

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

Owasso City Hall, Community Room

200 South Main Street, Owasso, OK

Thursday, September 8, 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

SEP 02 2022

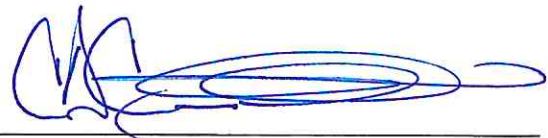
JS

City Clerk's Office

AGENDA

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 August 11, 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 September 6, 2022.



Chris Garrett, Assistant City Manager

OWASSO ECONOMIC DEVELOPMENT AUTHORITY

MINUTES OF REGULAR MEETING THURSDAY, August 11, 2022

The Owasso Economic Development Authority met in regular session on Thursday, August 11, 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, August 9, 2022.

1. Call to Order

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

Present:

Chair – Bryan Spriggs

Vice Chair – Dee Sokolosky

Secretary – Chelsea Feary

Trustee – Alvin Fruga

Trustee – Skip Mefford

A quorum was declared present.

Absent

Trustee – Dirk Thomas

Trustee – David Charney

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 – July 14, 2022

B. Accept monthly financial report

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

YEA: Sokolosky, Spriggs, Fruga, Feary, Mefford

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

Warren Lehr referred to the reports included in the agenda packet.

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

Chamber President Chelsea Feary reported on the August "State of Education" Chamber luncheon; September Chamber luncheon will host Tim Gatz, Secretary of Transportation; introduced Owasso Chamber staff; reported on Economic Development Programs, and Owasso Chamber of Commerce initiatives. Discussion was held.

6. Report from City Manager

Mr. Lehr commented on ODOT pavement rehabilitation projects, and upcoming events at Redbud Festival Park. Discussion was held.

7. Report from Owasso Economic Development Authority Trustees

None

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

None

9. Adjournment

Mr. Fruga moved, seconded by Mr. Spriggs to adjourn the meeting.

YEA: Sokolosky, Spriggs, Fruga, Feary, Mefford

NAY: None

Motion carried: 5-0 and the meeting adjourned at 10:16 am.

Chris Garrett, Assistant City Manager

Owasso Economic Development Authority
Statement of Revenues, Expenses and Changes in Fund Net Assets
For the Month Ending August 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	5.67	10.79	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)	5.67	10.79	\$60.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	5.67	10.79	(4,940.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	5.67	10.79	(4,940.00)
Total net assets - beginning		9,499.00	9,499.00
Total net assets - ending		<u><u>\$9,509.79</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: September 1, 2022

NEW COMMERCIAL DEVELOPMENT



Site & Civil Plan Review

- **Smith Farm Village Lot 5-** E 96 St N & Garnett Rd
 - Includes 2 buildings- drive thru restaurant and general retail space
 - Site Plan to be reviewed by the Technical Advisory Committee on 9/21/22
- **Evergreen Coffee Drive-Thru-** north of SW corner of E 112 St N & Garnett Rd
 - Site Plan to be reviewed by the Technical Advisory Committee on 9/21/22
- **Dunkin Donuts-** SE corner of 96 St and Garnett Rd
 - Site Plan reviewed by the Technical Advisory Committee on 8/17/22, has been approved
- **Roots Coffee Co. (Caffiene Corner)-** SE corner of 106 St & 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
- **Scooter's Coffee-** 11940 E 86 St N

Building Permit Review

- **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

- **Hawaiian Bros.-** SE corner of 96 St and Garnett Rd
- **Dutch Bros. Owasso (CVP Owasso-DB)-** East of NE corner of 116 St N & N 129 E Ave
- **Rooster's Bar & Grill-** 12551 E 86 St N (Previously Plaza del Toro)
- **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-Huneyager 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"> • Tyner Duplexes- 101 & 105 N Atlanta <ul style="list-style-type: none"> ○ 2 Lot Split requests (as there are two lots involved) to split property into a total of 5 lots will be considered by Planning Commission on 10/10/22
<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"> • 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 ○ TAC will review Site Plan on 9/21/22
<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"> • 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"> • Just a Bite Bakery- 103 W 3 St <ul style="list-style-type: none"> ○ Opened in 10/2021 	<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"> • Edward Jones & Read Smart- old Kum & Go <ul style="list-style-type: none"> ○ Opened in 09/2021 	<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"> • 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"> • 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"> • 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"> • 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"> • 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
 - Under construction
- **McAlister's Deli** – 8529 N 129 E Ave
 - Relocated to 12922 E 86 St N (former Pizza Hut location)
 - Now open, as of 4/13/22
- **Garnett Medical Center (Vision Source)** – 10304 N Garnett Rd
 - Under construction
- **Attic Storage-** 11500 E 80 St
 - Under construction
- **First Christian Church Owasso (addition)-** 10100 N Garnett Rd
 - Site Plan approved
 - Under Construction
- **Owasso Cemetery-** 11811 E 76 St
 - Adding accessory structure
- **Rejoice Christian School-** 13413 E 106 St
 - Adding an additional ticket booth for their football field
- **SAHO (2nd Location)-** 401 W 2nd St
 - Remodeling existing building in 1st phase
 - Will be adding additional 5,000 sq ft in 2nd phase

