

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

Owasso City Hall, Community Room

200 South Main Street, Owasso, OK

Thursday, October 12, 2023 – 10:00 AM

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

RECEIVED

OCT 10 2023 HS

AGENDA

City Clerk's Office

1. **Call to Order** – Dee Sokolosky, Chair
2. **Consideration and appropriate action relating to the Consent Agenda. (All matters listed under "Consent" are considered by the Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)**
 - A. Approve minutes of the September 14, 2023, Regular Meeting (Attachment)
 - B. Accept monthly financial report (Attachment)
3. **Consideration and appropriate action relating to items removed from the Consent Agenda**
4. **Report from Assistant City Manager** (Attachment)
Chris Garrett
 - A. Community Development Report – Brian Dempster
 - B. Public Works Project Status Report – Roger Stevens
 - C. Sales Tax Report and Revenue Outlook – Carly Novozinsky
5. **Economic Development Strategic Plan Quarterly 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 9, 2022, and the Agenda posted at City Hall, 200 South Main Street, at 5:00 pm on Tuesday, October 10, 2023.



Chris Garrett, Assistant City Manager

OWASSO ECONOMIC DEVELOPMENT AUTHORITY

MINUTES OF REGULAR MEETING THURSDAY, SEPTEMBER 14, 2023

The Owasso Economic Development Authority met in regular session on Thursday, September 14, 2023, at City Hall in the Community Room, 200 South Main Street, Owasso, Oklahoma per the Notice of Public Meeting filed Friday, December 9, 2022, and the Agenda filed in the office of the City Clerk and posted at City Hall, 200 South Main Street at 5:00 pm on Tuesday, September 12, 2023.

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

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

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

- A. Approve minutes - August 10, 2023, Regular Meeting
- B. Accept monthly financial report

Dr. Thomas moved, seconded by Mr. Charney to approve the Consent Agenda, as presented.
YEA: Sokolosky, Thomas, Fruga, Feary, Mefford, Charney
NAY: None
Abstain: None
Motion carried: 6-0

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

4. Report from Assistant City Manager

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

Chris Garrett referred to the reports included in the agenda packet. Discussion was held.

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

Chamber President Chelsea Feary reported the October Chamber Luncheon speaker will be Jeanette Stanton, Director of Films and Music Office; Shop Small Owasso; and, November Chamber Luncheon speaker will be Chief Hoskin.

6. Report from City Manager

Warren Lehr reported that Cherokee Nation Attorney General, Sara Hill, has left her position with the Cherokee Nation, and on the annual block parties held throughout the City.

7. Report from Owasso Economic Development Authority Trustees - None

8. New Business - None

9. Adjournment

Dr. Thomas moved, seconded by Mr. Mefford to adjourn the meeting.
YEA: Sokolosky, Thomas, Fruga, Feary, Mefford, Charney
NAY: None
Motion carried: 6-0 and the meeting adjourned at 10:22 am.

Chris Garrett, Assistant City Manager

Owasso Economic Development Authority
Statement of Revenues, Expenses and Changes in Fund Net Assets
For the Month Ending September 30, 2023

	<u>MTD</u>	<u>YTD</u>	<u>Budget</u>
Operating Revenues	\$0.00	\$0.00	\$0.00
Operating Expenses:			
Materials & supplies	0.00	0.00	0.00
Services & other charges	0.00	0.00	5,000.00
Capital outlay	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Operating Expenses	0.00	0.00	5,000.00
	<hr/>	<hr/>	<hr/>
Operating Income (Loss)	0.00	0.00	(5,000.00)
Non-Operating Revenues (Expenses):			
Investment income	14.40	43.30	70.00
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)	14.40	43.30	\$70.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	14.40	43.30	(4,930.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	14.40	43.30	(4,930.00)
Total net assets - beginning		9,566.00	9,566.00
Total net assets - ending		<u><u>\$9,609.30</u></u>	<u><u>\$4,636.00</u></u>



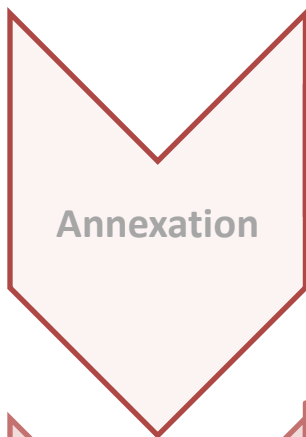
TO: The Honorable Chair and Trustees
Owasso Economic Development Authority

FROM: Community Development Department

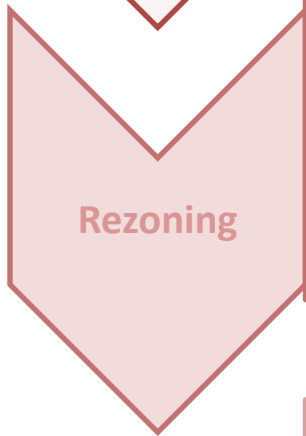
SUBJECT: Development Report

DATE: October 1, 2023

NEW COMMERCIAL DEVELOPMENT



- **Mercy EMS Facility**- South of the SW corner of 129 E Ave & 116 St N
 - City Council approved a combined annexation and rezoning on 4/18/23
- **116 St N Right-of-Way (City-owned)**- between Garnett Rd & N 129 E Ave
 - City Council approved annexation on 9/20/22



- **Post Property (Mixed-Use)**- 201 N Birch St
 - Rezoning request from Residential Single Family to Downtown Mixed approved by Council on 8/15/23
- **German Corner (Mixed-Use)**- SW corner of E 116 St N & Garnett Rd
 - PUD request for a mixed-use commercial development approved by Council on 8/15/23
- **Martin Office Development**- 1012 N Ash St
 - Rezoning request from Residential Single Family to Office to be considered by Council on 8/15/23
- **New Public Works Facility**- NE corner of E 116 St N & N 97 E Ave
 - Rezoning request from Residential Single Family to Public Facilities approved by Council on 1/17/23
- **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 approved by Council on 7/19/22



