

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

Owasso City Hall, Community Room

200 South Main Street, Owasso, OK

Thursday, June 9, 2022 – 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 07 2022

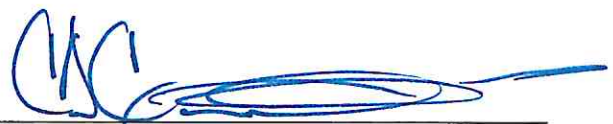
AS

AGENDA

City Clerk's Office

1. **Call to Order**
David Charney, Chair
2. **Consideration and appropriate action relating to a request for 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 May 12, 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. **Report from City Manager**
Warren Lehr
6. **Report from 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**

Notice of Public 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, June 7, 2022.



Chris Garrett, Assistant City Manager

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, May 12, 2022

The Owasso Economic Development Authority met in regular session on Thursday, May 12, 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, May 10, 2022.

1. Call to Order

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

Present:

Chair – David Charney

Vice Chair – Bryan Spriggs

Trustee – Dirk Thomas

Trustee – Dee Sokolosky

Trustee – Skip Mefford

A quorum was declared present.

Absent

Trustee – Chelsea Feary

Trustee – Alvin Fruga

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

A. Approve minutes – April 14, 2022

B. Accept monthly financial report

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

YEA: Sokolosky, Spriggs, Thomas, Mefford, 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 Assistance 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.

5. Consideration and appropriate action relating to the FY 2022-23 Hotel Tax Fund 3% Expenditures

Chris Garrett presented the Hotel Tax Fund Budget. Discussion was held.

Mr. Sokolosky moved to recommend City Council approval of the FY 2022-23 Hotel Tax Fund 3% Budget, seconded by Mr. Charney.

YEA: Sokolosky, Spriggs, Thomas, Mefford, Charney

NAY: None

Abstain: None

Motion carried: 5-0

6. Consideration and appropriate action relating to Resolution No. 2022-01 approving the OEDA FY 2022-23 Annual Operating Budget

Chris Garrett presented the OEDA Annual Operating Budget. Discussion was held.

Mr. Sokolosky moved to approve the Annual Operating Budget, seconded by Dr. Spriggs

YEA: Sokolosky, Spriggs, Mefford, Charney

NAY: Thomas

Abstain: None

Motion carried: 4-1

7. Report from City Manager

Warren Lehr reported the FY 2022-2023 Budget can be found on cityofowasso.com, Fraternal Order of Police negotiations are underway, and the 2022 Economic Summit will be held on May 19th. Discussion was held.

8. Report from Owasso Economic Development Authority Trustees

Dr. Thomas inquired about upcoming Trustee terms; Mr. Sokolosky reported on the 45th Anniversary of KXOJ with a concert on June 24, 2022, at Redbud Park, and asked about signage on 169 Highway. Discussion was held.

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

None

10. Adjournment

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

YEA: Sokolosky, Spriggs, Thomas, Mefford, Charney

NAY: None

Abstain: None

Motion carried: 5-0 and the meeting adjourned at 10:43 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, 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	3.62	32.61	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)	3.62	32.61	\$60.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	3.62	32.61	(4,940.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	3.62	32.61	(4,940.00)
Total net assets - beginning		9,441.00	9,441.00
Total net assets - ending		<u><u>\$9,473.61</u></u>	<u><u>\$4,501.00</u></u>

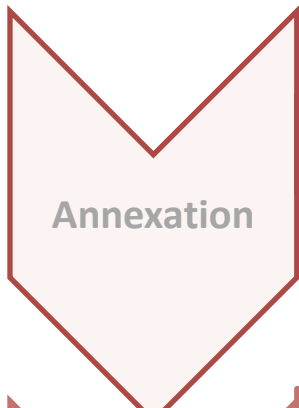


TO: The Honorable Chair and Trustees
Owasso Economic Development Authority

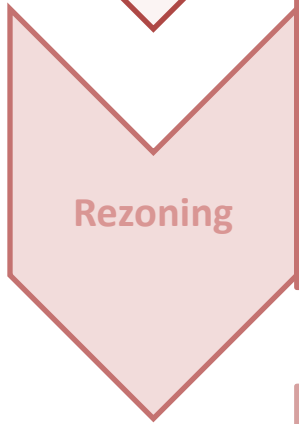
FROM: Community Development Department

SUBJECT: Development Report

DATE: June 1, 2022



- N/A



- **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 to be heard by Council on 7/19/22
- **ROC Owasso**- 86 St, west of new Encompass Rehab Facility
 - Rezoning request from Office to Commercial Shopping to be heard by Council on 7/19/22
- **M Coach 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 will be reviewed by Council on 6/21/22
- **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



