

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

Owasso City Hall, Community Room

200 South Main Street, Owasso, OK

Thursday, October 13, 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

RECEIVED

OCT 11 2022

AS

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 September 8, 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 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 10, 2021, and the Agenda posted at City Hall, 200 South Main Street, at 5:00 pm on October 11, 2022.



Chris Garrett, Assistant City Manager

OWASSO ECONOMIC DEVELOPMENT AUTHORITY

MINUTES OF REGULAR MEETING THURSDAY, September 8, 2022

The Owasso Economic Development Authority met in regular session on Thursday, September 8, 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, September 6, 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 – Dirk Thomas

Trustee – Alvin Fruga

Trustee – David Charney

A quorum was declared present.

Absent

Trustee – Skip Mefford

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 – August 11, 2022

B. Accept monthly financial report

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

YEA: Sokolosky, Spriggs, Thomas, Fruga, Feary, 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. Sales Tax Report and Revenue Outlook was not available. No discussion was held.

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

Chamber President Chelsea Feary reported on Redbud District current and upcoming TIF applications; an increase in marketing efforts for the Chamber and City of Owasso; and the upcoming Program of Work for the Chamber. Discussion was held.

6. Report from City Manager

Warren Lehr recognized Teresa Willson and Linda Holt in their upcoming retirements; Ward 3 and Ward 4 filing for City Council positions will be the beginning of December; State of the City will be the end of November. 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

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

YEA: Sokolosky, Spriggs, Thomas, Fruga, Feary, 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, 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
Total Operating Expenses	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
Operating Income (Loss)	<u>0.00</u>	<u>0.00</u>	<u>(5,000.00)</u>
Non-Operating Revenues (Expenses):			
Investment income	5.40	16.19	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
Total non-operating revenues (expenses)	<u>5.40</u>	<u>16.19</u>	<u>\$60.00</u>
Net income (loss) before contributions and transfers	<u>5.40</u>	<u>16.19</u>	<u>(4,940.00)</u>
Transfer to general fund	0.00	0.00	0.00
Change in net assets	<u>5.40</u>	<u>16.19</u>	<u>(4,940.00)</u>
Total net assets - beginning		9,499.00	9,499.00
Total net assets - ending		<u><u>\$9,515.19</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: October 1, 2022

NEW COMMERCIAL DEVELOPMENT

<p>Annexation</p>	<ul style="list-style-type: none"> • 116 St N Right-of-Way (County-owned)- between Garnett Rd & N 129 E Ave <ul style="list-style-type: none"> ○City Council approved Resolution, asking Tulsa County to consent to the annexation of ROW parcels they own on 9/20/22 ○Staff anticipates bringing an annexation request for the County-owned parcels to Council on 11/15/22 • 116 St N Right-of-Way (City-owned)- between Garnett Rd & N 129 E Ave <ul style="list-style-type: none"> ○City Council approved annexation on 9/20/22
<p>Rezoning</p>	<ul style="list-style-type: none"> • PUD Abandonment (Formerly Owasso Assisted Living)-12525 E 116 St N <ul style="list-style-type: none"> ○Abandonment of OPUD 20-01 and concurrent rezoning request from Residential Multi-Family to Commercial Shopping approved by Council on 7/19/22 • Robinson Tract South of TTC mixed-use development – E 106 St N and US-169 <ul style="list-style-type: none"> ○Rezoning request from Agriculture to Commercial General and Residential Multi-Family zoning approved by Council on 12/21/21
<p>Platting / Lot Splits</p>	<ul style="list-style-type: none"> • Morrow Commercial Property- NE corner of E 116 St & N 129 E Ave <ul style="list-style-type: none"> ○Planning Commission will review preliminary plat on 11/8/22 • The Learning Experience (Lot 1, Block 1, Morrow Commercial Property)- NE corner of E 116 St & N 129 E Ave <ul style="list-style-type: none"> ○City Council will review final plat on 11/15/22 • 5th Avenue Business Park- 7102 N Owasso Expy <ul style="list-style-type: none"> ○City Council will review final plat on 10/18/22 • Smith Farm Village- Lot 5, 96 St & Garnett Rd <ul style="list-style-type: none"> ○Planning Commission will review lot split on 10/10/22 • Easement Closure, Graceland Acres- NE corner of E 76 St N & N 129 E Ave <ul style="list-style-type: none"> ○City Council will review easement closure on 10/18/22 • Bailey Ranch Commercial I- Remainder of land to the east of Bailey Hospital, off of Garnett & 103 St <ul style="list-style-type: none"> ○Planning Commission will review preliminary plat on 10/10/22 ○City Council will review final plat on 10/18/22 • Casa del Mar- SE corner of 86 St & Memorial <ul style="list-style-type: none"> ○Plat approved by Council on 2/15/22 ○Change of Access for one of the access points to be heard by Planning Commission on 8/8/22 • Armando's Business Park (M Coach USA Bus Company)– west of NW corner of E 106 St N and N Garnett Rd <ul style="list-style-type: none"> ○Specific Use Permit allowing a passenger transportation facility in a Commercial Shopping District approved by Council on 6/21/22 ○Planning Commission will review 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 <ul style="list-style-type: none"> ○Planning Commission approved preliminary plat on 6/20/22