- **Owasso 7**- NE corner of 96 St & Garnett Rd
 - Preliminary Plat to be reviewed by Planning Commission on 10/9/23
- **Reserve at Owasso**- E 106 St N and US-169
 - Final Plat approved by Council on 9/19/23
 - Preliminary Plat approved by Planning Commission on 6/12/23
 - OPUD 23-02/OZ 23-02, to allow for a mixed-use commercial and multifamily development, approved by Council on 3/21/23
- **Garnett Business Plaza**- North of E 103 St N & Garnett Rd
 - Final Plat approved by Council on 5/18/23
 - Site Plan reviewed by the Technical Advisory Committee on 11/16/22
- **Bailey Commercial Phase 1**- SW corner of E 106 St N & N Garnett Rd
 - Planning Commission approved the preliminary plat on 12/12/22
 - City Council approved the final plat for Lots 1 & 2, Block 1 ONLY on 12/20/22
- **Replat of Lots 7 & 8, Block 4 Graceland Acres**- NE corner of E 76 St N & N 129 E Ave
 - City Council approved the final plat on 12/20/22
- **Morrow Commercial Property**- NE corner of E 116 St & N 129 E Ave
 - Planning Commission approved the preliminary plat on 11/8/22
- **Armando's Business Park (M Coach USA 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 approved by Council on 6/21/22
 - Planning Commission approved Preliminary Plat on 8/8/22
- **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 approved preliminary plat on 6/20/22



Site & Civil Plan Review

- **Apex Title and Closing**- 517 E 19 St N
 - Site Plan reviewed by the Technical Advisory Committee on 9/20/23
- **Vision Hardwood**- North of the NE Corner of E 116 St N & N Garnett Rd
 - Site Plan reviewed by the Technical Advisory Committee on 8/16/23



Building Permit Review

- **Bybee Dental**- 12805 E 101 Pl



Under Construction

- **Lot 3, Block 9 Smith Farm Village**- SE corner of 96 St & Garnett Rd
- **Taco Casa**- 9581 N Garnett Rd
- **Pickleman's Shell Building**- 11310 E 96 St N
- **Dutch Bros Coffee**- 86 St N, immediately west of new Encompass Rehab Hospital
- **Take 5 Oil Change**- 9349 N 129 E Ave
- **Texas Roadhouse**- 9311 N Owasso Expressway
- **The Learning Experience**- 11637 N 129th E Ave
- **Smith Farm Village Lot 5 (shell building)**- 11340 E 96 St
- **5th Avenue Business Park**- 304 E 5th Ave
- **Trinity Presbyterian Church** – NW corner of E 76 St N and N Memorial Dr
- **Focus Financial** – 8901 N 145 E Ave
- **Vines Office Park**- 11595 E 116 St
- **Helscel-Huneryager Industrial Park** – 7301 N 115 E Ave

REDBUD DISTRICT DEVELOPMENT

Now Open	Coming Soon
<ul style="list-style-type: none"> • Community Center Patio/Outdoor Classroom <ul style="list-style-type: none"> ○ Completed! 	<ul style="list-style-type: none"> • Owasso PD Shoot-House & Multi-purpose Buildings- 710 & 720 S Main St <ul style="list-style-type: none"> ○ Under construction
<ul style="list-style-type: none"> • Merlot (Tyner Townhome Development)- 108 N Atlanta <ul style="list-style-type: none"> ○ Completed! 	<ul style="list-style-type: none"> • Vintage at Redbud <ul style="list-style-type: none"> ○ OPUD 23-03, to allow for 7 townhomes on a single Downtown Mixed (DM)-zoned lot approved by City Council on 3/21/23
<ul style="list-style-type: none"> • Tyner Quadplex Development- 203 E 3rd St N <ul style="list-style-type: none"> ○ Completed! 	<ul style="list-style-type: none"> • Tyner Duplexes- NE corner of W 1st St & N Atlanta <ul style="list-style-type: none"> ○ 2 Lot Split requests (as there are two lots involved) to split property into a total of 5 lots approved by Planning Commission on 10/10/22 ○ Under construction
<ul style="list-style-type: none"> • 3 Kids and a Cake- 429 E 2 Ave <ul style="list-style-type: none"> ○ Opened 10/2022 	<ul style="list-style-type: none"> • Birchwood- 414 S Birch <ul style="list-style-type: none"> ○ Rezoning request from Residential Single-Family (RS-3) to Residential Multifamily (RM) approved by Council on 8/16/22 ○ Technical Advisory Committee reviewed Site Plan on 9/21/22, has been approved ○ Under construction
<ul style="list-style-type: none"> • Foster's (Expansion)- 105 E 2 St <ul style="list-style-type: none"> ○ Opened 06/2023 	<ul style="list-style-type: none"> • Tyner Lofts on 2nd- SE corner of W 2nd St & N Atlanta <ul style="list-style-type: none"> ○ Lot Split requesting the lot be split in half approved by Planning Commission on 7/11/22 ○ Site Plan reviewed by the Technical Advisory Committee on 7/20/22 ○ Under construction
	<ul style="list-style-type: none"> • Britton Flats- NW corner of W 1 St and N Atlanta <ul style="list-style-type: none"> ○ Site Plan Approved ○ Currently on hold
	<ul style="list-style-type: none"> • Potential Library Expansion <ul style="list-style-type: none"> ○ TCCL held a townhall meeting on potential expansion in 01/2022

EXPANSION OF EXISTING COMMERCIAL

- **Owasso High School Track-** 12901 E 86 St N
 - OPS proposing to add a total of 6 buildings (storage, concessions, restrooms) to the existing track/football field
 - Site plan to be reviewed by the Owasso Technical Advisory Committee (TAC) on 10/18/23
- **SAHO (2nd Location)-** 401 W 2nd St
 - **Easement Closure request to close an easement that conflicts with the proposed expansion footprint will be considered by City Council on 10/17/23**
 - Remodeling existing building in 1st phase (currently under construction)
 - Will be adding additional 5,000 sq ft in 2nd phase
- **Attic Storage-** 7801 N Owasso Expressway
 - OBOA 23-02, a Special Exception to allow for an expansion of a non-conforming use (warehousing and storage in a CG district) approved by the Owasso Board of Adjustment on 2/28/23
- **Chick-Fil-A Expansion-** 12015 E 96 St
 - Now open, as of 12/27/22
- **McAlister's Deli** – 8529 N 129 E Ave
 - Relocated to 12922 E 86 St N (former Pizza Hut location)
 - Now open, as of 4/13/22
- **Garnett Medical Center (Vision Source)** – 10304 N Garnett Rd
 - Under construction
- **First Christian Church Owasso (addition)-** 10100 N Garnett Rd
 - Site Plan approved
 - Under Construction

