

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

Owasso City Hall, Community Room

200 South Main Street, Owasso, OK

Thursday, August 11, 2022 – 10:00 AM

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

AGENDA

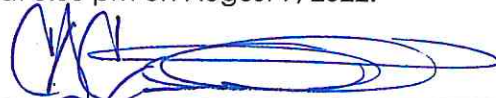
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AUG 09 2022

City Clerk's Office

1. **Call to Order**
Bryan Spriggs, 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 July 14, 2022 Regular Meeting (Attachment)
 - B. Accept monthly financial report (Attachment)
3. **Consideration and appropriate action relating to items removed from the Consent Agenda**
4. **Report from Assistant City Manager (Attachment)**
Chris Garrett
 - A. Community Development Report
 - B. Public Works Project Status Report
 - C. Sales Tax Report and Revenue Outlook
5. **Economic Development Report and Owasso Chamber of Commerce Initiatives and Opportunities**
Chelsea Feary, Trustee
6. **Report from City Manager**
Warren Lehr
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 10, 2021, and the Agenda posted at City Hall, 200 South Main Street, at 5:00 pm on August 9, 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, July 14, 2022

The Owasso Economic Development Authority met in regular session on Thursday, July 14, 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, July 12, 2022.

1. Call to Order

Vice Chair Bryan Spriggs called the meeting to order at 10:00 am.

Present:

Vice Chair – Bryan Spriggs

Secretary – Chelsea Feary

Trustee – Dirk Thomas

Trustee – Dee Sokolosky

Trustee – Skip Mefford

A quorum was declared present.

Absent

Chair – David Charney

Trustee – Alvin Fruga

2. Election of Chair

Mr. Sokolosky moved to appoint Dr. Spriggs as Chair, seconded by Dr. Thomas

YEA: Sokolosky, Spriggs, Thomas, Feary, Mefford

NAY: None

Motion carried: 5-0

3. Election of Vice Chair

Dr. Spriggs moved to appoint Mr. Sokolosky as Vice Chair, seconded by Dr. Thomas

YEA: Sokolosky, Spriggs, Thomas, Feary, Mefford

NAY: None

Motion carried: 5-0

4. Election of Secretary

Dr. Spriggs moved to appoint Ms. Feary as Secretary, seconded by Dr. Thomas

YEA: Sokolosky, Spriggs, Thomas, Feary, Mefford

NAY: None

Motion carried: 5-0

5. 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 – June 9, 2022

B. Accept monthly financial report

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

YEA: Sokolosky, Spriggs, Thomas, Feary, Mefford

NAY: None

Motion carried: 5-0

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

None

7. Report from Assistant City Manager

- A.** Community Development Report
- B.** Public Works Project Status Report
- C.** Sales Tax Report and Revenue Outlook

Chris Garrett introduced Brian Dempster to present item A, Roger Stevens to present item B, and Linda Holt to present item C. Discussion was held.

8. Economic Development Strategic Plan Quarterly Report and Owasso Chamber of Commerce Initiatives and Opportunities

Chamber President Chelsea Feary presented the item and discussion was held.

9. Discussion of Potential Investments/Property Purchases with Hotel Tax Funds

Trustee Sokolosky commented on the future expansion and development of the Owasso Library; and presented potential investment and destination creation opportunities near the Owasso Redbud Festival Park. Discussion was held. Trustee Sokolosky recognized city staff for supporting past and upcoming concert events at Redbud Festival Park.

10. Report from City Manager

None

11. Report from Trustees

Trustee Spriggs recognized Public Works staff for going above and beyond last Saturday to assist an out-of-town citizen. Discussion was held.

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

None

13. Adjournment

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

YEA: Sokolosky, Spriggs, Thomas, Feary, Mefford

NAY: None

Motion carried: 5-0 and the meeting adjourned at 11:12 am.