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 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 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

Building Permit Review

- **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

- **Scooter's Coffee-** 11940 E 86 St N
- **Trinity Presbyterian Church** – NW corner of E 76 St N and N Memorial Dr
- **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-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"> • 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 ○ Technical Advisory Committee reviewed 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 ○ 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"> • 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
 - Added an additional ticket booth for their football field
- **SAHO (2nd Location)-** 401 W 2nd St
 - Remodeling existing building in 1st phase (currently under construction)
 - Will be adding additional 5,000 sq ft in 2nd phase

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 and concurrent rezoning request on 10/18/22

Rezoning

- N/A

Platting/ Lot Splits

- **Partial Plat Vacation- Bailey Creek (Twill)- NE corner of E 96 St N & N Mingo Rd**
 - Vacation of 20' of the NE corner of the plat, as this area has historically been used as backyard space for the two adjacent property owners. Applicant intends to then deed the 20' strip to the two property owners.
 - City Council will review the request on 11/15/22
- **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

•N/A

Building Permit Review

- Reunion at Owasso Phase II**- NW corner of E 98 St N & N 119 E Ave (behind Lowes)
 - 24 unit multi-family complex for seniors
 - Site Plan reviewed by the Technical Advisory Committee on 3/16/22
- 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

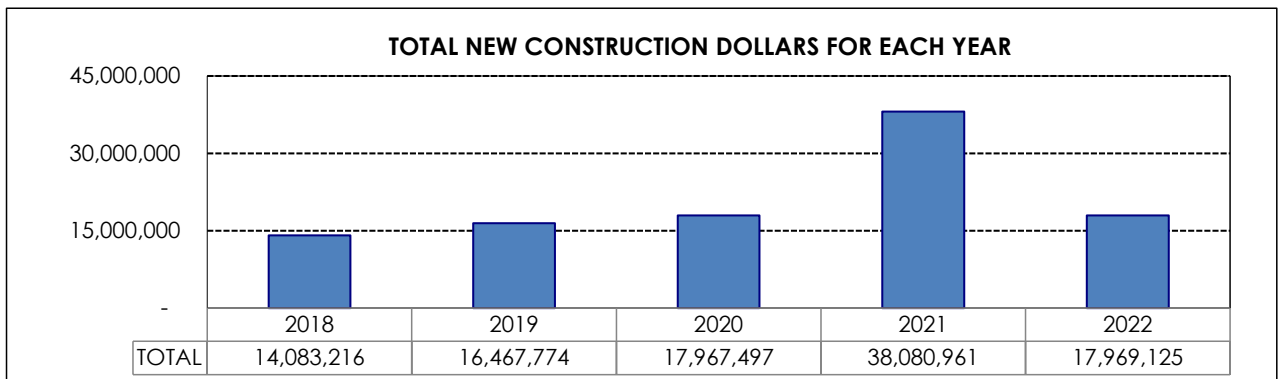
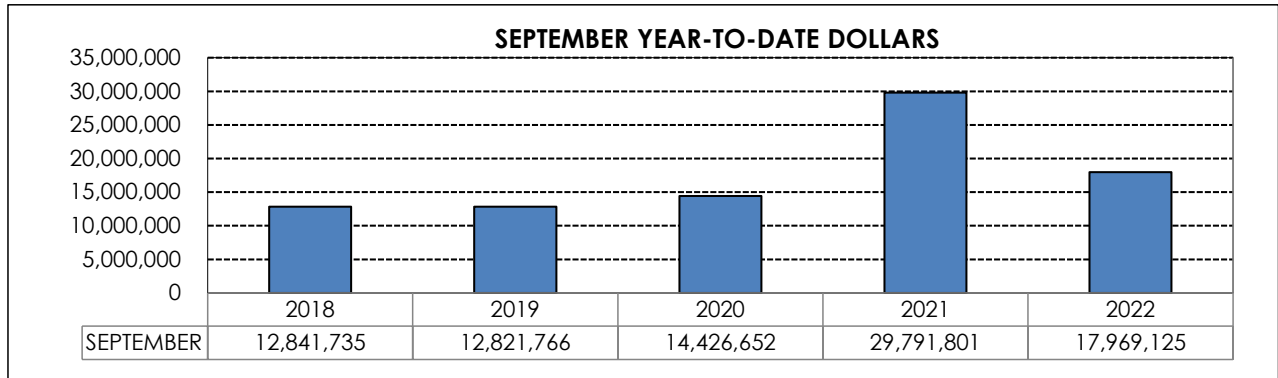
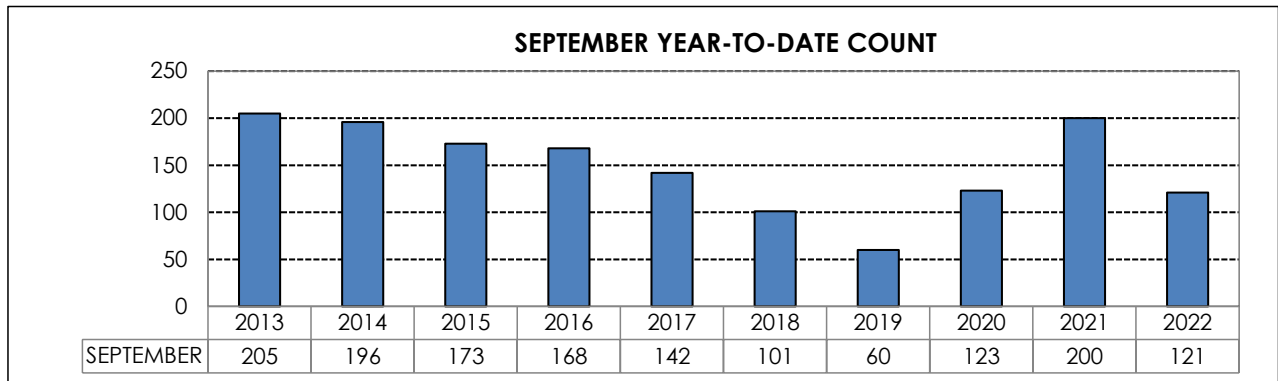
Under Construction

- 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
 - 82 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 SEPTEMBER 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	3
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	121
YTD	205	196	173	168	142	101	60	123	200	121



**CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
September 30, 2022**

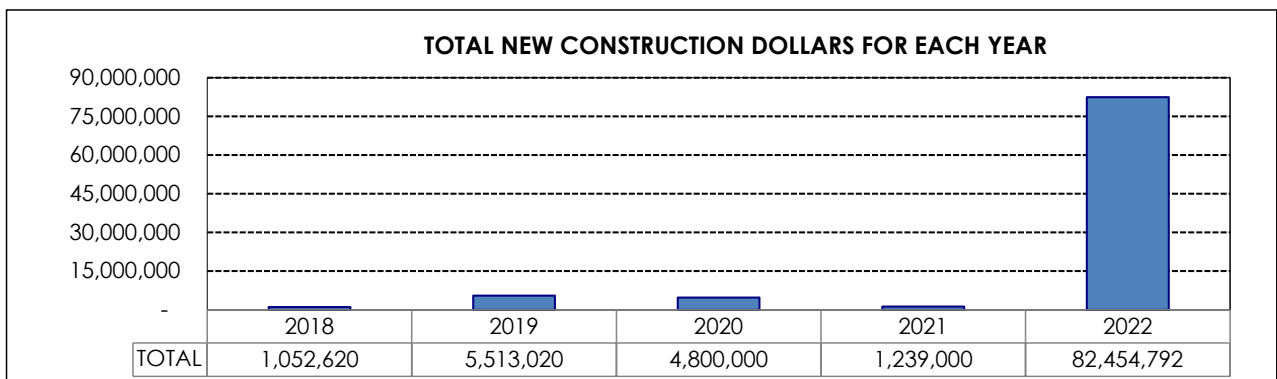
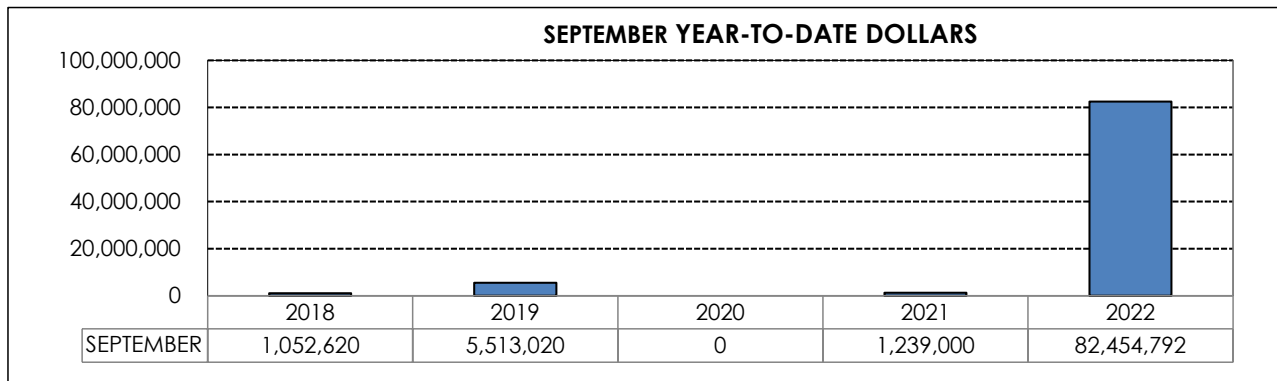
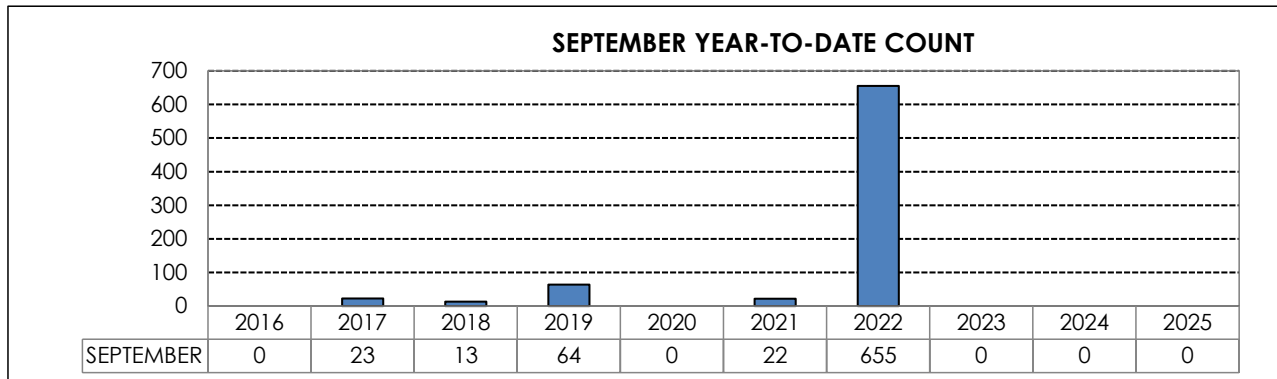
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Charleston Place (4/19)	17	13	4
Estates at Morrow Place (9/17)	98	98	0
Hawthorne at Stone Canyon (3/20)	56	14	42
Morrow Place Phase II (2/21)	79	67	12
Nottingham Hill (6/09)	58	42	16
Presley Hollow (3/21)	197	144	53
Stone Creek at Owasso (9/20)	100	18	82
TOTALS	605	396	209