NEW RESIDENTIAL DEVELOPMENT

Annexation

- N/A

Rezoning

- OPUD 23-06/OZ 23-07, Plamer Quad-Plexes**- north of NW corner of 96 St & Mingo Rd
 - Planned Unit Development request to allow for an 12-unit multifamily complex approved by City Council on 9/19/23
- OPUD 23-05, Morey Apartments**- Near SE corner of E 86 St N & N 125 E Ave
 - Planned Unit Development request to allow for an 8-unit multifamily complex approved by City Council on 9/19/23
- OZ 23-06, Winkley**- North of NW corner of E 96 St & N Mingo Rd
 - Rezoning request from Agriculture to Residential Estate approved by City Council on 9/19/23

Platting/ Lot Splits

- Keys Landing II**- NW of intersection of E 66 St N & N 129 E Ave
 - Final Plat to be reviewed by City Council on 11/21/23, previously approved but has since expired
- Morrow Place Phase III**- East of SE corner of E 126 St N & N 129 E Ave
 - Final Plat to be reviewed by City Council on 11/21/23
- Twill Johnson Ranch**- NW corner of E 101 St N & N 129 E Ave
 - Final Plat approved by City Council on 9/19/23
- Presley Hollow Phase II & III**- East of NE corner of E 76 St N & N 145 E Ave
 - 250+ single-family lots, split across two phases
 - Preliminary Plat approved by the Planning Commission on 8/15/23
- 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 reviewed by Planning Commission on 6/12/23
 - Prelim Plat previously approved by Planning Commission on 2/7/2022, but has since expired
- Smith Farm Village** - SE corner of E 96 St N and N Garnett Rd
 - 62 single-family lots, to serve as dedicated rental community
 - Preliminary Plat (for residential portion) approved by Planning Commission in 10/2021



Site & Civil Plan Review

- **Reunion at Owasso Phase III** – NW corner of E 98 St N and N 119 E Ave (behind Lowes)
 - 39 unit multi-family complex for seniors
 - Site Plan reviewed by the Technical Advisory Committee on 2/15/23
- **Owasso Senior Living**- SW corner of E 101 St N & N 123 E Ave
 - 62 unit multi-family complex for seniors
 - Site Plan reviewed by the Technical Advisory Committee on 11/16/22



Building Permit Review

- N/A



Under Construction

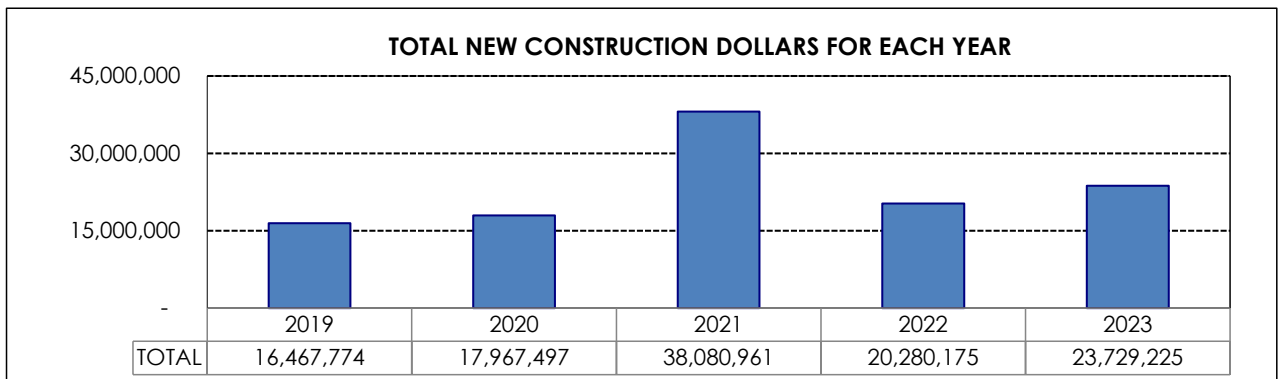
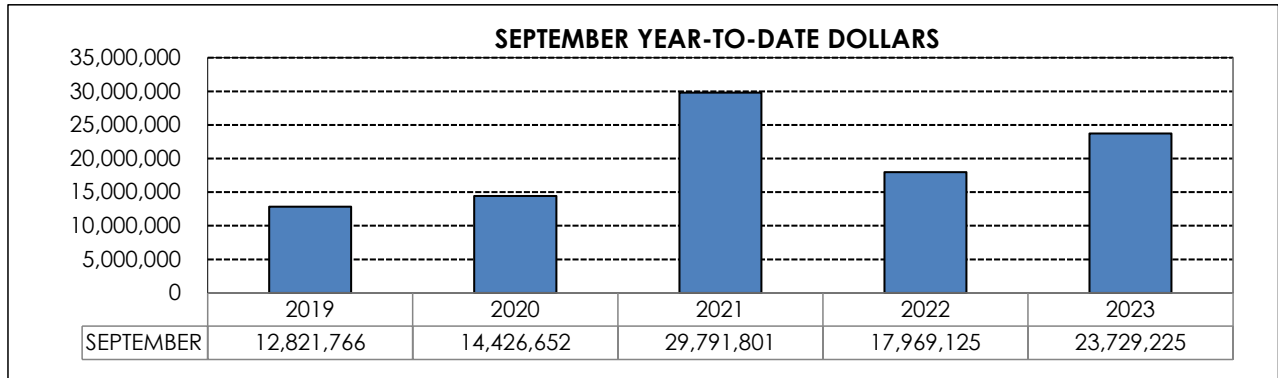
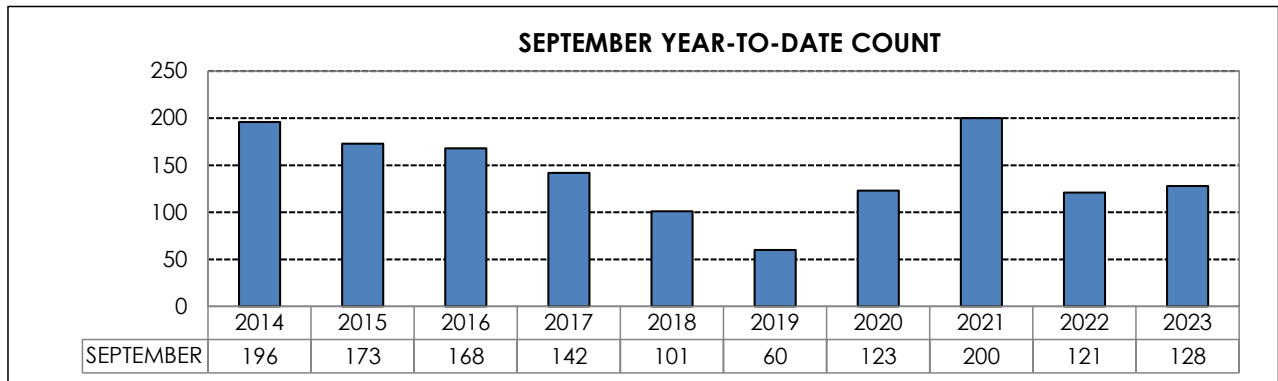
- **Villas at Stonebridge II**- 12924 E 76 St N
- **Villas at Cypress Crossing**- NE corner of E 99 St N & US-169 Service Rd
- **Casa del Mar (apartment portion)**-SE corner of 86 & Memorial
 - 240 unit multi-family complex, to be built in phases
- **Parker (formerly "Emery") Village Apartments** – NE of the intersection of E 106 St N and N Garnett Rd
 - 55 of 120 single-family lots remaining
 - 262 unit multi-family apartment complex
- **Twill at Bailey Creek**- NE corner of E 96 St N and N Mingo Rd
 - 104 unit detached multi-family complex
- **Hawthorne at Stone Canyon, Phase I** – SW of the intersection of E 76 ST N and N 193 E Ave
 - 40 of 56 single-family lots remaining
- **Presley Hollow** – North side of 76 St N and N 161 E Ave
 - 32 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
- **Stone Creek of Owasso** – SW corner of E 76 St N and N 161 E Ave
 - 57 of 100 single-family lots remaining
- **Nottingham Hill**-SW corner of E 96 St N and N 145 E Ave
 - 14 of 58 single-family lots remaining