Chris Garrett, Assistant City Manager

Owasso Economic Development Authority
Statement of Revenues, Expenses and Changes in Fund Net Assets
For the Month Ending July 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	5.12	5.12	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)	5.12	5.12	\$60.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	5.12	5.12	(4,940.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	5.12	5.12	(4,940.00)
Total net assets - beginning		9,499.00	9,499.00
Total net assets - ending		<u><u>\$9,504.12</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: August 1, 2022

NEW COMMERCIAL DEVELOPMENT



Site & Civil Plan Review

- **Dunkin Donuts**- SE corner of 96 St and Garnett Rd
 - Site Plan to be reviewed by the Technical Advisory Committee on 8/17/22
- **Dutch Bros. Owasso (CVP Owasso-DB)**- East of NE corner of 116 St N & N 129 E Ave
 - Final Plat approved by City Council on 6/21/22
 - Site Plan reviewed by the Technical Advisory Committee on 7/20/22, has been approved
- **Roots Coffee Co. (Caffiene Corner)**- SE corner of 106 St b & US-169
 - Final Plat approved by City Council on 6/21/22
 - Site Plan reviewed by the Technical Advisory Committee on 6/15/22, has been approved
- **Hawaiian Bros.**-SE corner of 96 St and Garnett Rd
 - Site Plan reviewed by the Technical Advisory Committee on 6/15/22, has been approved
- **Scooter's Coffee**- 11940 E 86 St N

Building Permit Review

- **Rooster's Bar & Grill**- 12551 E 86 St N (Previously Plaza del Toro)
- **Trinity Presbyterian 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
- **Dental Depot (on hold)**- Garnett Rd, north of Slim Chicken
- **Go North Business Park (on hold)** – E 106 St N and N 135 E Ave

Under Construction

- **Andy's Frozen Custard**- Smith Farm Village, 96 & Garnett
- **Jordy Jo Coffee**- SW corner of 86 & Main
- **Wendy's** – 11298 N 135 E Ave
- **QuikTrip Carwash Addition**- 9600 N Garnett Rd
- **Caliber Collision** – 9155 N Owasso Expressway
- **Chipotle**- 11320 E 96 St N, Smith Farm Village
- **Ollie's**- 11520 N Garnett Rd, old Las Americas building
- **Focus Financial** – 8901 N 145 E Ave
- **Vines Office Park**- 11595 E 116 St
- **Airtopia Adventure Park**- 12932 E 86 St N
- **Ascension St. John Rehabilitation Hospital** – E 86 St N and N 136 E Ave
- **Dr. Curtis Dental** – 9050 N Garnett Rd
- **Warren Clinic** – 13691 E 116th St N
- **Criterion Project**, mixed-use development – 11298 N 135 E Ave
- **Helscel-Huneryager Industrial Park** – 7300 N 115 E Ave
- **A New Leaf Community** – SE corner of E 86 St N and N Memorial Dr

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"> • OZ 22-07, Tyner Homes- 414 S Birch <ul style="list-style-type: none"> ○ Rezoning request from Residential Single-Family (RS-3) to Residential Multifamily (RM) to be heard by Council on 8/16/22 ○ Will then proceed to Site Plan review for a quadplex development
<ul style="list-style-type: none"> • Best Little Hair House- 108 W 1 Ave <ul style="list-style-type: none"> ○ Opened in 03/2022 	<ul style="list-style-type: none"> • Tyner Lofts on 2nd- 113 N Atlanta <ul style="list-style-type: none"> ○ Lot Split requesting the lot be split in half approved by Planning Commission on 7/11/22 ○ Site Plan reviewed by the Technical Advisory Committee on 7/20/22
<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"> • 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"> • Just a Bite Bakery- 103 W 3 St <ul style="list-style-type: none"> ○ Opened in 10/2021 	<ul style="list-style-type: none"> • Tyner Townhome Development- 108 N Atlanta <ul style="list-style-type: none"> ○ Site Plan approved ○ Under construction
<ul style="list-style-type: none"> • Edward Jones & Read Smart- old Kum & Go <ul style="list-style-type: none"> ○ Opened in 09/2021 	<ul style="list-style-type: none"> • Foster's (Expansion)- 105 E 2 St <ul style="list-style-type: none"> ○ Site Plan approved ○ Building permit has been released
<ul style="list-style-type: none"> • 123 E Broadway – Future site for Redbud District Parking <ul style="list-style-type: none"> ○ Land donated from Anchor Stone Company of approximately 6,367 sf for the purpose of future parking 	<ul style="list-style-type: none"> • Tyner Quadplex Development- 203 E 3rd St N <ul style="list-style-type: none"> ○ Site Plan approved ○ Under construction
<ul style="list-style-type: none"> • Mowery Development – SW Corner of N Main St & W 1 Ave <ul style="list-style-type: none"> ○ Dr. Whitney M. Ellsworth PT clinic opened in 12/2021 	<ul style="list-style-type: none"> • Potential Library Expansion <ul style="list-style-type: none"> ○ TCCL held a townhall meeting on potential expansion in 01/2022
	<ul style="list-style-type: none"> • Community Center Patio/Outdoor Classroom <ul style="list-style-type: none"> ○ Completed!