- **5th Avenue Business Park**- 7102 N Owasso Expy
 - Planning Commission will review preliminary plat on 7/11/22
 - Technical Advisory Committee will review associated Site Plan on 6/15/22
- **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 will review preliminary plat on 7/11/22
- **ROC Owasso**- 86 St, west of new Encompass Rehab Facility
 - Lot split to be heard by Planning Commission on 7/11/22
- **Caffeine Corner Addition**- SE corner of 106 St N & US-169
 - Council will review plat on 6/21/22
 - Technical Advisory Committee will review associated Site Plan on 6/15/22
- **CVP Owasso DB** - East of NE corner of 116 St N and N 129 E Ave
 - Council will review plat on 6/21/22
- **Casa del Mar**- SE corner of 86 & Memorial
 - Plat approved by Council on 2/15/22
- **Trinity Church** – NW corner of E 76 St N and N Memorial Dr
 - Final plat approved by Council on 1/19/21
 - Plat filed week of 3/28/22
- **Bible Church of Owasso**-11121 N 129 E Ave
 - Final plat will be reviewed by Council soon

NEW COMMERCIAL DEVELOPMENT

Site & Civil Plan Review

- **Hawaiian Bros.**-SE corner of 96 St and Garnett Rd
 - Site Plan will be reviewed by the Technical Advisory Committee on 6/15/22
- **Scooter's Coffee**- 11940 E 86 St N
 - Site Plan reviewed by the Technical Advisory Committee on 4/20/22
- **Braum's** – Garrett Creek Center – 11432 E 135 E Ave

Building Permit Review

- **QuikTrip Carwash Addition**- 9600 N Garnett Rd
- **Caliber Collision** – 9155 N Owasso Expressway
- **Andy's Frozen Custard**- Smith Farm Village, 96 & Garnett
- **Jordy Jo Coffee**- SW corner of 86 & Main
- **Dental Depot**- Garnett Rd, north of Slim Chicken
- **Go North Business Park** – E 106 St N and N 135 E Ave
- **Wendy's** – 11298 N 135 E Ave

Under Construction

- **Chipotle**- 11320 E 96 St N, Smith Farm Village
- **Oshkosh B'gosh**- 9018 N 121 E Ave #700
- **Ollie's**- 11520 N Garnett Rd, old Las Americas building
- **Pizza Hut**- 11412 N 134 E Ave #B
- **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
- **Granny & Dot's Daycare**- SW corner of E 86 St N and N 145 E Ave
- **Helscel-Huneryager Industrial Park** – 7300 N 115 E Ave
- **Jiffy Lube (Formerly Grease Monkey Garage)**– 13311 E 116 St N
- **A New Leaf Community** – SE corner of E 86 St N and N Memorial Dr

EXPANSION OF EXISTING COMMERCIAL

- **Chick-Fil-A Expansion-** 12015 E 96 St
 - Site Plan reviewed by the Technical Advisory Committee on 2/16/22
 - Building permit under review
- **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
- **Owasso Cemetery-** 11811 E 76 St
 - Adding accessory structure
- **Rejoice Christian School-** 13413 E 106 St
 - Adding an additional ticket booth for their football field

REDBUD DISTRICT DEVELOPMENT

Now Open	Coming Soon
<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 Townhomes Phase II- 113 N Atlanta <ul style="list-style-type: none"> ○ Lot Split to be heard by Planning Commission on 7/11/22 ○ Will then proceed to Site Plan review
<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
<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"> • Tyner Townhome Development- 108 N Atlanta <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"> • Foster's (Expansion)- 105 E 2 St <ul style="list-style-type: none"> ○ Site Plan approved ○ Civil plans and building permit under review
<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"> • Tyner Quadplex Development- 203 E 3rd St N <ul style="list-style-type: none"> ○ Technical Advisory Committee reviewed Site Plan on 2/16/22 ○ 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"> • 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"> • 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"> • Community Center Patio/Outdoor Classroom <ul style="list-style-type: none"> ○ Bid awarded to Grassolutions LLC to construct addition at 3/15/22 Council meeting ○ Under Construction