NEW RESIDENTIAL DEVELOPMENT

Annexation

- **Villas at Stonebridge II**- 12924 E 76 St N
 - Applicant wanting to develop second phase of quadplexes, like what is to the east
 - City Council will review annexation request on 10/18/22

Rezoning

- N/A

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

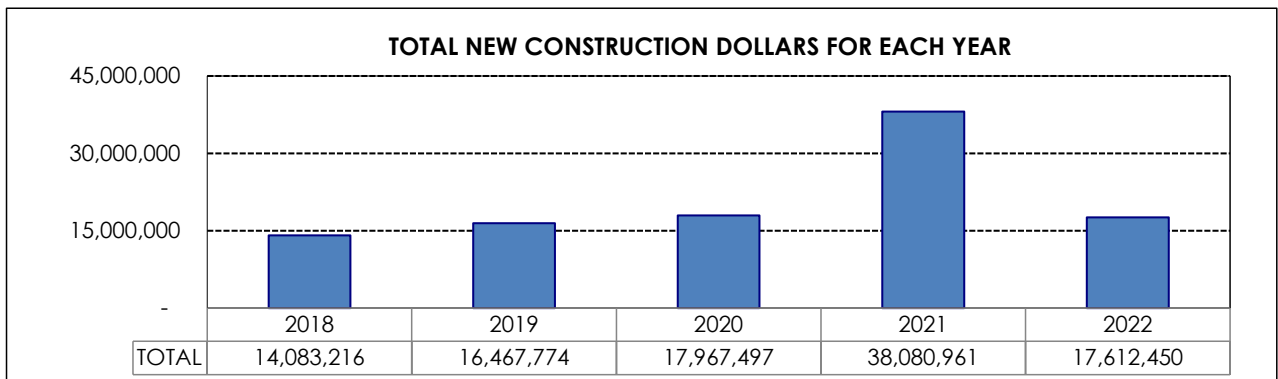
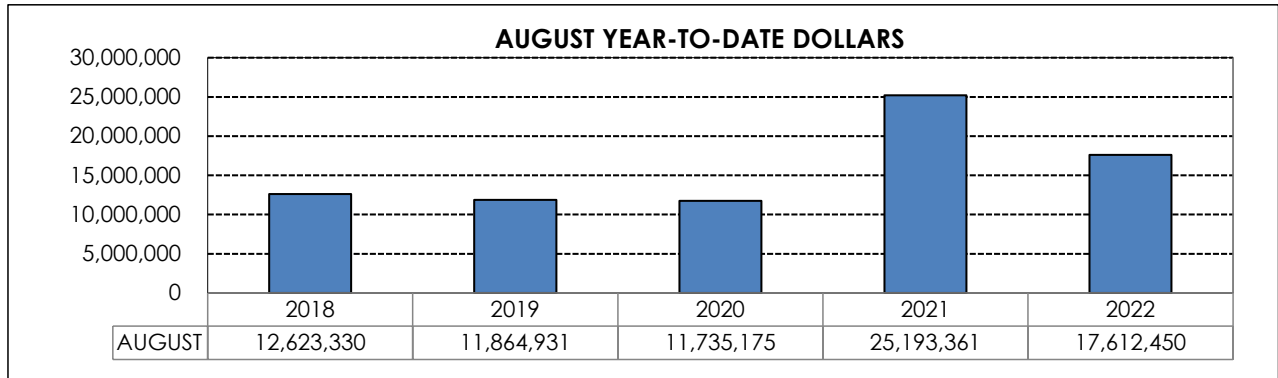
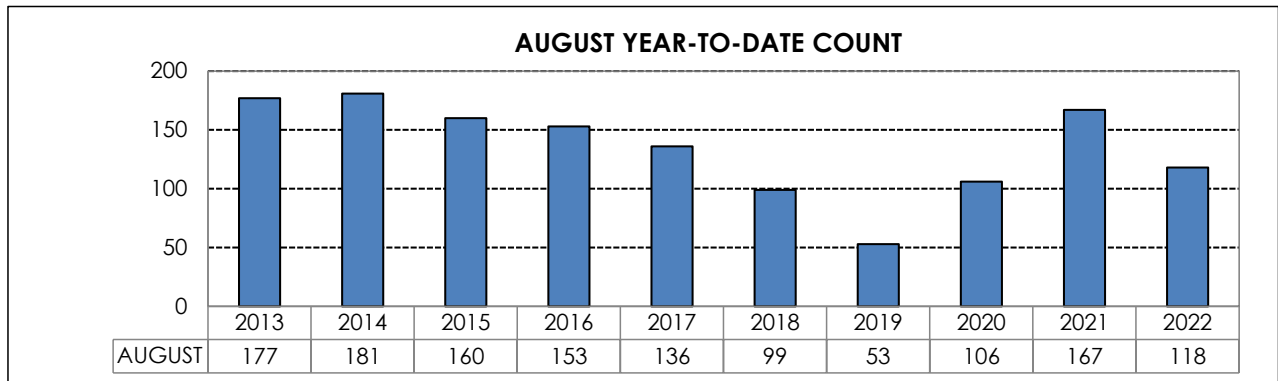
Under Construction