EXPANSION OF EXISTING COMMERCIAL

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

NEW RESIDENTIAL DEVELOPMENT

Annexation

- N/A

Rezoning

- 501 N Carlsbad (existing multi-family)**
 - Rezoning request from Residential Single-Family to Residential Multi-Family approved 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 Phase III-** South of 126 St N & west of 135 E Ave
 - 98 single-family lots
 - Lot Split approved by Planning Commission on 6/20/22
 - Preliminary Plat approved by Planning Commission on 4/11/22
- Hawthorne at Stone Canyon, Phase II-** SW of the intersection of E 76 St N and N 193 E Ave
 - 78 single-family lots
 - Preliminary Plat approved by Planning Commission on 2/7/2022
- Smith Farm Village** - SE corner of E 96 St N and N Garnett Rd
 - 62 single-family lots, to serve as dedicated rental community
 - Preliminary Plat (for residential portion) approved by Planning Commission in 10/2021
- Hawk's Landing** – South side of E 76 St N and N 154 E Ave
 - 70 single-family lots
 - Final plat approved by City Council on 9/15/2020
- Keys Landing II** – West of N 129 E Ave and south of E 76 St N
 - 97 single-family lots
 - Final plat approved by Council on 12/21/21

Site & Civil Plan Review

- **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

- **Casa del Mar (apartment portion)**-SE corner of 86 & Memorial
 - Site Plan reviewed by the Technical Advisory Committee on 5/18/22
 - 240 unit multi-family complex, to be built in phases
 - Change of Access for one of the access points to be heard by Planning Commission on 8/8/22