Would you like to see a map of where some of these developments are occurring? Please visit:

https://experience.arcgis.com/experience/fd95b424290c427fb4567ff171e1b29d/?data_id=dataSource_1-18858973529-layer9%3A8

RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT SEPTEMBER 2023

Month	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1 January	22	12	15	9	8	9	9	7	35	8
2 February	21	19	26	15	8	8	4	8	11	4
3 March	31	23	18	55	19	4	12	9	8	29
4 April	36	27	23	20	17	6	8	49	25	13
5 May	17	15	9	11	20	4	5	19	24	19
6 June	12	11	31	5	7	5	22	24	7	11
7 July	23	20	16	9	14	11	11	34	7	8
8 August	19	33	15	12	6	6	35	17	1	23
9 September	15	13	15	6	2	7	17	33	3	13
10 October	19	23	12	7	3	21	7	24	2	
11 November	21	25	6	19	7	2	10	20	5	
12 December	34	7	3	9	6	3	7	14	3	
Totals	270	228	189	177	117	86	147	258	131	128
YTD	196	173	168	142	101	60	123	200	121	128



**CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
September 30, 2023**

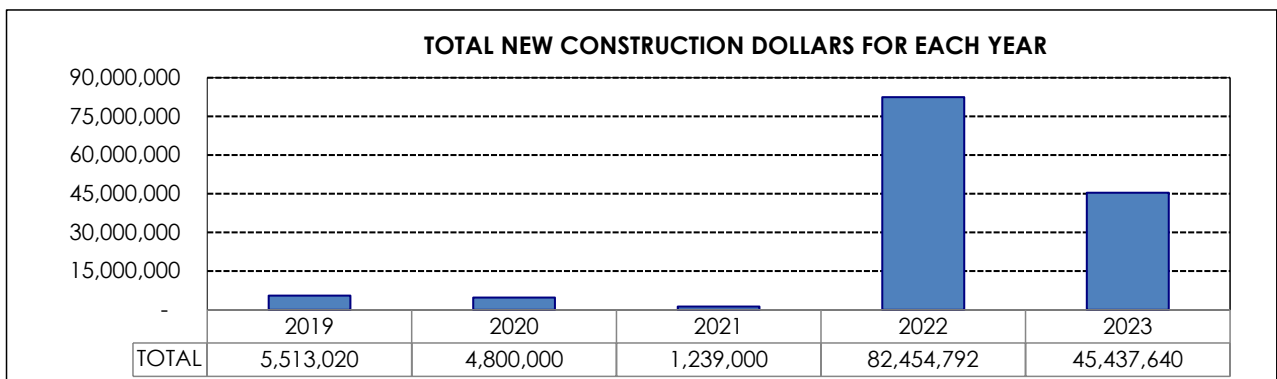
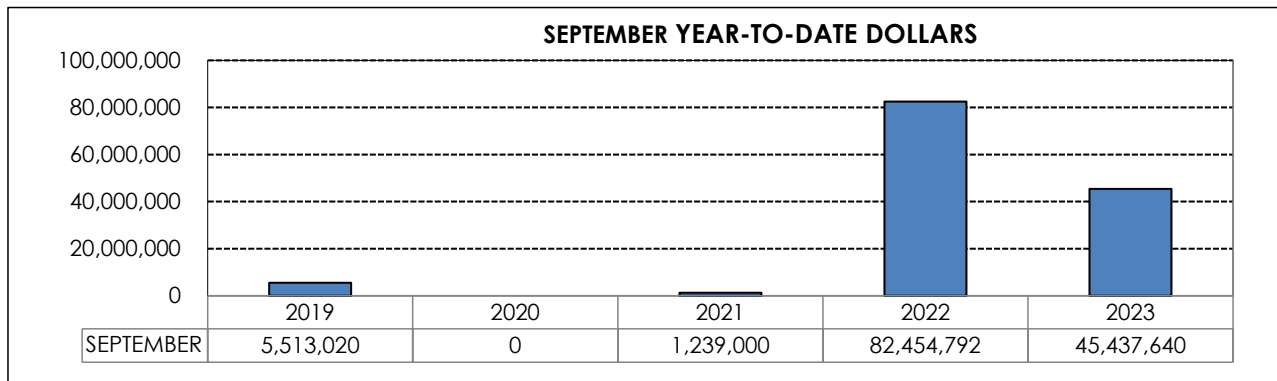