NEW RESIDENTIAL DEVELOPMENT

Annexation

- N/A

Rezoning

- 501 N Carlsbad (existing multi-family)**
 - Rezoning request from Residential Single-Family to Residential Multi-Family to be heard by Council on 7/19/22
 - Seeking rezoning so the use on the property can match the zoning; this is an existing apartment complex that is changing owners

Platting/ Lot Splits

- Morrow Place Lot Split-** 13100 E 126th St N
 - Lot Split to be reviewed by Planning Commission on 6/20/22
 - Would split 3.99 acre into 2 new lots, to allow for one of the new lots to be platted as part of the Morrow Place Phase III subdivision
- Wolfe Property-** 13637 E 79 St N
 - Lot Split approved by Planning Commission on 5/9/22
 - Split 20 acre, Agriculture-zoned lot into 2 new lots for single-family homes
- Morrow Place Phase III-** South of 126 St N & west of 135 E Ave
 - 98 single-family lots
 - 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

- **Casa del Mar (apartment portion)**- SE corner of 86 & Memorial
 - 240 unit multi-family complex, to be built in phases
 - Site Plan reviewed by the Technical Advisory Committee on 5/18/22
- **Reunion at Owasso Phase II**- NW corner of E 98 St N & N 119 E Ave (behind Lowes)
 - 26 unit multi-family complex for seniors
 - Site Plan reviewed by the Technical Advisory Committee on 3/16/22

Building Permit Review

- N/A

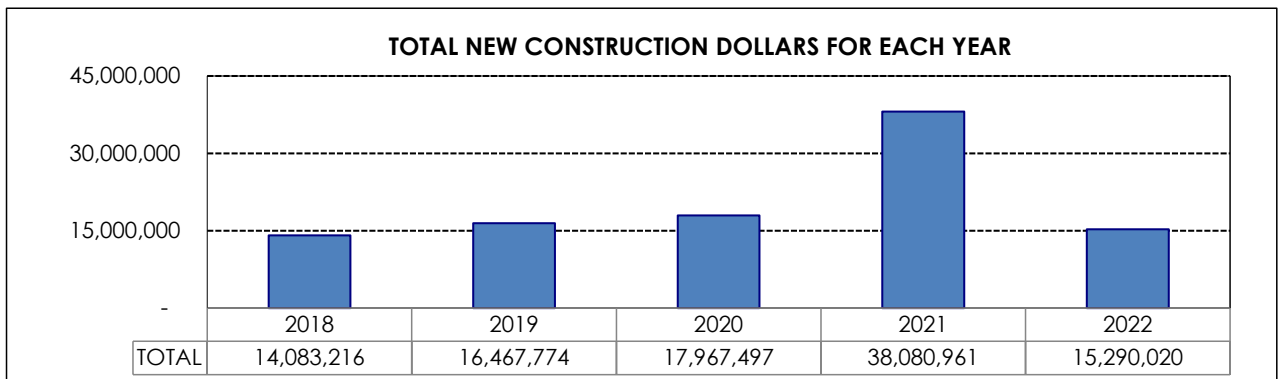
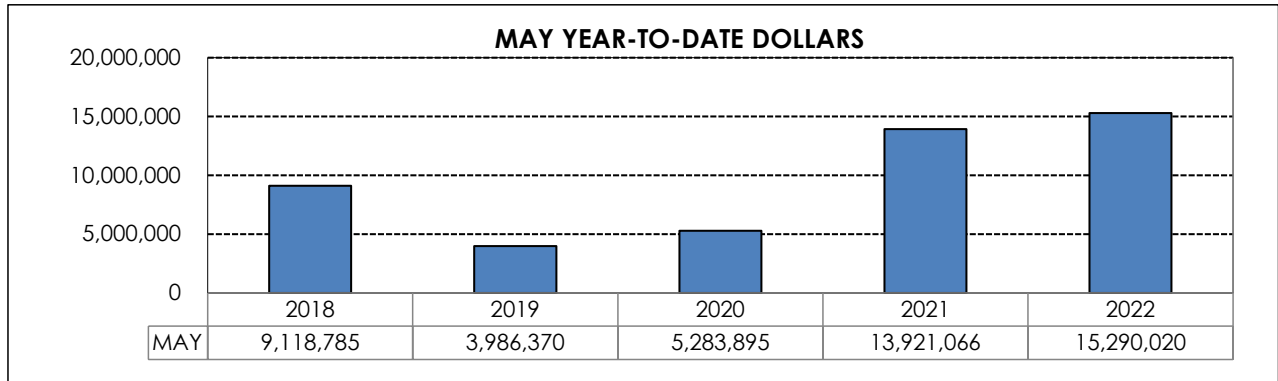
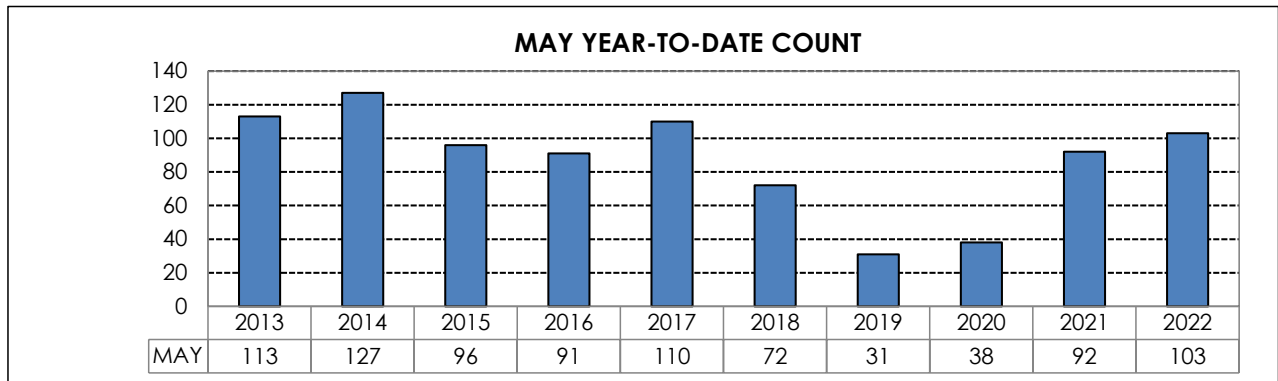
Under Construction