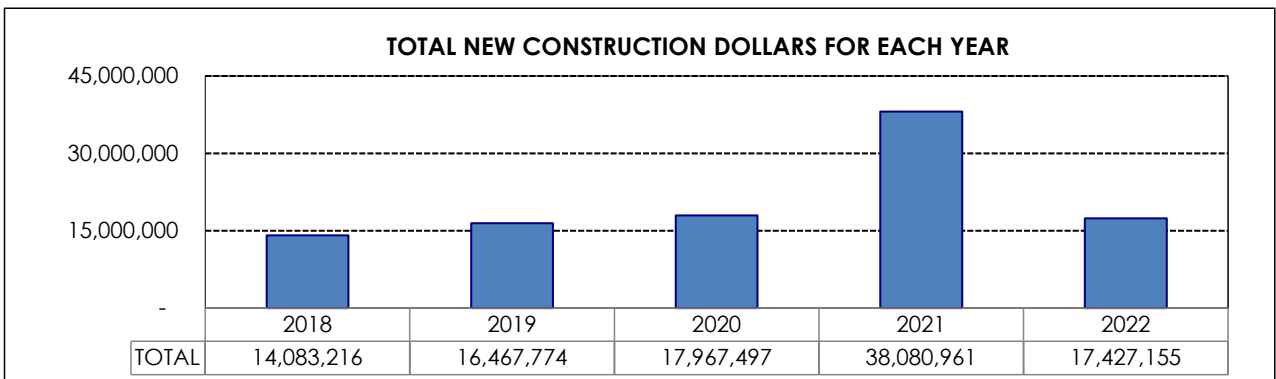
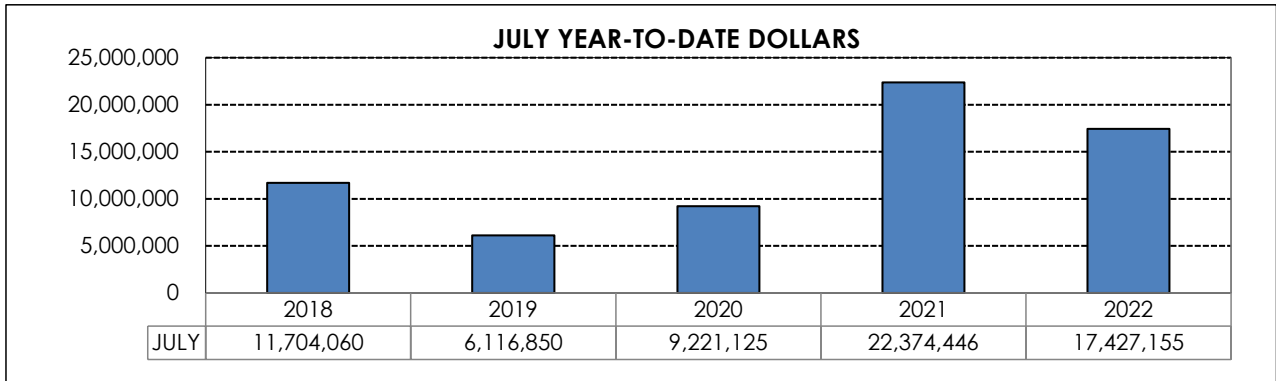
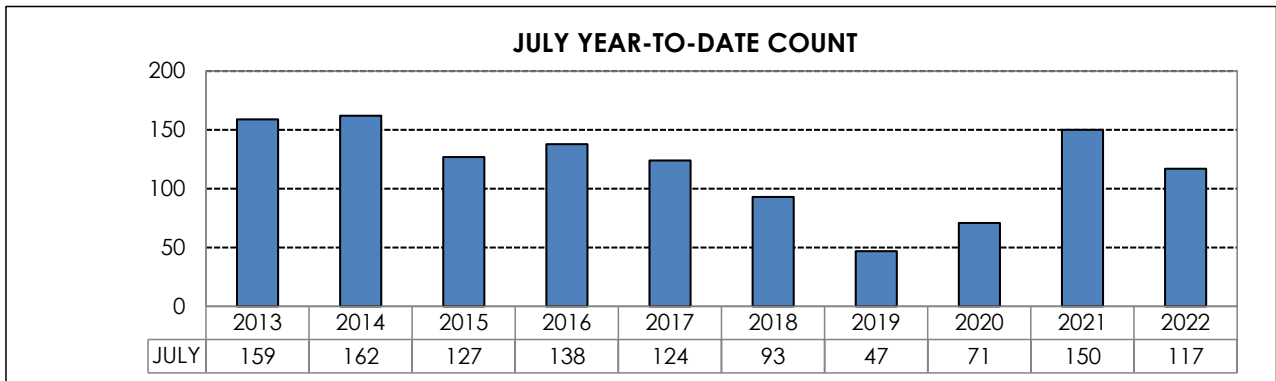
Under Construction

- **Parker (formerly "Emery") Village Apartments** – NE of the intersection of E 106 St N and N Garnett Rd
 - 262 unit multi-family apartment complex
- **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
 - 42 of 56 single-family lots remaining
- **Presley Hollow** – North side of 76 St N and N 161 E Ave
 - 54 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
 - 85 of 100 single-family lots remaining
- **Morrow Place Phase II** – SE corner of E 126 St N and N 129 E Ave
 - 12 of 79 single-family lots remaining
- **Charleston Place**– south of the SW corner of E 96 St N and N 145 E Ave
 - 4 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 JULY 2022