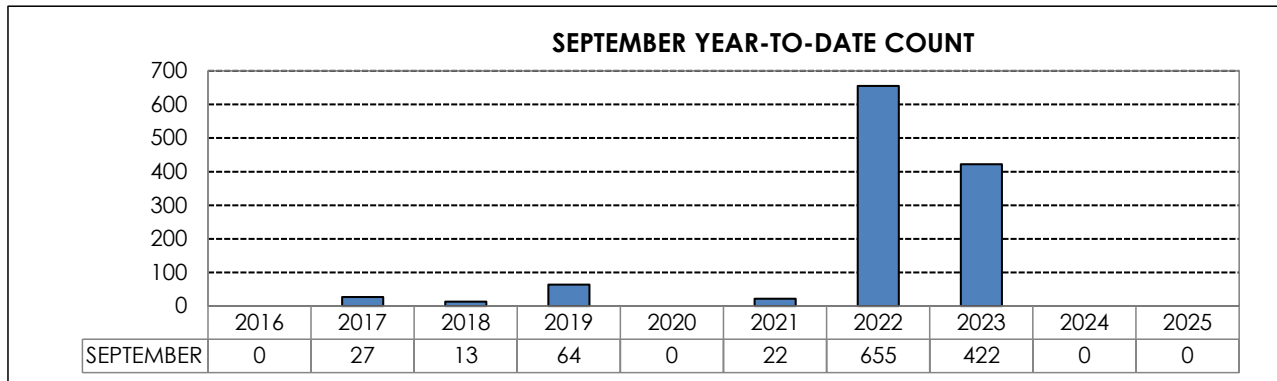
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Charleston Place (4/19)	17	17	0
Hawthorne at Stone Canyon (3/20)	56	16	40
Miscellaneous	1	1	0
Morrow Place Phase II (2/21)	79	79	0
Nottingham Hill (6/09)	58	44	14
Parker Village (4/21)	120	65	55
Presley Hollow (3/21)	197	165	32
Stone Creek at Owasso (9/20)	100	43	57
TOTALS	628	430	198

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT SEPTEMBER 2023

(Initial recording began May 2016)

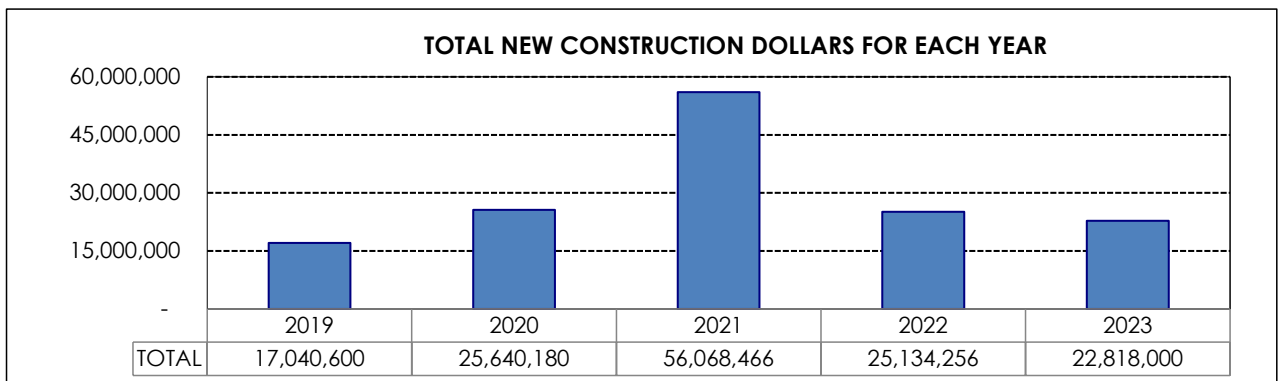
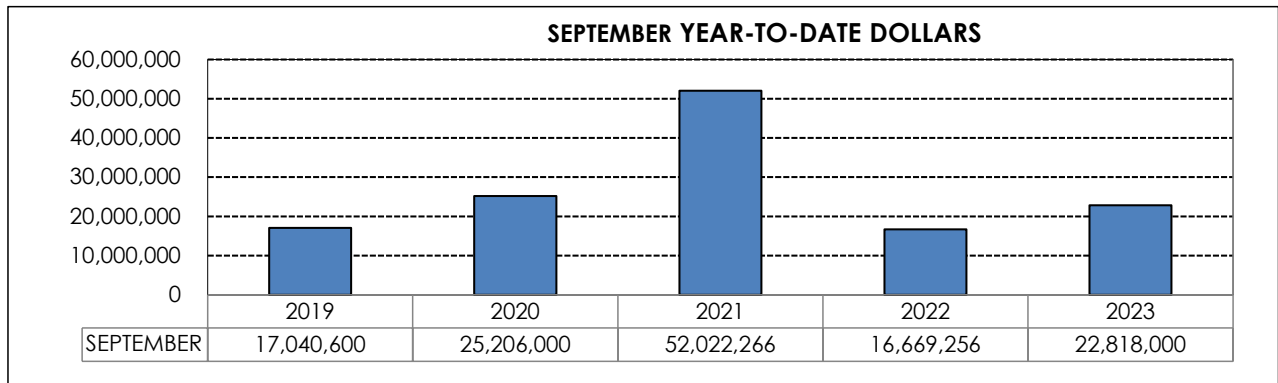
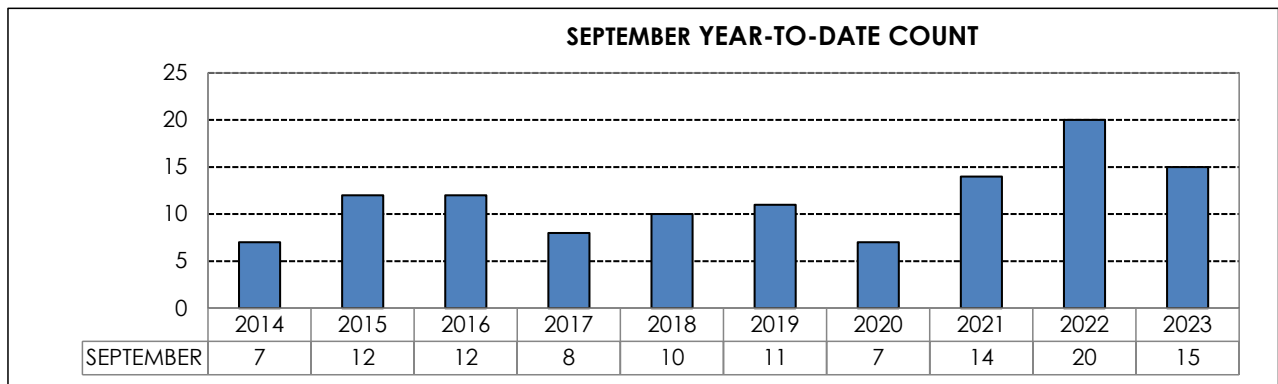
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107	0		
2 February		6	0	0	0	0	4	14		
3 March		*13	0	64	0	22	0	0		
4 April		0	4	0	0	0	6	0		
5 May	0	0	0	0	0	0	262	0		
6 June	0	0	0	0	0	0	240	0		
7 July	0	0	0	0	0	0	0	366		
8 August	0	0	0	0	0	0	0	42		
9 September	0	4	9	0	0	0	36	0		
10 October	0	0	0	0	0	0	0			
11 November	0	0	0	0	0	0	0			
12 December	0	*10	0	0	58	0	0			
Totals	0	37	13	64	58	22	655	422	0	0
YTD	0	27	13	64	0	22	655	422	0	0