- **Parker (formerly "Emery") Village Apartments** – NE of the intersection of E 106 St N and N Garnett Rd
 - 262 unit multi-family apartment complex
 - Site Plan reviewed by Technical Advisory Committee on 9/16/2020
- **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
 - 43 of 56 single-family lots remaining
- **Presley Hollow** – North side of 76 St N and N 161 E Ave
 - 57 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
 - 88 of 100 single-family lots remaining
- **Morrow Place Phase II** – SE corner of E 126 St N and N 129 E Ave
 - 15 of 79 single-family lots remaining
- **Charleston Place**– south of the SW corner of E 96 St N and N 145 E Ave
 - 6 of 17 single-family lots remaining
- **Nottingham Hill**–SW corner of E 96 St N and N 145 E Ave
 - 16 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 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 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	103
YTD	113	127	96	91	110	72	31	38	92	103



CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
May 31st, 2022

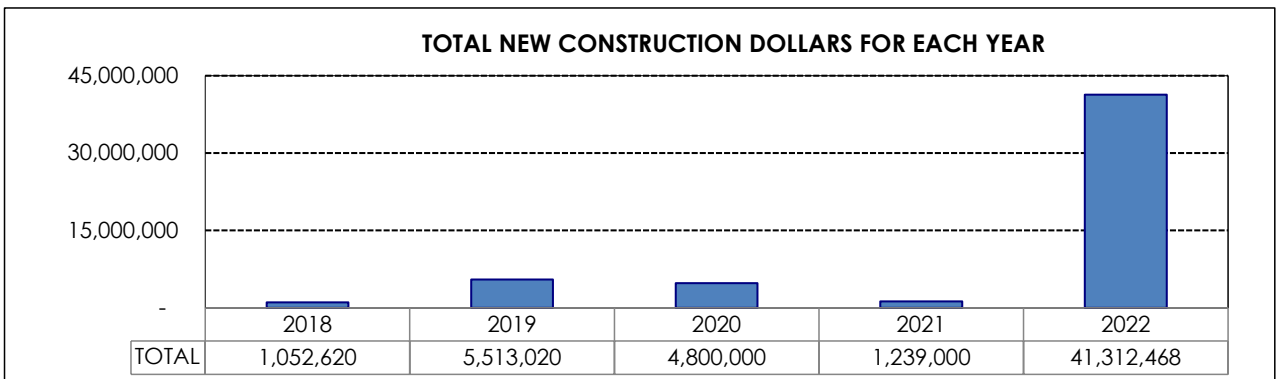
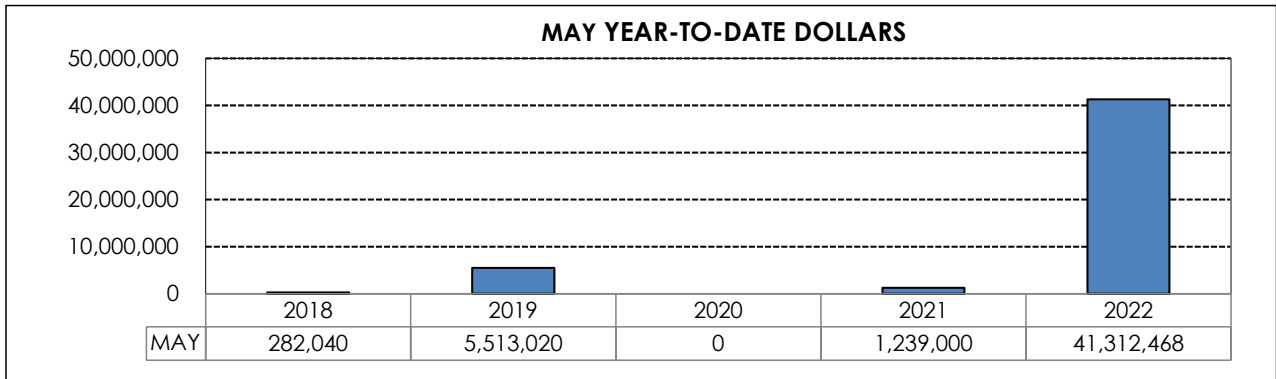
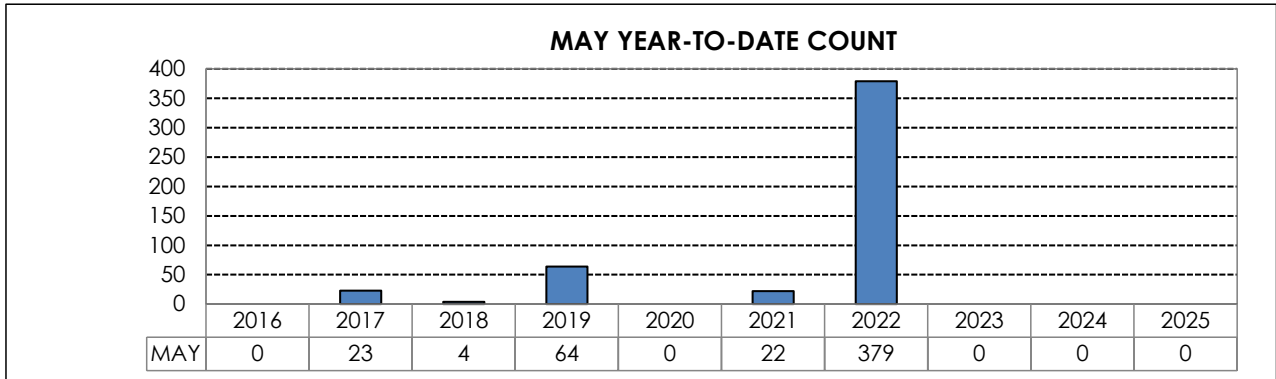
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Carrington Pointe II (11/16)	93	84	9
Charleston Place (4/19)	17	11	6
Estates at Morrow Place (9/17)	98	97	1
Hawthorne at Stone Canyon (3/20)	56	13	43
Misc/Unplatted	1	1	0
Morrow Place Phase II (2/21)	79	64	15
Nottingham Hill (6/09)	58	42	16
Presley Hollow (3/21)	197	140	57
Stone Creek at Owasso (9/20)	100	12	88
The Cottages at Mingo Crossing (3/19)	57	56	1
TOTALS	756	520	236

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT MAY 2022

(Initial recording began May 2016)

