,325	2,191	23-0501-X
13206 E 123 Pl N	Simmons Homes	MPII/RS3	\$ 146,550	1,954	23-0502-X
12335 N 132 E Ave	Simmons Homes	MPII/RS3	\$ 166,125	2,215	23-0503-X
15712 E 75 St N	Shaw Homes	SC/RS3	\$ 189,525	2,527	23-0504-X
15926 E 75 St N	Shaw Homes	SC/RS3	\$ 165,975	2,213	23-0505-X
15910 E 74 St N	Shaw Homes	SC/RS3	\$ 197,700	2,636	23-0506-X
15809 E 75 St N	Shaw Homes	SC/RS3	\$ 190,275	2,537	23-0507-X
15901 E 75 St N	Shaw Homes	SC/RS3	\$ 207,150	2,762	23-0508-X
13202 E 86 St N	Tatco Construction	ROCO/CS	\$ 450,000	950	23-0509-C
9349 N 129 E Ave	Spinoff Construction	13000C/CS	\$ 850,000	1,382	23-0510-C
11340 E 96 St N	Pine Ridge Construction	SFV/CS	\$ 650,000	2,400	23-0511-C
12401 E 86 St N	Oklahoma Sign	OT/O	\$ 4,500	50	23-0512-S
7301 N Owasso Exp	Frederick Signs	HIP/IL	\$ 6,500	60	23-0513-S
12150 E 96 St N	A-Max Signs	PCBC/CS	\$ 4,500	19	23-0514-S
12150 E 96 St N #102	A-Max Signs	RCBC/CS	\$ 4,000	28	23-0515-S
9355 N Owasso Exp	Superior Sign	TPVI/CG	\$ 18,000	331	23-0516-S
12412 E 86 St N	Sign World of Tulsa	ECCC/CG	\$ 6,000	64	23-0517-S
10809 N 121 E Ave	Capital Homes	PV/RS3	\$ 178,950	2,386	23-0518-X
10610 N 117 E Pl	Capital Homes	PV/RS3	\$ 138,075	1,841	23-0519-X
10618 N 117 E Pl	Capital Homes	PV/RS3	\$ 138,075	1,841	23-0520-X
10626 N 117 E Pl	Capital Homes	PV/RS3	\$ 164,325	2,191	23-0521-X
10622 N 117 E Pl	Capital Homes	PV/RS3	\$ 179,025	2,387	23-0522-X
10614 N 117 E Pl	Capital Homes	PV/RS3	\$ 150,075	2,001	23-0523-X
12409 N 132 E Ave	Simmons Homes	MPII/RS3	\$ 146,550	1,954	23-0524-X
10606 N 117 E Pl	Capital Homes	PV/RS3	\$ 173,175	2,309	23-0525-X
10601 N 117 E Ct	Capital Homes	PV/RS3	\$ 138,075	1,841	23-0526-X
10602 N 117 E Pl	Capital Homes	PV/RS3	\$ 150,075	2,001	23-0527-X
8801 N 134 E Ct	New Age Homes	BE/RS3	\$ 213,075	2,841	23-0528-X
12401 E 86 St N	Miller-Tippens Const.	Unplatted	\$ 8,000	60	23-0529-S
8901 N Garnett Rd	Limestone Construction	Unplatted	\$ 1,000,000	10,851	23-0530-C
207 S Cedar St	Limestone Construction	Unplatted	\$ 1,000,000	8,785	23-0531-C

19 Single Family	\$ 3,197,100	42,628 SqFt
3 New Commercial	\$ 1,950,000	4,732 SqFt
2 Commercial Remodel	\$ 2,000,000	19,636 SqFt
7 Signs	\$ 51,500	612 SqFt
31 Total Building Permits	\$ 7,198,600	67,608 SqFt

City of Owasso Public Work Department
STATUS REPORT
June 8, 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 early June 2023.**
- **Mingo and E 116 St N Intersection/E 116 St N from Mingo to Garnett Road Improvements**
 - On February 21, 2023, City Council approved construction contract with Crossland Heavy Construction.
 - **Construction commenced on May 15, 2023, with completion expected by August 2024.**
 - **Contractor has commenced with installing waterline and storm drainage structures at the Mingo Intersection.**
- **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 scheduled by September 2023.**
 - **Work continues moving west to east with asphalt removal, subgrade preparation and new concrete lane installation.**
- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
 - Engineering design is approximately 95% complete.
 - **Utility Relocation is expected to be complete by January 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 final completion scheduled for August 2023.**
 - **The project is 90% complete.**
 - **Overall, the new aeration basin, blowers, lift station and headworks are in operation.**

- **Improvements continue with the installation of the new diffusers within the old aeration basin.**
- **E 106 St N and N 129 E Ave Intersection Improvements**
 - Engineering design is approximately 80% complete.
 - **Right-of-way negotiations continue with 4 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 95% complete.
 - **Easement acquisition was complete in May 2023.**
 - **Bid advertisement for construction is scheduled in July 2023, with bid opening in September 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 summer 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.
 - **Contractor is working on the final base, curb and gutter repairs in Three Lakes III.**
 - **Asphalt milling and overlay are complete in Baptist Retirement, N 138th East Ave, as well as several road segments in the Three Lakes III subdivision. Roadway improvements are expected to be complete within the next 30-days.**
- **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.
 - **Land acquisition is scheduled to commence in June 2023; followed by utility relocation.**
- **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 has completed the bridge deck on the west side of US 169 as well as new asphalt sections. On June 2, 2023, ODOT switched southbound traffic to the new section of the bridge.**

- **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.
 - **Engineering design is approximately 60% complete, with completion expected by 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.
 - **Engineering design is approximately 90% complete.**
 - **In July 2022, engineering design commenced, with construction anticipated to begin in November 2023.**

- **Public Works and Vehicle Maintenance Facility**
 - In October 2022, OPWA approved an architectural/engineering agreement with Beck Design.
 - **The schematic design is currently being reviewed by staff.**

- **Recycle Center Expansion**
 - In March 2023, OPWA approved construction contract with Daris Contractors, LLC of Catoosa, Oklahoma.
 - **Construction commenced in late April 2023, with completion expected by September 2023.**
 - **Subgrade preparation is underway as well as conduit placement for new lighting and cameras for safety and security of the facility.**