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



COMMERCIAL NEW CONSTRUCTION MONTH END REPORT SEPTEMBER 2023

Month	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1 January	1	1	2	2	0	0	1	1	0	1
2 February	0	2	1	0	0	3	0	0	3	2
3 March	1	2	0	2	3	2	1	1	8	1
4 April	0	2	0	0	0	0	0	3	2	3
5 May	0	0	0	1	2	1	0	0	1	3
6 June	2	3	2	0	1	1	2	2	3	1
7 July	0	0	2	0	2	0	2	2	0	0
8 August	0	0	2	2	1	2	0	2	2	2
9 September	3	2	3	1	1	2	1	3	1	2
10 October	0	1	2	0	0	0	1	0	1	
11 November	3	1	1	2	1	0	1	3	2	
12 December	2	0	0	0	0	0	0	1	0	
Totals	12	14	15	10	11	11	9	18	23	15
YTD	7	12	12	8	10	11	7	14	20	15



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
SEPTEMBER 2023			
Hillbilly Tradin Post	105 S Main St	9/6/2023	Yes
Studio 31	11595 E 116 St N	9/19/2023	Yes
Abundant Health	8263 N Owasso Exp #G	9/25/2023	Yes
Vaya Physical Therapy & Wellness	8751 N 117 E Ave #H	9/29/2023	Yes
AUGUST 2023			
Township 21	8560 N 145 E Ave	8/1/2023	Yes
OPS Owasso Wellness Center	12901 E 86 St N	8/3/2023	Yes
Ollie Pop	209 E 2 Ave #2	8/3/2023	Yes
#5 Gold Diggers	8751 N 117 E Ave #A	8/3/2023	Yes
Performance Repair	520 S Cedat St #D	8/10/2023	Yes
169 Business Park (white box only)	7301 N Owasso Exp., Building E	8/16/2023	Yes
Journey To Success	13315 E 112 St N #206	8/21/2023	Yes
Salad & Go	11360 E 96 St N	8/22/2023	Yes
Owasso Motors	7301 N Owasso Exp., Build E, Unit 100	8/22/2023	Yes
Where The Wild Things Play	117 S Main St	8/28/2023	Yes
The D Taylor	7301 N Owasso Exp., Build E, Unit 125	8/30/2023	Yes
Owasso Physical Therapy	8283 N Owasso Exp #C	8/30/2023	Yes
JULY 2023			
Pool Time	11560 N 135 E Ave #101-B	7/5/2022	Yes
Dunkin Donuts	11420 E 96 ST N	7/6/2023	Yes
918 Family Wellness	8430 N 123 E Ave	7/11/2023	Yes
JUNE 2023			
Foster's Auto Body	108 S Birch St	6/5/2023	Yes
Evergreen Coffee Co.	11204 N Garnett Rd	6/8/2023	Yes
On Call Pediatrics	12150 E 96 St N #10	6/21/2023	Yes
Healing Harvest Growers	7794 N Owasso Exp #3338	6/26/2023	Yes
Owasso Joy Academy	9000 N 145 E Ave	6/26/2023	Yes
Hawaiian Bros	11602 E 96 St N	6/23/2023	Yes
Owasso Behavioral Health	12808 E 86 St N	6/27/2023	Yes
Armstrong Bank	12401 E 86 St N	6/28/2023	Yes
MAY 2023			
Vision Source	10304 N Garnett Rd	5/1/2023	Yes
T Nugs World of Cannabis Dispensary	11230 N Garnett Rd #B	5/11/2023	Yes
APRIL 2023			
This & That Candles and More	403 E 2 Ave	4/5/2023	Yes
Flourish Clothing Co	108 W 1 Ave, Suite A-1	4/19/2023	Yes
Baptist Children's Home	12791 E 74 St N	4/25/2023	Yes
MARCH 2023			
First Church Owasso	10100 N Garnett Rd	3/3/2023	Yes
Caliber Collison	9155 N Owasso Exp	3/10/2023	Yes
Criterion ~ Complete Building	13315 E 112 St N	3/10/2023	Yes
Criterion ~ 3rd Floor Office Space	13315 E 112 St N #300	3/10/2023	Yes
Batteries Plus	12140 E 96 St N #104	3/16/2023	Yes
The Big Biscuit	8529 N 129 E Ave	3/29/2023	Yes
FEBRUARY 2023			
Thunder Puffs	7800 N Owasso Exp #B	2/6/2023	Yes
Evermore Exotics 28	7800 N Owasso Exp #A	2/6/2023	Yes