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1 January	15	22	12	15	9	8	9	9	7	35
2 February	26	21	19	26	15	8	8	4	8	11
3 March	27	31	23	18	55	19	4	12	9	8
4 April	26	36	27	23	20	17	6	8	49	25
5 May	19	17	15	9	11	20	4	5	19	24
6 June	19	12	11	31	5	7	5	22	24	7
7 July	27	23	20	16	9	14	11	11	34	7
8 August	18	19	33	15	12	6	6	35	17	
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	117
YTD	159	162	127	138	124	93	47	71	150	117



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

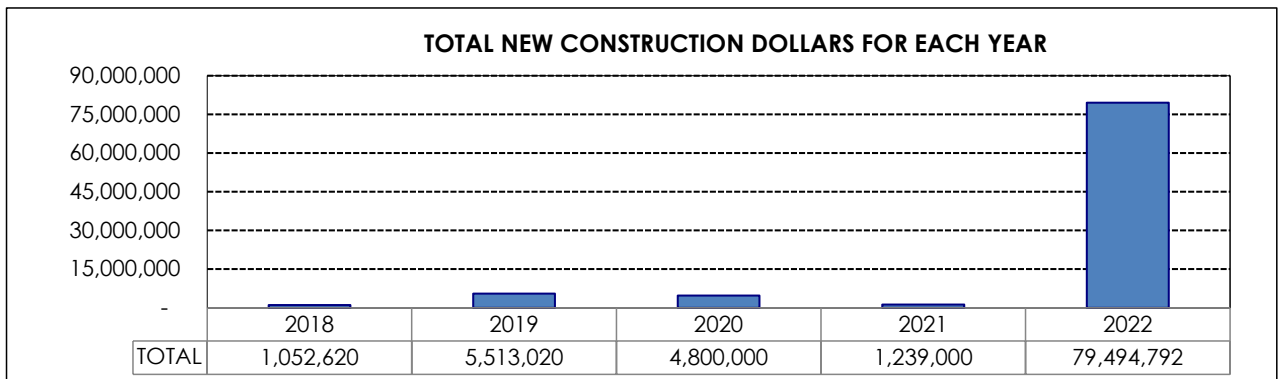
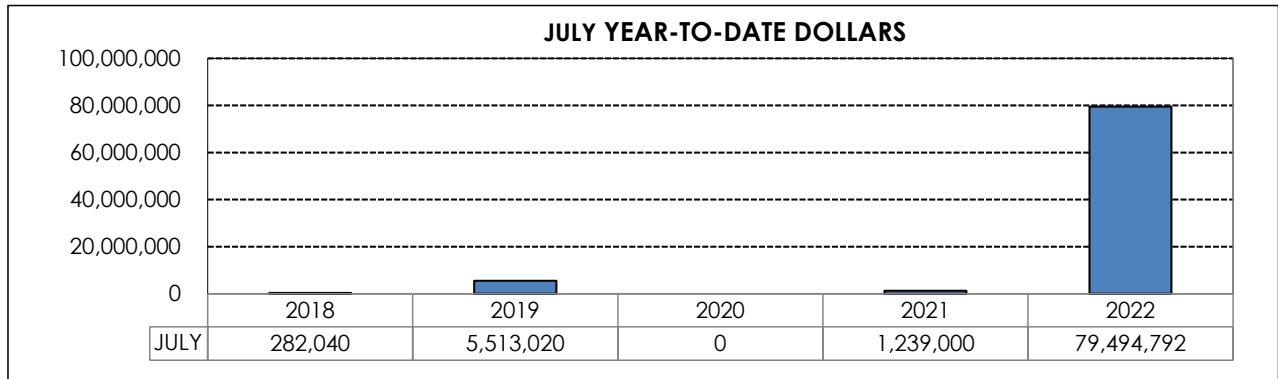
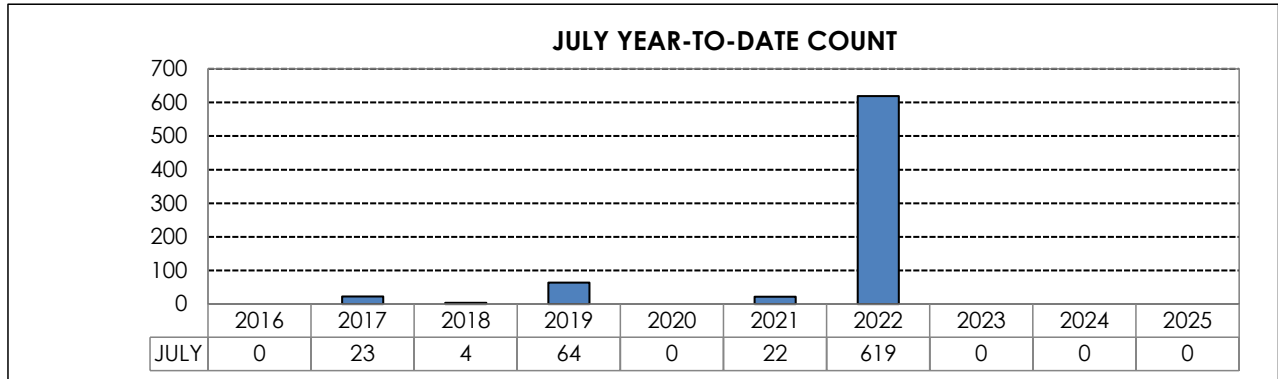
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Charleston Place (4/19)	17	13	4
Estates at Morrow Place (9/17)	98	98	0
Hawthorne at Stone Canyon (3/20)	56	14	42
Morrow Place Phase II (2/21)	79	67	12
Nottingham Hill (6/09)	58	42	16
Presley Hollow (3/21)	197	143	54
Stone Creek at Owasso (9/20)	100	15	85
TOTALS	605	392	213