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT SEPTEMBER 2022

(Initial recording began May 2016)

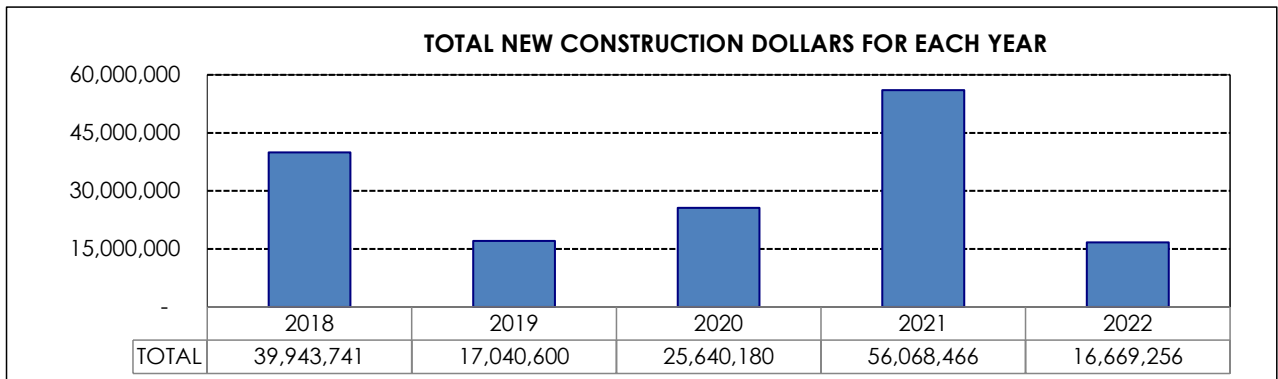
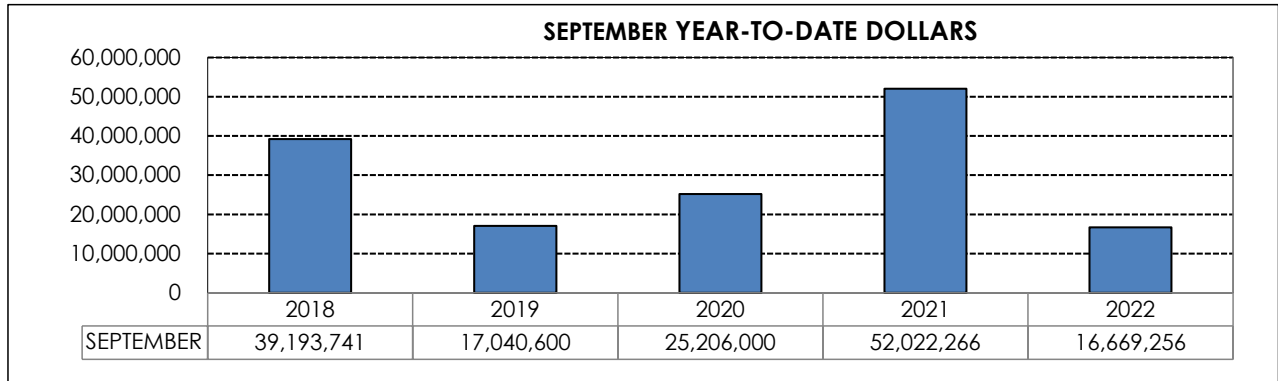
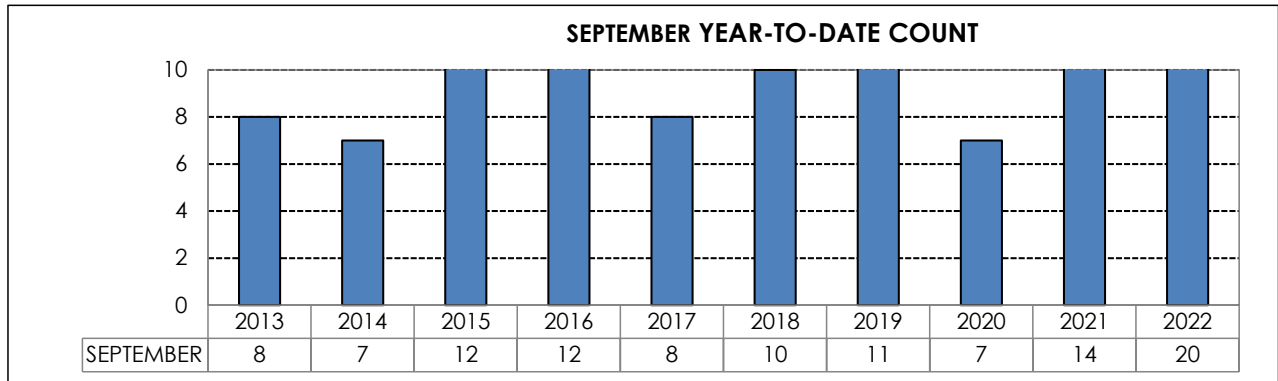
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107			
2 February		6	0	0	0	0	4			
3 March		*13	0	64	0	22	0			
4 April		0	4	0	0	0	6			
5 May	0	0	0	0	0	0	262			
6 June	0	0	0	0	0	0	240			
7 July	0	0	0	0	0	0	0			
8 August	0	0	0	0	0	0	0			
9 September	0	4	9	0	0	0	36			
10 October	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	655	0	0	0
YTD	0	23	13	64	0	22	655	0	0	0

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



COMMERCIAL NEW CONSTRUCTION MONTH END REPORT SEPTEMBER 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	1
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	20
YTD	8	7	12	12	8	10	11	7	14	20