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
The Beauty Pharm Medspa & Wellness	13315 E 112 St N #204	2/9/2023	Yes
Crumb! Cookie	9002 N 121 E Ave #400	2/9/2023	Yes
Criterion ~ 2nd Floor Office Space	13315 E 112 St N #201	2/16/2023	Yes
Nothing Bundt Cakes	9045 N 121 E Ave #400	2/17/2023	Yes
918 Chiropractic Owasso	12150 E 96 St N #100	2/17/2023	Yes
Diversity Fade Barbershop	9220 N Garnett Rd #1040	2/21/2023	Yes
Drayer Physical Therapy Partners	9045 N 121 E Ave #700	2/22/2023	Yes
Ascension St. John ~ Rehab Hospital	13402 E 86 St N	2/27/2023	Yes
Mariner Finance	9021 N 121 E Ave #300B	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #AA	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #BB	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #W	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #Y	2/28/2023	Yes
JANUARY 2023			
Redline Nutrition	118 S Main St	1/10/2023	Yes
Rooster's Sports Bar & Grill	12551 E 86 St N	1/18/2023	Yes
Ascension St. John (2nd Floor)	12451 E 100 St N	1/18/2023	Yes
McDonald's (kitchen remodel)	11604 N 135 E Ave	1/24/2023	Yes
Verve Fitness	8528 N 129 E Ave	1/30/2023	Yes
Focus Financial	14501 E 89 St N	1/26/2023	Yes
DECEMBER 2022			
Pine Ridge Mental Healthcare	8422 N 123 E Ave	12/2/2022	Yes
Chick-Fil-A (remodel)	12015 E 96 St N	12/2/2022	Yes
Dental Solutions	9050 N Garnett Rd	12/2/2022	Yes
Candy Destination	8509 N 129 E Ave	12/2/2022	Yes
Hotworx Studio	9045 N 121 E Ave #740	12/2/2022	Yes
CFA Owasso Office	201 S Main St #208	12/5/2022	Yes
Dutch Bros Coffee	13001 E 116 St N	12/6/2022	Yes
Wendy's	11396 N 135 E Ave	12/7/2022	Yes
A New Leaf ~ Cafeteria	8535 N Memorial Dr #116	12/7/2022	Yes
Chipotle	11320 E 96 St N	12/9/2022	Yes
Keller Williams (1st Floor-Criterion Build.)	11315 E 112 St N #100	12/12/2022	Yes
Jordy Jo Coffee	1102A N Main St	12/12/2022	Yes
Mozilla's Kitchen	11610 E 86 St N	12/12/2022	Yes
Wendy's	11610 N 137 E Ave	12/12/2022	Yes
Birch & Co Salon (2nd Floor-Criterion Build.)	13315 E 112 St N #202	12/22/2022	Yes
NOVEMBER 2022			
Sugar Llamas	9530 N 129 E Ave #101	11/3/2022	Yes
LaTorta Chilanga	11501 N Garnett Rd	11/15/2022	Yes
OCTOBER 2022			
A New Leaf ~ Maintenance Building	8535 N Memorial Dr #108	10/3/2022	Yes
Dodwell Designs	108 W 1 Ave #B	10/12/2022	Yes
Airtopia Adventure Park	12932 E 86 St N	10/13/2022	Yes
3 Kids & A Cake	429 E 2 Ave	10/18/2022	Yes
Andy's Frozen Custard	11502 E 96 St N	10/19/2022	Yes

PERMITS APPLIED FOR IN SEPTEMBER 2023

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
10703 N Garnett Rd	J.P. Construction	PV/RM	\$ 200,000	1,745	23-0901-P
8751 N 117 E Ave #H	Business Owner	MVSC/CS	\$ 1,500	2,408	23-0902-C
7905 N 147 E Ave	Executive Homes	PH/RS3	\$ 269,400	3,592	23-0903-X
7917 N 147 E Ave	Executive Homes	PH/RS3	\$ 274,125	3,655	23-0904-X
7713 N 147 E Ave	Executive Homes	PH/RS3	\$ 279,900	3,732	23-0905-X
14904 E 77 St N	Executive Homes	PH/RS3	\$ 255,375	3,405	23-0906-X
12001 E 108 Pl N	Capital Homes	PV/RM	\$ 209,550	2,794	23-0907-X
9581 N Garnett Rd	RIF Con	SFV/CS	\$ 600,000	3,010	23-0908-C
12022 E 108 Pl N	Capital Homes	PV/RS3	\$ 138,675	1,849	23-0909-X
12405 N 132 E Ave	Simmons Homes	MPIL/RS3	\$ 146,550	1,954	23-0910-X
7301 N Owasso Exp, Build #H	Commercial Wallboard	169BP/IL	\$ 1,200,000	12,000	23-0911-C
13202 E 89 St N	Dalmarc Signs	ROC/CS	\$ 29,100	332	23-0912-S
8703 N Owasso Exp #P	Crown Neon Signs	MV/CS	\$ 4,000	4,281	23-0913-S
15905 E 75 St N	Shaw Homes	SC/RS3	\$ 164,100	2,188	23-0914-X
11595 E 116 St N	A-Max Signs	BC/CS	\$ 4,000	35	23-0915-S
11310 E 96 St N	A-Max Signs	SMFV/CS	\$ 8,000	66	23-0916-S
12009 E 108 St N	Capital Homes	PV/RS3	\$ 142,125	1,895	23-0917-X
12025 E 108 Pl N	Capital Homes	PV/RS3	\$ 179,475	2,393	23-0918-X
401 N Dogwood St	Ousley Const. & Const.	MW/RS3	\$ 181,050	1,675	23-0919-X
9405 N 101 E Ave	Fiesta Pools & Spas	FWIV/RS3	\$ 64,000	535	23-0920-P
9263 N Owasso Exp	KJ Howard Construction	TPVII/CS	\$ 200,000	9,619	23-0921-C
12006 E 108 Pl N	Capital Homes	PV/RS3	\$ 182,175	2,429	23-0922-X
10705 E 99 Pl N	Texoma Buildings	ERVIV/RS3	\$ 8,000	400	23-0923-X
12005 E 108 Pl N	Capital Homes	PV/RS3	\$ 138,675	1,849	23-0924-X
10712 N 121 E Ave	Capital Homes	PV/RS3	\$ 188,400	2,512	23-0925-X