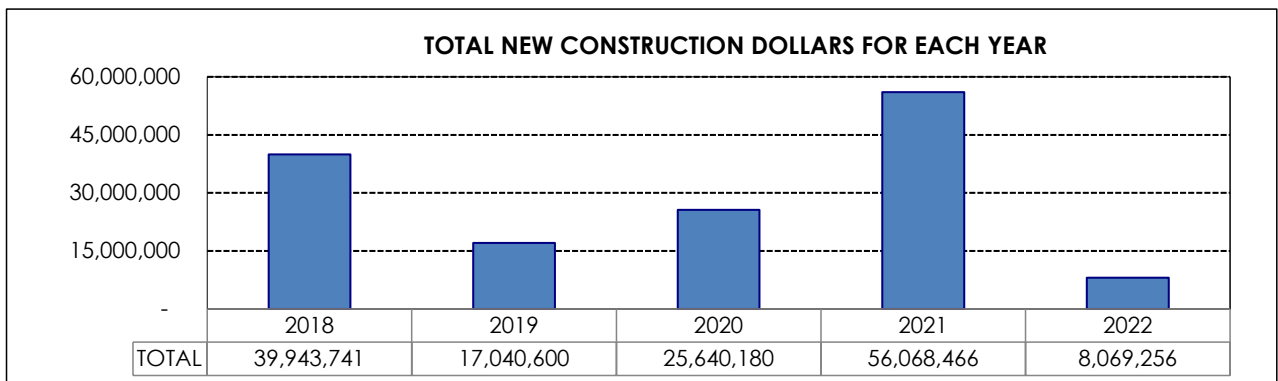
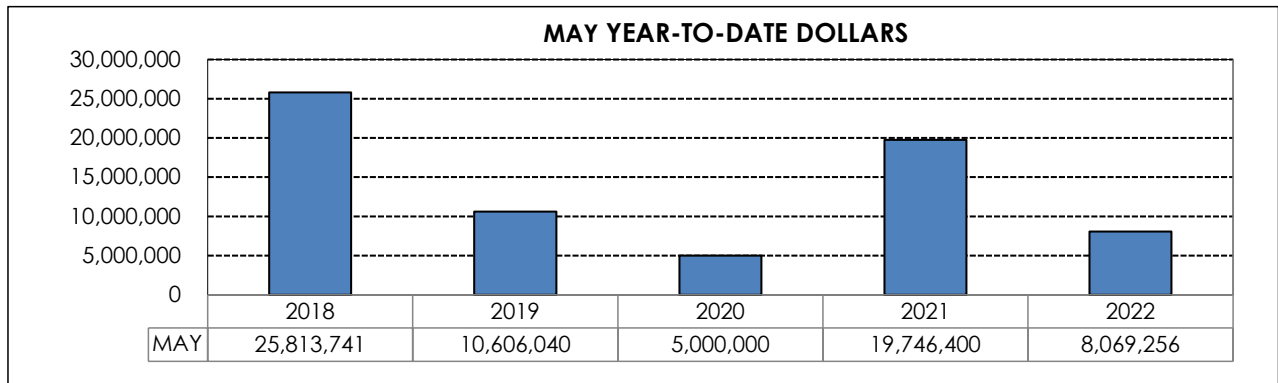
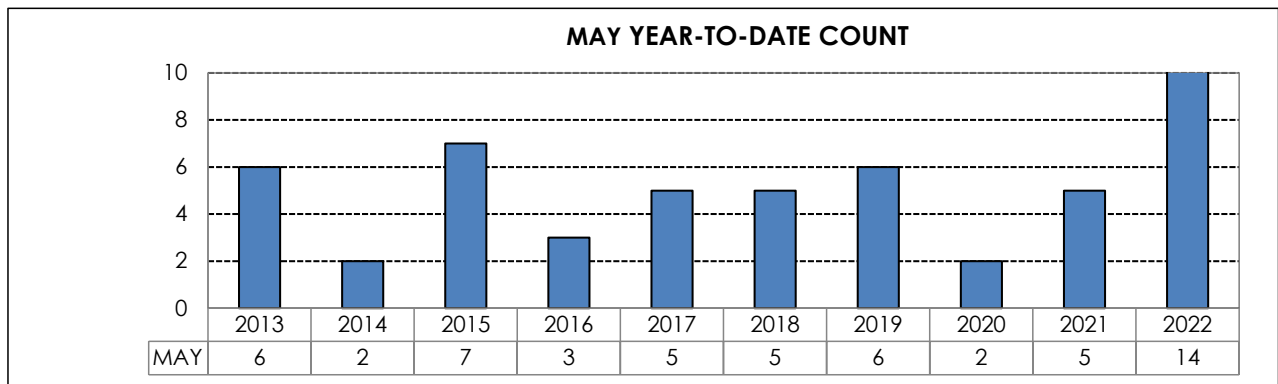
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107			
2 February		6	0	0	0	0	4			
3 March		*13	0	64	0	22	0			
4 April		0	4	0	0	0	6			
5 May	0	0	0	0	0	0	262			
6 June	0	0	0	0	0	0				
7 July	0	0	0	0	0	0				
8 August	0	0	0	0	0	0				
9 September	0	4	9	0	0	0				
10 October	0	0	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	379	0	0	0
YTD	0	23	4	64	0	22	379	0	0	0