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT JULY 2022

(Initial recording began May 2016)

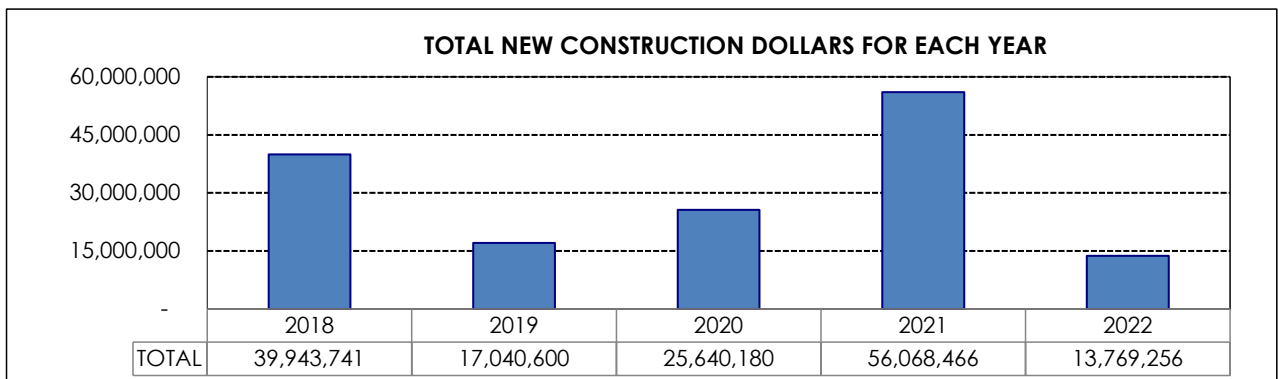
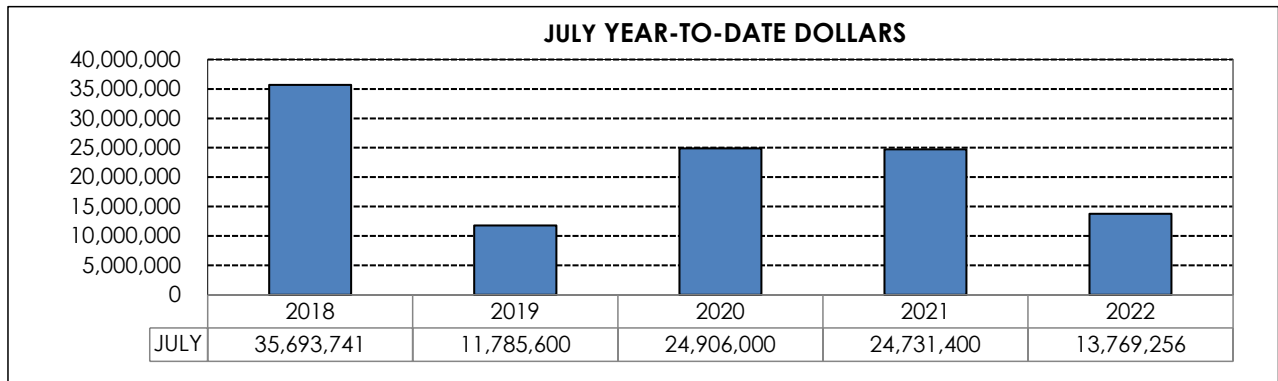
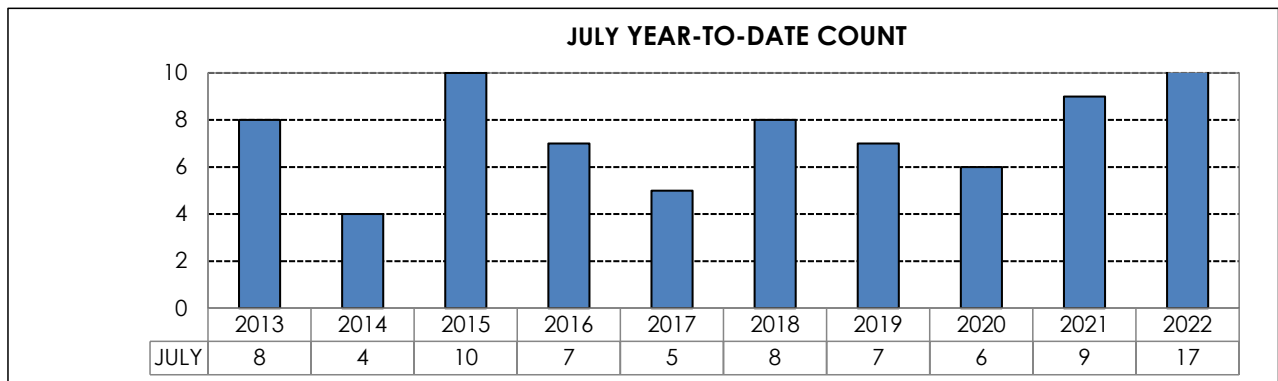
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107			
2 February		6	0	0	0	0	4			
3 March		*13	0	64	0	22	0			
4 April		0	4	0	0	0	6			
5 May	0	0	0	0	0	0	262			
6 June	0	0	0	0	0	0	240			
7 July	0	0	0	0	0	0	0			
8 August	0	0	0	0	0	0				
9 September	0	4	9	0	0	0				
10 October	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	619	0	0	0
YTD	0	23	4	64	0	22	619	0	0	0

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



COMMERCIAL NEW CONSTRUCTION MONTH END REPORT JULY 2022

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1 January	1	1	1	2	2	0	0	1	1	0
2 February	1	0	2	1	0	0	3	0	0	3
3 March	0	1	2	0	2	3	2	1	1	8
4 April	4	0	2	0	0	0	0	0	3	2
5 May	0	0	0	0	1	2	1	0	0	1
6 June	1	2	3	2	0	1	1	2	2	3
7 July	1	0	0	2	0	2	0	2	2	0
8 August	0	0	0	2	2	1	2	0	2	
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	17
YTD	8	4	10	7	5	8	7	6	9	17



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
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
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

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
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
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