13 Single Family	\$ 2,568,525	34,247 SqFt
1 Residential Remodel	\$ 181,050	1,675 SqFt
1 Accessory	\$ 8,000	400 SqFt
2 New Commercial	\$ 1,800,000	15,010 SqFt
2 Commercial Remodel	\$ 201,500	12,027 SqFt
4 Signs	\$ 45,100	4,714 SqFt
2 Pool	\$ 264,000	2,280 SqFt
25 Total Building Permits	\$ 5,068,175	70,353 SqFt

City of Owasso Public Work Department
STATUS REPORT
October 12, 2023

- **Garnett Road Widening (E 106 St N to E 116 St N)**
 - Engineering design is 95% complete.
 - Land acquisition is complete.
 - **Utility relocation commenced in July 2022, with completion by September 2024; followed by roadway construction.**
 - **AEP/PSO, Cox and AT&T are in the final stage of utility relocation. ONG is expected to commence with utility relocation in November 2023.**
- **Mingo and E 116 St N Intersection/E 116 St N from Mingo to Garnett Road Improvements**
 - On February 21, 2023, City Council approved construction contract with Crossland Heavy Construction.
 - **Construction commenced in May 2023, with completion expected by August 2024.**
 - **Concrete placement on the southern leg of the E 116 N & Mingo intersection is underway, with roadway scheduled to be re-opened by October 11, 2023.**
 - **Subgrade work continues along E 116 St N heading westbound.**
- **E 116 St N from Garnett to N 129 E Ave Improvements**
 - On April 19, 2022, City Council approved the roadway improvement contract with Crossland Heavy Construction.
 - **Construction commenced in July 2022, with completion scheduled by November 2023.**
 - **Contractor continues work in the medians as well as sidewalk installation.**
 - **Final completion is expected to occur within 30 days.**
- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
 - Engineering design is approximately 95% complete.
 - **Bid advertisement for construction is scheduled in October 2023, with bid opening in November 2023.**
 - **Construction is scheduled to commence in January 2024.**
- **Wastewater Treatment Plant Expansion**
 - In December 2020, OPWA approved the construction contract with Crossland Heavy Construction.
 - **Construction commenced in March 2021, with final completion scheduled for October 2023.**
 - **The project is 99% complete.**
 - **Contractor continues working on the punch list items and should be complete by the end of October 2023.**

- **E 106 St N and N 129 E Ave Intersection Improvements**
 - Engineering design is approximately 90% complete.
 - **Right-of-way negotiations continue with 2 out of the 17 property owners.**
 - **Utility relocation will commence as soon as the remaining right-of-way is acquired.**

- **Ranch Creek Interceptor Improvements from E 96 St N to E 116 St N**
 - In October 2019, Owasso Public Works Authority approved an engineering agreement with Greely and Hansen, LLC.
 - Engineering design is approximately 95% complete.
 - Easement acquisition was completed in May 2023.
 - **Bid advertisement for construction is scheduled in October 2023, with bid opening in December 2023.**
 - **Construction is expected to commence in February 2024.**

- **2022 Street Rehabilitation Project**
 - The street rehab project is separated into two phases as shown below:
 - First Phase - Various street improvements in Baptist Retirement Center, Elm Creek Estates, Three Lakes II and Coffee Creek subdivisions are complete.
 - Second 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 January 2024.

- **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 92.5% complete.**
 - **Land acquisition continues with 10 of the 13 property owners.**
 - **Utility relocation will commence once right-of-way is acquired.**

- **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.**
 - **Concrete placement on the last phase of the bridge deck is complete.**
 - **Contractor continues work on E 76 St N and northbound off ramp.**

- **E 96 St N from N 134 E Ave to N 145 E Ave Improvements**
 - In July 2022, City Council approved an engineering agreement with Garver Engineering.
 - **Engineering design is approximately 80% complete.**
 - **Land acquisition is scheduled to commence in November 2023; followed by utility relocation.**

- **2023 Street Rehabilitation Project (Main Street Improvements)**
 - In August 2022, City Council approved an engineering agreement with Poe & Associates, Inc.
 - Engineering design is complete.
 - **Bid opening administered by ODOT is scheduled for November 2023.**
 - **Construction is expected to commence in January 2024.**

- **Public Works and Vehicle Maintenance Facility**
 - In October 2022, OPWA approved an architectural/engineering agreement with Beck Design.
 - **The schematic design is complete.**
 - **Beck Design is currently working to provide City staff 50% plans by late fall 2023.**

- **Recycle Center Expansion**
 - In March 2023, OPWA approved construction contract with Daris Contractors, LLC of Catoosa, Oklahoma.
 - **Construction commenced in late April 2023, with completion expected by October 2023.**
 - **Facility lights are currently being installed as well as the fiber for the cameras.**

- **Original Elm Creek Interceptor Rehabilitation**
 - In November 2022, OPWA approved an engineering agreement with Greely and Hansen, LLC.
 - **Engineering design is approximately 90% complete.**
 - **Bid advertisement for construction is scheduled in October 2023, with bid opening in December 2023.**
 - **Construction is expected to commence in February 2024.**

- **117th Force Main Replacement**
 - In March 2021, OPWA approved an engineering agreement with Kellogg Engineering, Inc.
 - **Engineering design is approximately 95% complete.**
 - **Easement obtainment is scheduled to commence in October 2023; followed by construction.**