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



COMMERCIAL NEW CONSTRUCTION MONTH END REPORT MAY 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	
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	14
YTD	6	2	7	3	5	5	6	2	5	14



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
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
Limestone Construction	200 E 5 Ave	12/8/2021	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

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
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
QuikTrip (remodel)	11590 N 137 E Ave	10/25/2021	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
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

PERMITS APPLIED FOR IN MAY 2022

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
19108 E Beecher Ct	Hensley Custom Homes	H@SC/RS3	\$ 219,910	3,962	22-0501-X
11520 N Garnett Rd	Southpaw Commercial	SC@20/CS	\$ 983,525	28,738	22-0502-C
9018 N 121 E Ave #700	Arlington Construction	SFMP/CS	\$ 263,867	5,086	22-0503-C
13301 E 96 St N	A-Max Signs	WF/CS	\$ 12,000	93	22-0504-S
12140 E 96 St N	A-Max Signs	RCBC/CS	\$ 2,500	8	22-0505-S
11502 E 96 St N	A-Max Signs	SFV/CS	\$ 15,000	141	22-0506-S
8571 N Owasso Exp #A	Global Sign Solutions	3L/CS	\$ 3,000	38	22-0507-S
10011 E 96 St N	Custom Pools	F@BR/RS3	\$ 60,000	510	22-0508-P
11806 N 130 E Ave	Simmons Homes	E@MP/RS3	\$ 153,285	2,787	22-0509-X
12505 N 132 E Ave	Simmons Homes	MPII/RS3	\$ 123,695	2,249	22-0510-X
11804 N 130 E Ave	Simmons Homes	E@MP/RS3	\$ 136,675	2,485	22-0511-X
13004 E 118 Ct N	Simmons Homes	E@MP/RS3	\$ 133,815	2,433	22-0512-X
12620 E 86 St N	Lektron Branding	ECC/CG	\$ 2,000	23	22-0513-S
9018 N 121 E Ave #700	Midwest Sign Works	SFMP/CS	\$ 6,800	100	22-0514-S
8907 N 104 E Ave	Service Masters	F@BR/RS3	\$ 2,130	3,596	22-0515-X
11320 E 96 St N	Pinnacle Construction	SFV/CS	\$ 700,000	2,325	22-0516-C
11405 N 132 E Ave	Four Seasons Sunrooms	GCE/RS3	\$ 45,568	387	22-0517-X
10703 N Garnett Rd	Brownstone Const.	PV/RM	\$ 28,000,000	216,692	22-0518-X
7718 N 147 E Ave	Executive Homes	PH/RS3	\$ 171,765	3,123	22-0519-X
14805 E 79 St N	Executive Homes	PH/RS3	\$ 219,615	3,993	22-0520-X
14808 E 77 Pl N	Executive Homes	PH/RS3	\$ 267,080	4,856	22-0521-X
7915 N 146 E Ave	Executive Homes	PH/RS3	\$ 139,920	2,544	22-0522-X
14902 E 77 St N	Executive Homes	PH/RS3	\$ 146,190	2,658	22-0523-X
7913 N 146 E Ave	Executive Homes	PH/RS3	\$ 145,860	2,652	22-0524-X
7911 N 146 E Ave	Executive Homes	PH/RS3	\$ 135,795	2,469	22-0525-X
14510 E 80 Ct N	Executive Homes	PH/RS3	\$ 136,180	2,476	22-0526-X
14509 E 80 St N	Executive Homes	PH/RS3	\$ 128,975	2,345	22-0527-X
14801 E 79 St N	Executive Homes	PH/RS3	\$ 187,275	3,405	22-0528-X
14803 E 79 St N	Executive Homes	PH/RS3	\$ 207,295	3,769	22-0529-X
14807 E 79 St N	Executive Homes	PH/RS3	\$ 205,645	3,739	22-0530-X
14709 E 79 St N	Executive Homes	PH/RS3	\$ 216,865	3,943	22-0531-X
15709 E 75 Pl N	Shaw Homes	SC/RS3	\$ 140,470	2,554	22-0532-X
15705 E 75 Pl N	Shaw Homes	SC/RS3	\$ 151,910	2,762	22-0533-X
15704 E 75 Pl N	Shaw Homes	SC/RS3	\$ 131,560	2,392	22-0534-X
14412 E 95 Pl N	Magic Homes	NH/RS3	\$ 222,200	4,040	22-0535-X
14416 E 95 Pl N	Magic Homes	NH/RS3	\$ 222,200	4,040	22-0536-X
9804 N 97 E Ave	Unique Homes	Unplatted	\$ 232,430	4,226	22-0537-X