- **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
 - 53 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 AUGUST 2022

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1 January	15	22	12	15	9	8	9	9	7	35
2 February	26	21	19	26	15	8	8	4	8	11
3 March	27	31	23	18	55	19	4	12	9	8
4 April	26	36	27	23	20	17	6	8	49	25
5 May	19	17	15	9	11	20	4	5	19	24
6 June	19	12	11	31	5	7	5	22	24	7
7 July	27	23	20	16	9	14	11	11	34	7
8 August	18	19	33	15	12	6	6	35	17	1
9 September	28	15	13	15	6	2	7	17	33	
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	118
YTD	177	181	160	153	136	99	53	106	167	118



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

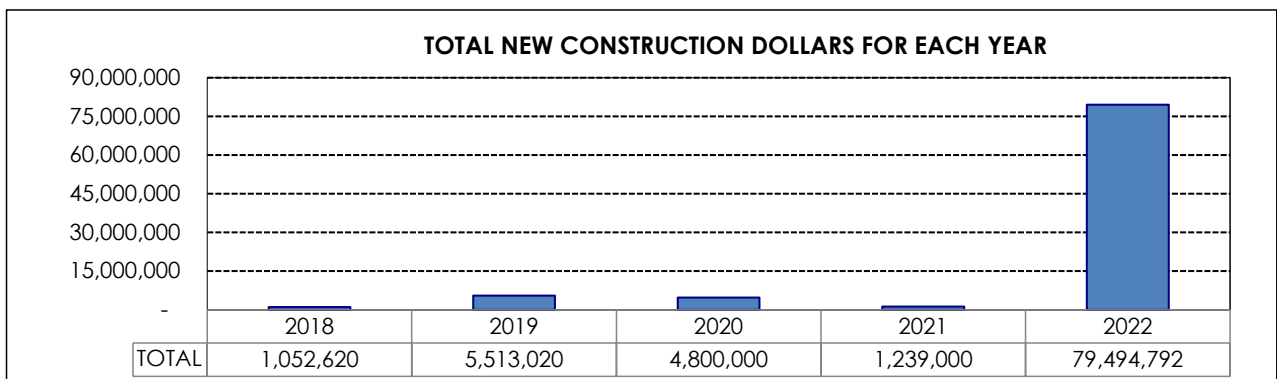
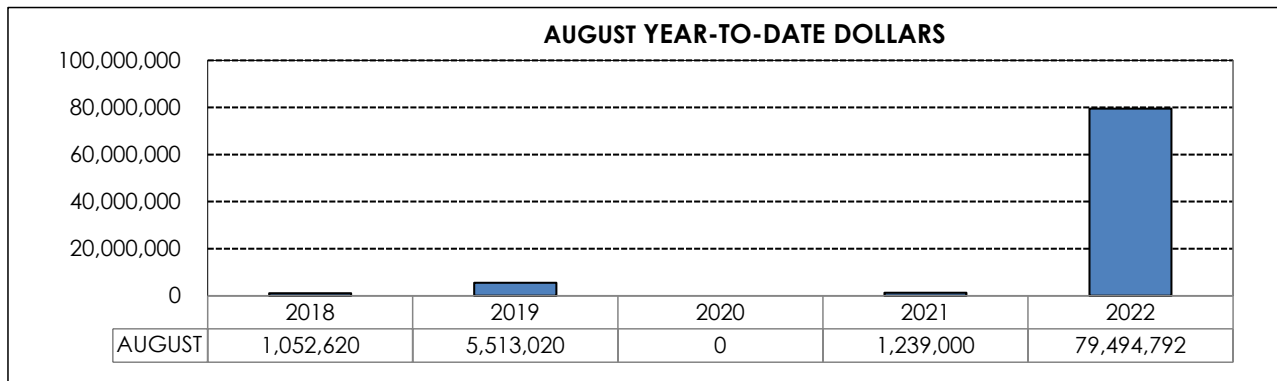
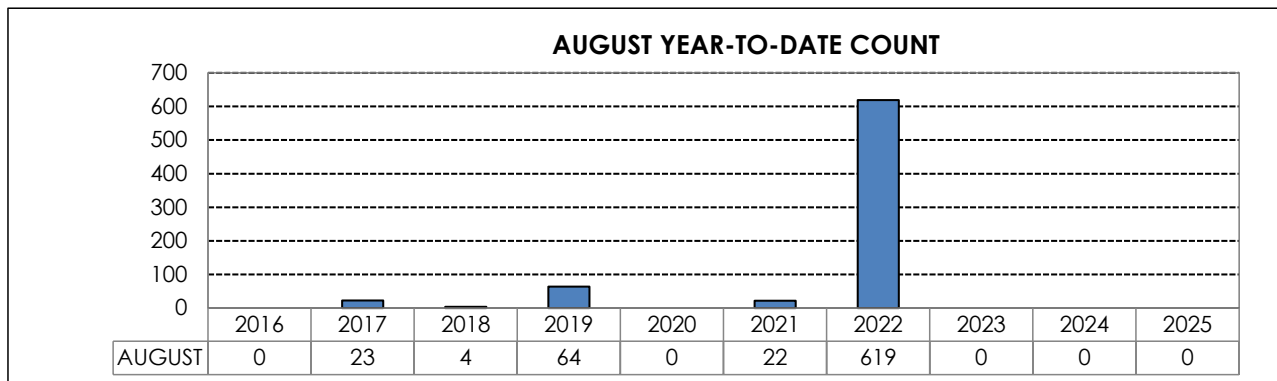
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Charleston Place (4/19)	17	13	4
Estates at Morrow Place (9/17)	98	98	0
Hawthorne at Stone Canyon (3/20)	56	14	42
Morrow Place Phase II (2/21)	79	67	12
Nottingham Hill (6/09)	58	42	16
Presley Hollow (3/21)	197	144	53
Stone Creek at Owasso (9/20)	100	15	85
TOTALS	605	393	212

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT AUGUST 2022

(Initial recording began May 2016)