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
SEPTEMBER 2022			
A New Leaf ~ Retail Building	8535 N Memorial Dr #109	9/7/2022	Yes
Blue Collar Barber Co.	11215 N Garnett Rd	9/21/2022	Yes
Ollie's Bargain Outlet	11520 N Garnett Rd	9/21/2022	Yes
Cloud Chaserz	8351 N Owasso Exp	9/21/2022	Yes
Attic Storage	11500 E 80 St N #V	9/21/2022	Yes
AUGUST 2022			
JULY 2022			
Jiffy Lube	13307 E 116 St N	7/6/2022	Yes
A New Leaf ~ Transition Build	8535 N Memorial Dr #114	7/7/2022	Yes
Reunion @ Owasso	9860 N 119 E Ave #1, #2, & #3	7/11/2022	Yes
Pizza Hut	11412 N 134 E Ave #B	7/13/2022	Yes
Neighbors In Need	708 N Main St	7/13/2022	Yes
Oshkosh B'Gosh	9018 N 121 E Ave #700	7/14/2022	Yes
Effusion Hall of Flowers	11308 N Garnett Rd	7/19/2022	Yes
Further Hash	7800 N Owasso Exp #B	7/22/2022	Yes
T3 Management ~ Eufhoria	427 E 2 Ave	7/27/2022	Yes
JUNE 2022			
A New Leaf ~ Linear 3	8535 N Memorial Dr #115	6/9/2022	Yes
A New Leaf ~ Cluster 4	8535 N Memorial Dr #116	6/9/2022	Yes
A New Leaf ~ Linear 5	8535 N Memorial Dr #117	6/9/2022	Yes
3 Natives @ Owasso	11412 N 134 E Ave #C1	6/16/2022	Yes
Lumos Counseling & Wellness	202 E 2 Ave #103	6/16/2022	Yes
Evergreen Coffee Co.	13720 E 86 St N #100	6/30/2022	Yes
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

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
JANUARY 2022			
Oklahomies Mobile Gastronomy	11330 N Garnett Rd #C	1/1/2022	Yes
Attic Storage of Owasso	11500 E 80 St N #X & #Z	1/11/2022	Yes
Stanton Optical	12413 E 96 St N	1/14/2022	Yes
Wafu Ramen	9045 N 121 E Ave #500	1/24/2022	Yes
DECEMBER 2021			
Medwise Urgent Care	12939 E 116 St N	12/2/2021	Yes
Danq Bank	8571 N Owasso Exp #A-2	12/9/2021	Yes
Three Dog Bakery	12500 E 86 St N #106	12/10/2021	Yes
Dr. Whitney M. Ellsworth	108 W 1 Ave #C	12/22/2021	Yes
Ah-Sigh-E	9530 N 128 E Ave #102	12/28/2021	Yes
Advantage Diagnostic & MRI	7703 N Owasso Exp	12/28/2021	Yes
Humboldt Cannabis	422 E 22 St	12/30/2021	Yes
Limestone Construction	200 E 5 Ave	12/8/2021	Yes
NOVEMBER 2021			
Behavioral Innovations	11412 N 134 E Ave #C2, #C3, & #C4	11/5/2021	Yes
Great Clips	11412 N 134 E Ave #C5	11/5/2021	Yes
Lush Nails	11560 N 135 E Ave #105	11/6/2021	Yes
Waterstone Private Wealth	9500 N 129 E Ave #106	11/10/2021	Yes
Aces Owasso	9500 N 129 E Ave #114	11/11/2021	Yes
Skinworks Tattoo Studio	8571 N Owasso Exp #B	11/17/2021	Yes
96st Nutrition & Energy	9540 N Garnett Rd #112	11/23/2021	Yes
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