PERMITS APPLIED FOR IN JULY 2022

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
9710 N 100 E Ave	Belfor Prop. Rest.	CG/RS3	\$ 125,000	2,416	22-0701-X
11510 N Garnett Rd	Encinos Custom Signs	SC@169/CS	\$ 20,000	434	22-0702-S
9045 N 121 E Ave #700	SRW Const. Serv.	SFMP/CS	\$ 620,000	6,000	22-0703-C
11922 N 130 E Ave	Simmons Homes	E@MP/RS3	\$ 138,655	2,521	22-0704-X
11902 N 130 E Ave	Simmons Homes	E@MP/RS3	\$ 192,555	3,501	22-0705-X
9045 N 121 E Ave #700	Joel Coggins Const.	SFMP/CS	\$ 100,000	1,932	22-0706-C
9540 N Garnett Rd #106	Rainbow Signs	CC/CS	\$ 3,400	29	22-0707-S
7719 N 147 E Ave	Executive Homes	PH/RS3	\$ 189,310	3,442	22-0708-X
7204 N Hawthorne Ln	Artisan Pools	H@SC/RS3	\$ 70,000	562	22-0709-P
7206 N Hawthorne Ln	Epic Custom Homes	H@SC/RS3	\$ 243,320	4,424	22-0710-X
9409 N 144 E Ave	Landmark Service Group	NH/RS3	\$ 50,000	385	22-0711-P
9050 N Garnett Rd	A-Max Signs	AHIII/CS	\$ 12,000	50	22-0712-S
8342 N 121 E Ave	Homeowner	3Lakes/RS3	\$ 1,000	192	22-0713-X
7901 N 147 E Ave	Executive Homes	PH/RS3	\$ 171,765	3,123	22-0714-X
7903 N 147 E Ave	Executive Homes	PH/RS3	\$ 171,930	3,126	22-0715-X
105 E 2 Ave	LCS Construction	OT/DM	\$ 443,691	4,800	22-0716-C
15708 E 75 Pl N	Shaw Homes	SC/RS3	\$ 120,340	2,188	22-0717-X
11501 E 76 St N	Acura Neon	OCC/CS	\$ 33,400	188	22-0718-S
13315 E 112 St N	Nycholas Burns	GCCCC/CS	\$ 290,000	2,439	22-0719-C

7 Single Family	\$ 1,227,875	22,325 SqFt
2 Residential Remodel	\$ 126,000	2,608 SqFt
4 Commercial Remodel	\$ 1,453,691	15,171 SqFt
4 Signs	\$ 68,800	701 SqFt
2 Pool	\$ 120,000	947 SqFt
19 Total Building Permits	\$ 2,996,366	41,752 SqFt

City of Owasso Public Work Department
STATUS REPORT
August 11, 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.
 - Irrigation system is scheduled to be installed in August 2022.
 - Trees within the center median and adjacent to Garnett Road is expected to be planted in September 2022.
- **Garnett Road Widening (E 106 St N to E 116 St N)**
 - Engineering design is 95% complete.
 - Land acquisition is complete.
 - **AEP/PSO has completed the tree trimming and removal. As a result, new pole installation is scheduled to commence in August 2022.**
 - 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 September 2022.
 - **Currently, the contractor is approximately 70 percent complete 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 August 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.
 - **Subgrade and concrete placement continue as well as installation of traffic signal material.**
 - **Substantial completion is still scheduled to occur by September 1, 2022.**

- On April 19, 2022, City Council approved the roadway improvement contract from Garnett Rd to N 129 E Ave with Crossland Heavy Construction.
 - Construction commenced in July 2022, with completion by September 2023.
 - **Currently, the contractor is clearing right-of-way and preparing to commence with stormwater piping and box installation.**
- **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.
 - **Temporary roadway improvements commenced August 3, 2022, with completion by mid-August 2022.**
 - **Utility relocation is scheduled to commence in September 2022, with completion 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 completion scheduled for March 2023.
 - **Contractor has installed diffusers in the aeration basin and continue work on blower building.**
- **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 September 2022.
 - **Force main installation is complete.**
 - **Electrical and mechanical work continue within the control building of the lift station.**
- **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 October 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 complete. Punchlist deficiencies is expected to be complete in August 2022.**
 - **Various street improvements in Original Town, Three Lakes, 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 asphalt overlay and striping is complete.**
 - **Contractor has mobilized to Elm Creek to perform base work and asphalt overlay.**

- **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 September 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 60% 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 commenced in June 2022, with completion by November 2023.
- **Bridge pier work as well as bridge abutment between the existing road and bridge deck is underway.**
- **In addition, contractor has commenced with the work to widen the service road approach on the southside of E 76 St N.**

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