PERMITS APPLIED FOR IN MAY 2022

24 Single Family	\$ 4,176,610	75,902 SqFt
1 Multi Family	\$ 28,000,000	216,692 SqFt
2 Residential Remodel	\$ 47,698	3,983 SqFt
1 New Commercial	\$ 700,000	2,325 SqFt
2 Commercial Remodel	\$ 1,247,392	33,824 SqFt
6 Signs	\$ 41,300	403 SqFt
1 Pool	\$ 60,000	510 SqFt
37 Total Building Permits	\$ 34,273,000	333,639 SqFt

City of Owasso Public Work Department
STATUS REPORT
June 9, 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.
 - **Trees and irrigation system are scheduled to be installed in June 2022.**
- **Garnett Road Widening (E 106 St N to E 116 St N)**
 - Engineering design is 95% complete.
 - Land acquisition is complete.
 - **Utility relocation is expected to commence 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 June 2022.
 - **Contractor continues 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.
 - **Mingo Rd and E 116 St N Intersection – ONG is expected to commence with utility relocation in July 2022, with completion by February 2023; followed by roadway construction.**
 - **E 116 St N Improvements from Mingo Rd to Garnett Rd – ONG is scheduled to commence with utility relocation in March 2023, with completion by October 2023; 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.
 - Construction commenced on February 21, 2022, with completion of the intersection improvements by August 2022.
 - **Water line installation is near completion. In addition, subgrade and road work continue along with concrete placement.**
 - On April 19, 2022, City Council approved the roadway improvement contract from Garnett Rd to N 129 E Ave with Crossland Heavy Construction.
 - **Water line relocation will commence in June 2022; followed by the roadway improvements in July 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 is complete.
 - **Utility relocation is scheduled to commence in August 2022, with completion by December 2023; followed by roadway construction.**
 - **Temporary roadway improvements will commence in approximately 30-45 days, with permanent improvements scheduled to commence in 2024.**

- **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 March 2023.
 - **Contractor continues to make progress on the blower building, digester and headworks.**

- **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 June 2022.
 - **Contractor has set the generator, as well as poured the footing for the antenna. Additionally, offsite work continues with the force main installation.**

- **E 106 St N and N 129 E Ave Intersection Improvements**
 - Engineering design is approximately 70% complete.
 - **Right-of-way acquisition commenced in May 2022, with completion expected by December 2022; followed by utility relocation.**

- **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 August 2022; 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 currently under construction with completion expected in early June 2022.**
 - **Various street improvements in Original Town, E 106 St N and Elm Creek subdivisions**

- In February 2022, City Council awarded Becco Construction a contract to rehab various street segments.
 - **E 106 St N roadway improvements from N 145 E Ave to N 161 E Ave commenced in May 2022, with completion scheduled to occur in August 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 late 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 a construction contract with Becco Construction.
 - **Construction is scheduled to commence on June 6, 2022, with completion by November 2023.**