PERMITS APPLIED FOR IN SEPTEMBER 2022

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
11420 E 96 St N	BCCM Construction	SFV/CS	\$ 500,000	2,058	22-0901-C
8509 N 129 E Ave	Business Owner	ROCO/CS	\$ 15,000	1,534	22-0902-C
8422 N 123 E Ave	Fresno Construction	ECCC/O	\$ 10,800	2,025	22-0903-C
9004 N 154 E Ct	Fresno Construction	PLII/RS3	\$ 5,000	400	22-0904-X
11433 E 110 PI N	Reynolds Renovations	MG/RS3	\$ 10,000	400	22-0905-X
9409 N 101 E Ave	Allstar Builders	FIV/RS3	\$ 98,947	2,773	22-0906-X
15414 E 87 St N	Fiesta Pools & Spas	PLPP/RS3	\$ 50,000	450	22-0907-P
13307 E 116 St N	Gloabal Sign Solutions	TCW/CS	\$ 4,000	91	22-0908-S
10703 E 118 Ct N	Homeowner	CEIV/RS3	\$ 30,000	864	22-0909-X
11004 E 109 St N	JAG Buildings	MC/RS3	\$ 39,262	1,500	22-0910-X
601 E 3 St N	Homeowner	WW/RS3	\$ 19,000	360	22-0911-X
10703 E 118 Ct N	Homeowner	CEIV/RS3	\$ 3,000	80	22-0912-X
11702 N 115 E Ave	Woodside Construction	BC/RS3	\$ 38,000	280	22-0913-X
7502 N 157 E Ct	Shaw Homes	SC/RS3	\$ 116,875	2,125	22-0914-X
15702 E 75 St N	Shaw Homes	SC/RS3	\$ 112,530	2,046	22-0915-X
13001 E 116 St N	Encinos 3D Signs	ODB/CS	\$ 18,000	185	22-0916-S
11602 E 96 St N	Precision Sign & Design	SFV/CS	\$ 15,500	186	22-0917-S
429 E 2 Ave	Highway Man Signs	76C/CG	\$ 1,282	16	22-0918-S
11320 E 96 St N	Image Builders	SFV/CS	\$ 10,000	76	22-0919-S
11320 E 96 St N	G & S Sign Services	SFV/CS	\$ 10,000	57	22-0920-S
9860 N 119 E Ave	Smalygo Properties	OMC/RM	\$ 1,200,000	24,170	22-0921-X
9860 N 119 E Ave	Smalygo Properties	OMC/RM	\$ 200,000	4,440	22-0922-X
15707 E 75 St N	Shaw Homes	SC/RS3	\$ 127,270	2,314	22-0923-X
104 W 2 St	Tyner Homes	OT/CS	\$ 880,000	6,970	22-0924-X
104 W 2 St	Tyner Homes	OT/CS	\$ 880,000	6,970	22-0925-X

3 Single Family	\$ 356,675	6,485 SqFt
3 Multi Family	\$ 2,960,000	38,110 SqFt
3 Residential Remodel	\$ 139,947	3,133 SqFt
6 Accessory	\$ 303,262	7,964 SqFt
1 New Commercial	\$ 500,000	2,058 SqFt
2 Commercial Remodel	\$ 25,800	3,559 SqFt
6 Signs	\$ 58,782	611 SqFt
1 Pool	\$ 50,000	450 SqFt
25 Total Building Permits	\$ 4,394,466	62,370 SqFt

City of Owasso Public Work Department
STATUS REPORT
October 13, 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 was installed by the Water Division in 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.
 - **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 95% 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 continues 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.
 - **Intersection improvements are approximately 95% complete, with final acceptance expected in October 2022.**
 - **In reference to the roadway improvements on E 116 St N, on April 19, 2022, City Council approved the roadway improvement contract with Crossland Heavy Construction.**
 - Construction commenced in July 2022, with completion by September 2023.
 - **Contractor continues to focus on the installation of the stormwater boxes and temporary lane installation. Traffic has been diverted to the**

new temporary lanes, allowing the new permanent eastbound 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 complete 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 now scheduled for June 2023.**
 - **Contractor continues to make progress on the blower building, digester, headworks, aeration basin 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 November 2022.**
 - Force main installation is complete.
 - **Contractor anticipates the new lift station to be operational by mid-October 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 October 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 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 continues with roadway base work in the Elm Creek subdivision.**
- **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 early October 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 70% complete, with completion expected by November 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. Drainage box extensions west of the bridge scheduled to commence in early October 2022.**
- **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.**
- **2023 Street Rehabilitation Project (Main Street Improvements)**
 - In August 2022, City Council approved an engineering agreement with Poe & Associates, Inc.
 - **In July 2022, engineering design commenced, with construction anticipated to begin in August 2023.**