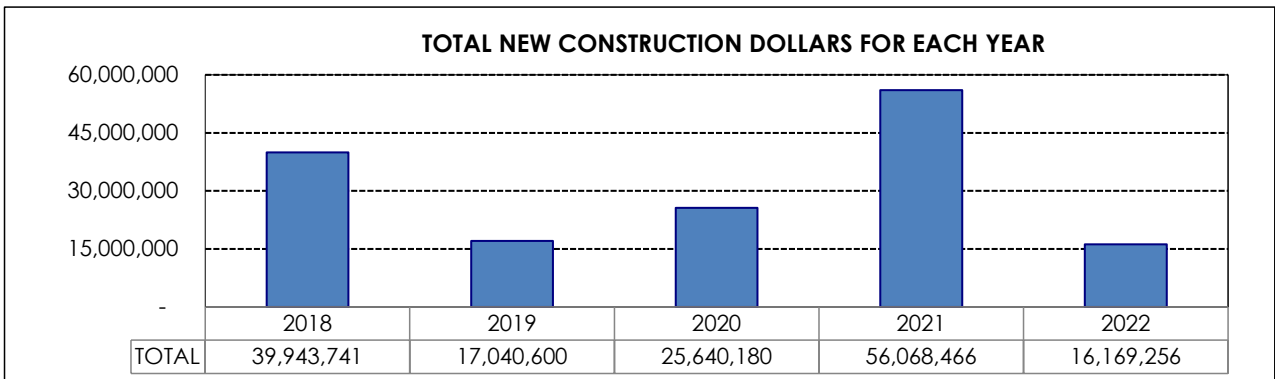
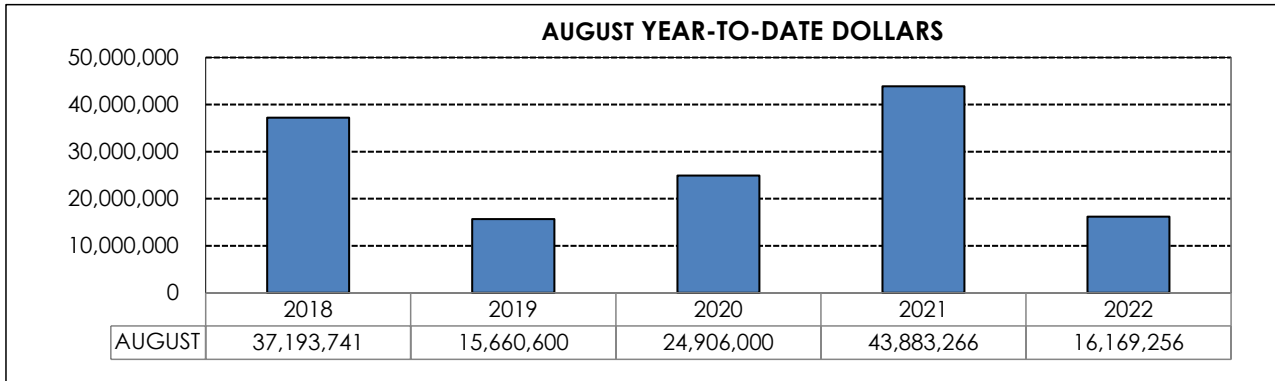
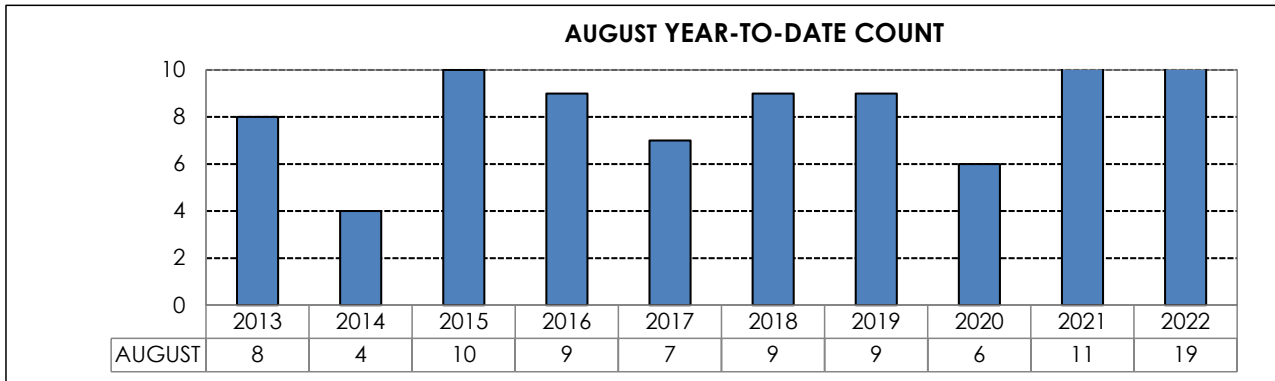
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107			
2 February		6	0	0	0	0	4			
3 March		*13	0	64	0	22	0			
4 April		0	4	0	0	0	6			
5 May	0	0	0	0	0	0	262			
6 June	0	0	0	0	0	0	240			
7 July	0	0	0	0	0	0	0			
8 August	0	0	0	0	0	0	0			
9 September	0	4	9	0	0	0				
10 October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

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1 January	1	1	1	2	2	0	0	1	1	0
2 February	1	0	2	1	0	0	3	0	0	3
3 March	0	1	2	0	2	3	2	1	1	8
4 April	4	0	2	0	0	0	0	0	3	2
5 May	0	0	0	0	1	2	1	0	0	1
6 June	1	2	3	2	0	1	1	2	2	3
7 July	1	0	0	2	0	2	0	2	2	0
8 August	0	0	0	2	2	1	2	0	2	2
9 September	0	3	2	3	1	1	2	1	3	
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	19
YTD	8	4	10	9	7	9	9	6	11	19



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
AUGUST 2022			
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

PERMITS APPLIED FOR IN AUGUST 2022

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
7910 N 147 E Ave	Executive Homes	PH/RS3	\$ 185,295	3,369	22-0801-X
9530 N 129 E Ave	Cattlerock Builders	CC/CS	\$ 220,000	1,503	22-0802-C
12905 E 96 St N	Whizco Construction	WF/CS	\$ 980,000	2,896	22-0803-C
9600 N Garnett Rd	CNF Signs	ERV/CS	\$ 8,400	81	22-0804-S
401 W 2 St	Business Owner	ATS/IL	\$ 300,000	5,224	22-0805-C
12401 E 86 St N	Miller-Tippens Const.	OT/O	\$ 1,731,000	5,916	22-0806-C
11602 E 96 St N	Prosser Wilbert Const.	SFV/CS	\$ 1,900,000	4,015	22-0807-C
118 S Main St	Segue Constructors	OT/DM	\$ 97,850	600	22-0808-C
12551 E 86 St N	Advanced Remodeling	Unplatted/CS	\$ 250,000	4,000	22-0809-C
11908 E 102 St N	Oasis Pools	SPII/RS3	\$ 95,000	512	22-0810-P
12932 E 86 St N	Global Sign Solutions	ROCO/CS	\$ 19,300	588	22-0811-S
11412 N 134 E Ave #B	A-Max Signs	WF/CS	\$ 4,000	80	22-0812-S
13001 E 116 St N	C & S Dev. Serv.	CVP-ODB/CS	\$ 500,000	950	22-0813-C
12306 E 79 St N	Custom Wood Works	BH/RS3	\$ 16,000	300	22-0814-X
8051 N Owasso Exp	Ken's Signs	ECE1/CS	\$ 5,373	98	22-0815-S
702 N Main St	Fresno Construction	Unplatted/CS	\$ 6,325	3,600	22-0816-C
429 E 2 Ave	Business Owner	76Center/CG	\$ 20,000	1,685	22-0817-C
109 N Birch St	Magnum Construction	OT/PF	\$ 103,300	8,700	22-0818-C
9416 N 134 E Ave	Toliver Garages	PVE/AG	\$ 76,000	792	22-0819-X
12003 E 80 Pl N	GC Consulting	ECE1/RS2	\$ 40,000	242	22-0820-X
12902 E 96 St N	GLR	CVSP/CS	\$ 45,000	12,866	22-0821-C

1 Single Family	\$ 185,295	3,369 SqFt
1 Residential Remodel	\$ 40,000	242 SqFt
2 Accessory	\$ 92,000	1,092 SqFt
2 New Commercial	\$ 2,400,000	4,965 SqFt
10 Commercial Remodel	\$ 3,753,475	46,990 SqFt
4 Signs	\$ 37,073	847 SqFt
1 Pool	\$ 95,000	512 SqFt
21 Total Building Permits	\$ 6,602,843	58,017 SqFt

City of Owasso Public Work Department
STATUS REPORT
September 8, 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 currently being installed by the Water Division, with completion expected in early September 2022.**
 - **Trees within the center median and adjacent to Garnett Road are expected to be planted by October 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 expected to commence in September 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 85% 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.
 - **ONG has commenced with utility relocation, with completion expected by February 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.
 - **Traffic signals are expected to be in operation by mid-September 2022.**
 - **Substantial completion is scheduled to occur in September 2022, with final completion in October 2022.**
- **E 116 St N from Garnett to N 129 E Ave Improvements**
 - 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.
 - **Contractor's work is progressing. The two new concrete boxes are being extended, as is the construction of the temporary northern lanes. Once the lanes are completed, traffic will be diverted to the new lanes, allowing the permanent south lanes to be constructed.**
- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
 - Engineering design is approximately 95% complete.
 - Land acquisition is complete.
 - **Asphalt overlay was completed in 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 continues to make progress on the blower building, digester, headworks and main plant lift station.**
- **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 continues within the control building of the lift station.**
 - **Contractor anticipates the new lift station to be operational by mid-September 2022.**
- **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.**
 - **Land appraisals are complete, with offers expected to be discussed with the property owners beginning in September 2022.**
- **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 November 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. Punch list deficiencies are expected to be complete in October 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 spring of 2023.**
 - **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 October 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 as well as bridge abutment work continues.**

- **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.**